COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: August 24, 2015
AGENDA NUMBER: 13
FILE NUMBER: 15 - 099
ITEM: Swanson’s Addition

RECOMMENDATION: Approve with 6 Stipulations

APPLICANT: Larry Swanson
1040 117th Avenue NE
Blaine, MN

PURPOSE: Three new single family homes and one rain garden

LOCATION: Directly west of 1040 117th Ave NE, Blaine
APPLICABILITY:
1. Any work in or adjacent to wetlands, lakes or water courses.
2. One or more cumulative acres of land disturbance.
3. High infiltration soils.
4. Highly erodible soils

EXHIBITS:
2. Construction Plan Set (12 sheets) by CivilSite Group dated 8/7/2015, received 8/10/2015.
3. Stormwater Report by CivilSite Group dated 8/7/2015, received 8/15/2015.

HISTORY & CONSIDERATIONS:
This item has not before the CCWD Board.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to County Ditch 41. The trend in land use for this drainage area is toward open space and residential. There are no flooding concerns downstream. Alternatives to additional drainage considered and reviewed include storage, retention.

Floodplain: There is no floodplain on the property according to FEMA. The District Atlas 14 model predicts the 100-year elevation for the subwatershed at 890.8 feet. The total floodplain impact is 0 acre-feet. Compensatory storage is not needed.

Groundwater: Surficial ground water is present at 888.4 - 890 feet. The site does not include groundwater sensitive areas. Information has been provided to substantiate low floor elevations. Low floor elevations do meet the criteria for the City of Blaine (2 ft above mottled soil elevation, 2 ft above 100-year).

Historic Sites: The proposed project does not include sites of historic or archeological significance.

Local Planning & Zoning: The proposed project is consistent with local planning and zoning. There is an approved local water plan.

Maintenance: The proposed project does not include a ditch maintenance easement or utility line crossings. A drainage and utility easement is not provided for the entire storm water/infiltration pond shown on the drainage plan. It is unknown if property owners affected by changes in drainage have been notified and have acknowledged the changes proposed.

Soils & Erosion Control: Soils affected by the proposal are Markey and Isanti. Stabilizing vegetation is not proposed for disturbed areas within two weeks of rough grading. Adjacent properties are protected from sediment deposition. All wetlands,
waterbodies, ponds, infiltration basins and water conveyance systems are protected from erosion and sedimentation. Project site is greater than 1 acre; an NPDES permit is required.

**Stormwater & Hydraulics:** The applicant is meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation. Stormwater leaving the site is discharged into a well-defined receiving channel or pipe and routed to a public drainage system. Drainage sensitive uses do not exist downstream from the proposed site. The rate of post development runoff from the site does not exceed predevelopment rates, or rates which would interfere with sensitive downstream land uses.

**Water Quality:** Project does not include new impervious drainage areas greater than 1 acre. All discharges into wetlands are pretreated by a sediment basin/water quality pond and are designed correctly. The proposal will not detrimentally affect the existing water quality of the receiving water. The proposal will not cause extreme fluctuations of water levels or temperature changes.

**Wetlands:** Wetlands do not exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey.

**Wildlife:** The proposed project does not include endangered or threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas or wildlife travel corridors.

**Performance Escrow:** $2,505.00

**ISSUES/CONCERNS:**

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<tr>
<th>Maintenance:</th>
<th>1. Provide following information regarding infiltration trench:</th>
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<tr>
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<td>a. Operating and Maintenance Agreement.</td>
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<td>b. EOF location on grading plan.</td>
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<td>c. Easement that follows the entire 894 contour of basin.</td>
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<td>Show emergency overflow location for rain garden on grading plan.</td>
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<td>2. Provide confirmation that adjacent property owners have been notified and have acknowledged the changes proposed.</td>
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<td>3. The applicant must acknowledge that they will conduct a post construction test on the infiltration basin by filling the basin to a</td>
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It is unknown if property owners affected by changes in drainage have been notified and have acknowledged the changes proposed.
A construction test on the infiltration basin will be required to verify the assumed infiltration rates are obtained. The applicant must acknowledge that they will conduct a post construction test on the infiltration basin by filling the basin to a minimum depth of 6 inches with water and monitor the time necessary to drain. The Coon Creek Watershed District shall be notified prior to the test to witness the results.

| Provide note on erosion control plan that states stabilizing vegetation is required within 14 days of the completion of rough grading or inactivity. | 4. Provide note on Erosion Control plan that stabilizing vegetation is proposed within 14 days of rough grading. |
| Soils & Erosion Control: Infiltration basins are not protected from erosion and sedimentation during construction. After initial grading the District requires that infiltration basins be completely surrounded by erosion control measures to prevent the basin from clogging. | 5. After initial grading completely surrounded the proposed infiltration basins with erosion control measures to prevent the basin from clogging. |

**RECOMMENDATION:** Approve with 6 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. Provide confirmation that adjacent property owners have been notified and have acknowledged the changes proposed.
3. The applicant must acknowledge that they will conduct a post construction test on the infiltration basin by filling the basin to a minimum depth of 6 inches with water and monitor the time necessary to drain. The Coon Creek Watershed District shall be notified prior to the test to witness the results.
4. Provide note on Erosion Control plan that stabilizing vegetation is proposed within 14 days of rough grading.
5. After initial grading completely surrounded the proposed infiltration basins with erosion control measures to prevent the basin from clogging.
6. Provide following information regarding infiltration trench:
   a. Operating and Maintenance Agreement.
   b. EOF location on grading plan.
   c. Easement that follows the entire 894 contour of basin.