COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: December 9, 2019
AGENDA NUMBER: 14
FILE NUMBER: 19-199
ITEM: Harpers Haven

RECOMMENDATION: Table with 10 Stipulations

APPLICANT: Waters Edge Investment, LLC
            Attn: Greg Peterson
            4071 211th Lane
            Oak Grove, MN 55303

PURPOSE: 14 Single family homes on 4.5 Acres

LOCATION: Harpers St & 128th Ave, Blaine MN

APPLICABILITY:
1. One or more cumulative acres of land disturbance
2. High infiltration soils
3. Highly erodible soils
4. Endangered, Threatened or Special concern species, elements or communities

EXHIBITS:
1. Construction Plan set (6 sheets); by Carlson McCain, dated 11/27/19, received 11/27/19.

PREVIOUS ACTION TAKEN: This is a new application.

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 Zimmerman.
• Stabilizing vegetation is proposed for disturbed areas within seven (7) days of rough grading.
• Soil stockpiles have not been proposed to be fitted with sediment-trapping measures to prevent soil loss and do not have a note to stabilize within seven (7) days of inactivity.
• 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 not been provided.
• Stormwater runoff does not pass through a sediment basin or other sediment trapping BMP with equal or greater storage capacity and is not needed.
• Stabilization adequate to prevent erosion has not 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 tracking onto the paved surface.
• Provisions have not 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 not provide for the repair and maintenance of all temporary and permanent erosion and sediment control practices.
• Details have been provided for ESC (riprap, perimeter control, concrete washout, inlet protection, etc.)

Dewatering: Shallow ground water does not exist on site. The project does not require dewatering.

Floodplain: There is no floodplain on the property according to the District model and FEMA.

High Water Flooding: 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, 2 ft above 100 yr.

Groundwater: Draft Geotechnical information collected in November 2019 indicates long term groundwater elevation is present at 7 feet below the surface.

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:** It is unknown if the proposed project is consistent with local planning and zoning. There is an approved local water plan.

Property owners affected by changes in drainage have not been notified and acknowledge the changes proposed.

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

<table>
<thead>
<tr>
<th>Stormwater Treatment Practices</th>
<th>Number</th>
<th>Inspection &amp; Maintenance Responsibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>Infiltration Basins</td>
<td>2</td>
<td>Unknown</td>
</tr>
<tr>
<td>RainGuardian</td>
<td>1</td>
<td>Unknown</td>
</tr>
</tbody>
</table>

A maintenance agreement has not been executed. The applicant has not submitted a Maintenance Plan for each Stormwater Treatment Practice.

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 stormwater management system utilizes infiltration. It is unknown if infiltration is achieved; site redesign may be required to reduce impacts to downstream basins.

Drainage sensitive uses do not exist downstream from the proposed site. The rate of post-development runoff from the site does 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 a site is 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/stormwater basins are pretreated, 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 may cause extreme fluctuations of water levels or temperature changes.

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

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

**Wetlands:** Wetlands do not exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey. A wetland delineation has been conducted. The most recent delineation was approved on 11/21/19.

**Wetland Replacement Plan:** A wetland replacement plan has not been submitted and is not required.

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

If the project is present, the project may propose substantial adverse alteration or significant detrimental impact on a species or removal of a plant species will occur.

**Performance Escrow:** $4,100  
**Wetland Escrow:** $N/A  
There are not ditch liens on the property.

**ISSUES/CONCERNS:**

<table>
<thead>
<tr>
<th>ISSUE</th>
<th>NEED</th>
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<tr>
<td>Escrows: $2,000 + (4.2 ac * $500/ac) = $4,100</td>
<td>1. Receipt of escrows.</td>
</tr>
<tr>
<td>Local Planning &amp; Zoning: It is unknown if the proposed project is consistent with local planning and zoning.</td>
<td>2. Provide confirmation from the city they have received an application for review.</td>
</tr>
<tr>
<td>Groundwater: Geotechnical report was not provided. Groundwater elevations provided are not final and subject to change.</td>
<td>3. Provide final Geotechnical Report.</td>
</tr>
<tr>
<td>Stormwater &amp; Hydraulics: Notes for infiltration basin indicate drain tile will be plugged but drain tile is not shown in details.</td>
<td>4. Remove note regarding plugging.</td>
</tr>
<tr>
<td>The applicant is not meeting the volume reduction requirement equivalent to</td>
<td>5. Meet the volume reduction requirement to the maximum extent practicable.</td>
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</table>
infiltrating first inch of precipitation runoff from all impervious surfaces. All projects in the Coon Creek Watershed District must meet this requirement.

**Note:** It is suggested to install catch basins to collect stormwater and route to Basin 100.

Rate control is not met, and it is unknown how the increase in rate and volume draining to downstream basins will impact existing structures.

Based on mottled soils in SB #2, 3-foot groundwater separation may not be met for IB #100 on the west side.

<table>
<thead>
<tr>
<th>Soils &amp; Erosion Control:</th>
<th>6. Provide additional analysis on impacts to downstream basins (north, northwest and east) to ensure no adverse impacts to existing structures.</th>
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<td>Soil stockpiles have not been proposed to be fitted with sediment-trapping measures to prevent soil loss and do not have a note to stabilize within seven (7) days of inactivity.</td>
<td>7. Provide additional analysis on mottled soils or update design to account for potentially high groundwater at 901.9 in SB#2.</td>
</tr>
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</table>

Provisions have not been made for cleaning road surfaces where sediment is transported by the end of the day.

Details not provided for maintenance of erosion and sediment control devices.

8. Update erosion control notes with the following:
   - a. Provide statement that soil stockpiles will be fitted by sediment-trapping measures and stabilized within 7 days of inactivity.
   - b. Provide statement detailing provisions for cleaning road surfaces by the end of the day.
   - c. Provide details for maintaining erosion and sediment control devices.

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<th>Maintenance:</th>
<th>9. Provide an O&amp;M Agreement that meets District requirements.</th>
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<td>It is unknown who will be responsible for the inspection and maintenance of stormwater facilities. A maintenance agreement has not been executed. The applicant has not submitted a Maintenance Plan for each Stormwater Treatment Practice.</td>
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<th>Wildlife:</th>
<th>10. Provide documentation from the DNR if the proposed project includes endangered or threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer</th>
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wintering areas or wildlife travel corridors.

areas, deer wintering areas or wildlife travel corridors

RECOMMENDATION: Table with 10 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. Provide confirmation from the city they have received an application for review.
4. If applicants cannot meet the volume reduction requirement due to site constraints in its entirety, they must meet it to the greatest extent practical and explain why it cannot be met.
5. Update infiltration basin detail on sheet 6 to include drain tile in design or remove note regarding plugging.
6. Provide additional analysis on impacts to downstream basins (north, northwest and east) to ensure no adverse impacts to existing structures.
7. Provide additional analysis on mottled soils or update design to account for potentially high groundwater at 901.9 in SB#2.
8. Update erosion control notes with the following:
   a. Provide statement that soil stockpiles will be fitted by sediment-trapping measures and stabilized within 7 days of inactivity.
   b. Provide statement detailing provisions for cleaning road surfaces by the end of the day.
   c. Provide details for maintaining erosion and sediment control devices.
9. Provide an O&M Agreement that meets District requirements.
10. Provide documentation from the DNR if the proposed project includes endangered or threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas or wildlife travel corridors.