COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: August 11, 2014
AGENDA NUMBER: 14
FILE NUMBER: 14-070
ITEM: Enchanted Estates 2nd Addition

RECOMMENDATION: Table with 3 Stipulations

APPLICANT: Roger and Sue Haugen
4056 Constance St NE
Ham Lake MN 55304

PURPOSE: Second Addition to neighborhood development

LOCATION: South-West of the intersection of Constance Blvd. and Lexington Ave. NE in Ham Lake, MN.
APPLICABILITY:
1. One or more cumulative acres of land disturbance.
2. The lands and water that have been, or may be covered by the regional flood.
3. High water table, outwash and organic soils.
4. High infiltration soils.
5. Highly erodible soils

EXHIBITS:

HISTORY & CONSIDERATIONS:
This project is the second addition to the Enchanted Estates plat and will consist of 4 single family lots. During the review of this project, it was identified that there are some drainage concerns with the Enchanted Estates development. The applicant has agreed to install a check valve to ensure proper backflow prevention.

FINDINGS:
Ditches and Drainage: There is no public ditch on the property. The project site is tributary to County Ditch 11 and 44. The trend in land use for this drainage area is toward residential. There are no flooding concerns downstream. Alternatives to additional drainage considered and reviewed include storage and 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 897.6 feet for ditch 11 and 900.8 feet for ditch 44.

The applicant is required to run the 100-year elevation for interior ponds using the NOAA Atlas 14 information as shown in the following web link.
http://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=mn

Groundwater: Surficial ground water is present at 899.9 feet. The site does not include groundwater sensitive areas. Information has been provided to substantiate low floor elevations. Low floor elevations do not meet the criteria for the City of Ham Lake (1 ft above mottled soil elevation, 1 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 provided for the storm water/infiltration ponds shown on the drainage plan. Property owners affected by changes in drainage have not been notified and have not acknowledged the changes proposed.

Soils & Erosion Control: Soils affected by the proposal are 50% Lino, 30% Isanti, and 20% Zimmerman. Stabilizing vegetation is 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 down-stream from the proposed site. It is unknown if the rate of post development runoff from the site exceeds predevelopment rates, or rates which would interfere with sensitive downstream land uses.

Water Quality: Project includes 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 exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey. A wetland delineation was completed and reviewed by the TEP. No wetland impacts are proposed.

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: $4,625.00

ISSUES/CONCERNS:

<table>
<thead>
<tr>
<th>Stormwater &amp; Hydraulics</th>
<th>1. Remove the notation “Lowest Floor 905.2” on the Preliminary Grading, Drainage and Erosion Control Plan.</th>
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</thead>
<tbody>
<tr>
<td>In addition, all low floors shall be 1 foot above the emergency overflow crest. The lowest floor notation for 905.2 must be removed to</td>
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</table>
The applicant has agreed to install a check valve to ensure proper backflow prevention from the Enchanted Estates development between Constance Blvd and Cord St

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<th>Escrows: $2,000 + (5.25 ac * $500/ac) = $4,625.00</th>
<th>3. Receipt of escrows.</th>
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<td>2. Install check valve</td>
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**Stipulations:**
1. Receipt of escrows.
2. Remove the notation “Lowest Floor 905.2” on the Preliminary Grading, Drainage and Erosion Control Plan
3. Install Check Valve