COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE:         September 28, 2015
AGENDA NUMBER:        14
FILE NUMBER:          15 - 069
ITEM:                 South Coon Lake Estates

RECOMMENDATION:       Approve with 2 Stipulations

APPLICANT:            SCL Properties
                       17404 Ward Lake Drive NW
                       Andover, MN

PURPOSE:              Construction of 19 new single family lots.

LOCATION:             North of 171st Ave NE and South of Little Coon Lake, Ham Lake, MN
APPLICABILITY:
1. Any work within or adjacent to a Public Ditch within the Watershed District.
2. Any work in or adjacent to wetlands, lakes or water courses.
3. One or more cumulative acres of land disturbance.
5. High water table, outwash and organic soils.
6. High infiltration soils.
7. Highly erodible soils
8. Endangered, Threatened or Special concern species, elements of communities.

EXHIBITS:
1. Construction set by E.G. Rud & Sons, Inc. (12 sheets); dated 7/13/2015, received 7/13/2015.
2. Drainage Narrative and Calculations; dated 7/10/2015, received 7/13/2015.
3. Geotechnical Report by Haugo Geotechnical Services; dated 4/16/2015, received 7/13/2015.
4. Construction set by E.G. Rud & Sons, Inc. (12 sheets); dated 9/15/2015, received 9/15/2015.
5. Wetland Delineation Report and Wetland Permit Application by Jacobson Environmental Services; dated 8/30/15, received 9/14/15
6. Wetland Delineation Report by Jacobson Environmental Services; dated 7/8/15, received 7/8/15
7. Wetland Delineation Report and Wetland Permit Application by Jacobson Environmental Services; dated 8/30/15, received 9/2/15
8. Wetland Delineation Report and Wetland Permit Application by Jacobson Environmental Services; dated 8/30/15, received 9/14/15

HISTORY & CONSIDERATIONS:
This item was tabled at the July 28, 2015 CCWD Board meeting with the following stipulations:
1. Receipt of escrows.
2. Provide note on erosion control plan sets that stabilizing vegetation is proposed within 14 days of inactivity.
3. Add wetland buffer on grading plan at the following locations:
   a. Block 1, Lots 2-7 requires a 25 foot buffer.
   b. Block 2, Lots 4-5, requires a 15 foot buffer.
   c. Block 2, Lots 6-10, requires a 25 foot buffer.
   d. Block 2, Lot 12, requires a 15 foot buffer.
4. Provide proof that adjacent residents have been notified of changes in drainage and that they have acknowledged the changes.
5. Receive TEP approval for the wetland delineation.
6. Submit a wetland permit application for the proposed wetland fill.
FINDINGS:

**Ditches and Drainage:** There is not a public ditch on the property. The project site is tributary to Netta Lake. 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 wetland conservation.

**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 902.9 feet. The total floodplain impact is 0 acre-feet. Compensatory storage is not needed.

**Groundwater:** Surficial ground water is present at 902.5 - 904 feet. The site does not include groundwater sensitive areas. 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 elevation, 1 ft above 100-year).

**Historic Sites:** The proposed project does 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 not needed, no storm water/infiltration pond are being constructed. 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, Rifle and Zimmerman. Stabilizing vegetation is not 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. Buffers are needed adjacent to water bodies.

**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 and routed to the neighboring wetlands. Drainage sensitive uses do not exist downstream from the proposed site. The rate of post development runoff from the site does exceed predevelopment rates. However, the rate and volume increase is negligible and therefore will not interfere with sensitive downstream land uses.

**Water Quality:** Project does include new impervious drainage areas greater than 1 acre. All discharges into wetlands are pretreated by a directed runoff to swales and overland before entering wetland areas. 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. The delineation was reviewed by the TEP. The project proposes fill in two locations. The applicant has submitted an application for the proposed fill but the TEP needs additional information justifying the impact and additional information justifying the wetland bank being proposed.

**Wildlife:** The proposed project has the potential to include the threatened Blanding’s Turtle (*Emydoidea blandingii*). The DNR has provided the applicant with information to protect the turtle.

**Performance Escrow:** $43,985.00

**ISSUES/CONCERNS:**

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<tr>
<th>Wetlands: The project proposes fill in two locations. The applicant has submitted an application for the proposed fill but the TEP needs additional information justifying the impact and additional information justifying the wetland bank being proposed.</th>
<th>1. Provide additional information for the second alternative and additional information justifying the wetland bank proposed for replacement as it doesn’t meet the siting requirements.</th>
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<tr>
<td>Escrow: $2,000 + (83.97 ac * $500/ac) = $43,985.00</td>
<td>2. Receipt of escrows.</td>
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**RECOMMENDATION:** Approve with 2 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. Provide additional information for the second alternative and additional information justifying the wetland bank proposed for replacement as it doesn’t meet the siting requirements.