COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: May 13, 2013
AGENDA NUMBER: 14
FILE NUMBER: 13 - 010
ITEM: Marquest Meadows North

RECOMMENDATION: Table with 2 Stipulations

APPLICANT: Charles Plowe
Plow Engineering
6775 Lake Drive NE Suite 110
Blaine, MN 55014

PURPOSE: Subdivision of an existing 5 acre wooded parcel

LOCATION: Just south of the intersection of 128th Ave. NE and Harpers St. NE,
Blaine MN
APPLICABILITY:
1. One or more cumulative acres of land disturbance.

EXHIBITS:
1. Stormwater Management Plan by PLOWE Engineering, dated 2/7/2013, received 2/20/2013
2. Plan Set by PLOWE Engineering, dated 2/7/2013, received 2/20/2013
3. Preliminary Plat Map by PLOWE Engineering, dated 2/7/2013, received 2/20/2013
4. Subgrade Exploration For Marquest Meadows North, by Allied Engineering, dated 02/14/2013, received 3/1/2013
5. Stormwater drainage report by Plowe Engineering, revised 4/12/2013, received 4/15/2013
6. Stormwater management plan detail added by Plowe Engineering, dated 4/12/2013, received 4/15/2013

HISTORY & CONSIDERATIONS: This project has not been reviewed by the Board.

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

Floodplain: There is no floodplain on the property according to FEMA. The District model predicts the 100-year elevation for the subwatershed at 896.8 feet. The total floodplain impact is 0 acre-feet, within the flood/fringeway. Compensatory storage is not needed.

Groundwater: Surficial ground water is present between 893 and 897. The site does not include groundwater sensitive areas. Information has been provided to substantiate low floor elevations. Low floor elevations meet the criteria for the 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 provided for the storm water/infiltration ponds shown on the drainage plan. 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 LnA Lino and ZmB 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 is not leaving the site is discharged into a well-defined receiving channel. Discharge is not set to a pipe and routed to a public drainage system. The applicant is holding the back to back 100 year event on site. 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:** The proposed project does include new impervious drainage areas greater than 1 acre. The proposal will not detrimentally affect the existing water quality of downstream waters. The proposal will not cause extreme fluctuations of water levels or temperature changes. All discharges into wetlands or waters of the district are pretreated by a sediment basin / water quality pond or its equivalent which are designed correctly.

**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. No substantial adverse alteration or significant detrimental impact on a species food supply, security or reproductive cycle or the alteration or removal of a plant species will occur.

**Wetlands:** Wetlands do not exist on-site according to the NWI or Soil Survey. A wetland delineation was submitted outside of the growing season. An updated submittal has been provided. Staff has not visited the site. The wetland boundary has not been approved. It is unclear if there are wetlands on the site due to the timing of the wetland delineation.

It is unclear if the project proposes any wetland impacts.

**Escrows:** Escrows have not been paid. $1500 + (6 acre *200/acre) = $2,700.00

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<th>ISSUES/CONCERNS</th>
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<td>Escrows: Escrows have not been paid.</td>
<td><strong>Performance Escrow;</strong> $1500 + (6 acre *200/acre) = $2,700.00</td>
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<td>Wetlands: The wetland boundary has not been approved.</td>
<td>A spring field check of the site during the growing season will be needed to make a final determination as to the existence of wetlands on site.</td>
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<td>It is unclear if there are wetlands on the site.</td>
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CONCLUSIONS: This project does not meet district standards. The following items must be submitted in order to proceed with further review.

RECOMMENDATION: Table with 2 Stipulations

Stipulations:
1. Receipt of escrows.
2. A spring field check of the site during the growing season will be needed to make a final determination as to the existence of wetlands on site.
   a. Changes to the grading plan could occur depending on the findings of that investigation.