COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

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<th>September 14, 2015</th>
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<td>ITEM:</td>
<td>Harpers Street</td>
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<td>RECOMMENDATION:</td>
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**APPLICANT:**  
City of Blaine  
10801 Townsquare Drive  
Blaine MN 55449

**PURPOSE:**  
Widening Harpers Street from 126<sup>th</sup> to 128<sup>th</sup> by 4 feet. Adding 8 foot bituminous path on west and 6 foot concrete sidewalk on east.

**LOCATION:**  
Harpers Street between 126<sup>th</sup> and 128<sup>th</sup>, Blaine
**APPLICABILITY:**
1. One or more cumulative acres of land disturbance.
2. Activities upstream from land that is dependent upon removal of water from the soil profile for their continued use (Drainage Sensitive Uses)
3. High infiltration soils.
4. Highly erodible soils
5. Endangered, Threatened or Special concern species, elements of communities.

**EXHIBITS:**
1. Permit Submittal Narrative by City of Blaine, dated 8/6/2015, received 8/12/2015
2. Construction Plan set (21 sheets) by City of Blaine, dated 7/28/2015, received 8/12/2015.
3. Permit Submittal Narrative by City of Blaine, dated 9/2/2015, received 9/2/2015
4. Construction Plan set (21 sheets) by City of Blaine, dated 9/2/2015, received 9/2/2015

**HISTORY & CONSIDERATIONS:**
This item was before the CCWD Board on August 24, 2015 and was tabled with the following stipulations:
1. Receipt of escrows.
2. Provide sump details and locations. Sumps should be a minimum of 4x the outlet diameter to meet EPA requirements.
3. Provide additional details indicating that runoff will be contained onsite during construction activities or provide silt fence along construction limits to prevent sedimentation of adjacent properties.
4. After initial grading completely surrounded the proposed infiltration basins with erosion control measures to prevent the basin from clogging.
5. Provide stormwater runoff calculations that show the site is meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation.
6. Provide documentation that downstream structures/basins can accept additional drainage from increased impervious area.

**FINDINGS:**
**Ditches and Drainage:** There is not a public ditch on the property. The project site is tributary to County Ditch 59. 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 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 897.4 feet. The total floodplain impact is 0 acre-feet. Compensatory storage is not needed.
Groundwater: Surficial ground water is present at unknown feet. The site does not include groundwater sensitive areas. No structures proposed, information is not needed to substantiate low floor elevations.

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. Project is owned by the city, a drainage and utility easement is not needed for the storm water/infiltration ponds shown on the drainage plan. The 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 Lino and Zimmerman. Stabilizing vegetation is proposed for disturbed areas within two weeks of rough grading. It is unknown if adjacent properties are protected from sediment deposition. All wetlands, waterbodies, ponds, infiltration basins and water conveyance systems are not 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 not 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 include the Blanding’s turtles (Emydoidea blandingii), a state-listed threatened species, which has been reported from the vicinity of the proposed project and may be encountered on site. The applicant will be provided with information to protect the turtle.
Performance Escrow: $2,645.00

**ISSUES/CONCERNS:**

| Escrows: $2,000 + (1.29 ac * $500/ac) = $2,645.00 | 1. Receipt of escrows |

**RECOMMENDATION:** Approve with 1 Stipulation

**Stipulations:**

1. Receipt of escrows.