COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: April 9, 2018
AGENDA NUMBER: 14
FILE NUMBER: 17-199
ITEM: Crosstown Development LLC - Rolling Acres Phase 1

RECOMMENDATION: Approve with 1 Stipulation

APPLICANT: Crosstown Development, LLC.
17404 Ward Lake Drive
Andover, MN 55304

PURPOSE: Residence subdivision development Phase I
8 Lots on 4 Acres

LOCATION: Polk St. NE & 173rd Ave. NE, Ham Lake, MN

APPLICABILITY:
1. One or more cumulative acres of land disturbance
2. High water table, outwash and organic soils
3. High infiltration soils
4. Highly erodible soils
5. Endangered, Threatened or Special concern species, elements or communities
EXHIBITS:
2. SWPPP (2 sheets); by Plowe Engineering, dated 3/28/18, received 3/28/18.
4. Geotechnical Report; by Braun Intertec, dated 3/7/18, received 3/14/18.
6. Wetland Delineation Report; by Kjolhaug, dated 10/5/17, received 10/10/17.
PREVIOUS ACTION TAKEN: The application was tabled at the March 26, 2018 meeting with 4 stipulations:
1. Receipt of escrows.
2. Provide concept plan for Phase II development, including location of pond, single-family lots, and drainage directions to ensure Phase I is still meeting District requirements.
3. Update SWPPP plan to stabilize vegetation in 7 days of rough grading or inactivity.
4. Update SWPPP plan to remove tracked sediment by the end of day.

FINDINGS:
Pre-application Meeting: The project as submitted has received a general review during a pre-application meeting.

Ditches: There is not a public ditch on the property.

Ditch Hydraulics: A crossing of the ditch is not proposed.

Erosion and Sediment Control: Soils affected by the proposal are Lino and Zimmerman.
- Stabilizing vegetation is proposed for disturbed areas within seven (7) days of rough grading.
- Soil stockpiles have been proposed to be fitted with sediment-trapping measures to prevent soil loss. Adjacent properties and stormwater ponds are protected from sediment deposition.
- Construction schedules detailing when sediment trapping measures will occur; stabilization of earthen structures and the general timing of construction phases have been provided.
- Stabilization adequate to prevent erosion has been provided at the outlets of all storm sewer pipes.
- All storm sewer inlets are protected from sediment-laden water during construction.
- All work adjacent to water or related resource has taken precautions to contain sediment, and stabilize the work area during construction.
- Provisions have been made to minimize transport of sediment (mud) by runoff or vehicle racking onto the paved surface.
- Provisions have been made for cleaning road surfaces where sediment is transported by the end of the day.
- Construction entrance points are clearly located on the erosion and sediment control plan.
- The erosion and sediment control plan does provide for the repair and maintenance of all temporary and permanent erosion and sediment control practices.

Dewatering: Shallow ground water does exist on site. The project does not require dewatering.
**Floodplain:** There is floodplain on the property according to FEMA but not the District’s model. There are no flooding concerns upstream or downstream.

High Water Flooding: Information has been provided to substantiate low floor elevations. Low floor elevations do meet the criteria for the City of Ham Lake; 1 ft above mottled soil or 100 yr.

**Groundwater:** Geotechnical information collected in February 2018 indicates long term groundwater elevation is present at 8 - 13 feet below the surface.

The site is not within a Municipal Drinking Water Supply Area (DWSMA).

The project site is not within the Emergency Response Area/10 Year Well Head Protection Area/Drinking Water Supply Management Area.

The proposal does not contain a land use discouraged or prohibited by the Safe Drinking Water Supply Act (SDSA).

**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.

Property owners affected by changes in drainage should be notified and acknowledge the changes proposed.

**Maintenance:** The Owner of the Stormwater Management features and treatment practices is Ham Lake. The Stormwater Treatment Practices (STPs) consisting of the following:

<table>
<thead>
<tr>
<th>Stormwater Treatment Practices</th>
<th>Number</th>
<th>Maintenance Responsibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>Temporary Basin</td>
<td>1</td>
<td>City of Ham Lake</td>
</tr>
</tbody>
</table>

As a requirement of the City’s MS4 program, the city will inspect and maintain the stormwater facilities.

Easements: The proposed project does not include ditch maintenance easement. A ditch maintenance easement is not required. A maintenance access to all storm water management features is provided.

**Stormwater & Hydrology:** Infiltration is allowed within the project area. The 1-inch infiltration is achieved for Phase 1. The stormwater management system utilizes a temporary retention basin.
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. Properties and waterways downstream from the project are protected from erosion due to increases in the volume, velocity and peak water flow rates of stormwater runoff. Concentrated storm water leaving the site is not discharged directly into a well-defined natural or man-made off-site receiving channel or pipe. All on-site constructed storm water conveyance channels are constructed to withstand the expected velocity from a 2-year frequency storm without erosion.

**Water Quality:** The proposed project does not cause an exceedance of State water quality standards. The project does not contribute to the adverse impact of wetlands through inundation or volume of flow. All discharges into wetlands are pretreated by a sediment basin/water quality pond, and are designed correctly. All work adjacent to wetlands, waterbodies and water conveyance systems are protected from erosion. 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.

**Impairments:** This project is not within one (1) mile of and drains to an Impaired Water.

There are new impervious surfaces proposed as part of this project.

**Wetlands:** Wetlands do exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey. Wetlands have been delineated. The most recent delineation was completed on 9/19/17. The wetland boundary has been checked and approved. One of the two wetlands is a DNR protected water.

**Wetland Replacement Plan:** A wetland replacement plan is not required for this phase of the project.

**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:** $4,000.00  
**Wetland Escrow:** $ N/A  
There are not ditch liens on the property.

**ISSUES/CONCERNS:**

<table>
<thead>
<tr>
<th>ISSUE</th>
<th>NEED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Escrows: $2,000 + (4 ac * $500/ac) = $4,000.00</td>
<td>1. Receipt of escrows.</td>
</tr>
</tbody>
</table>

**RECOMMENDATION:** Approve with 1 Stipulation  
**Stipulations:**  
1. Receipt of escrows.