COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: March 10, 2014
AGENDA NUMBER: 15
FILE NUMBER: 14-019
ITEM: Harpers Grove

RECOMMENDATION: Approve with 2 Stipulations

APPLICANT: Al & Julie Neske
3041 128th Ave NE
Blaine, MN 55445

PURPOSE: Residential Development

LOCATION: NW1/4 of the SE1/4 of Section 3. Located northwest of the intersection of 128th Avenue NE and Harpers Street NE in Blaine MN.
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. Endangered, Threatened or Special concern species, elements of communities

EXHIBITS:
1. Grading, Drainage, Erosion Control and Tree Protection Plan of: Harpers Grove Second Addition, Dated 1/21/2014, Received 2/14/2014
2. Plan Sheets C1, C1.2, C1.3, C1.4, C2.1, C2.2, C3.1, C3.2, Dated 1/21/2014, Received 2/14/2014
3. All Previous submittals archived under PAN# 08-046
4. Grading, erosion control, and tree protection plan for Harpers Grove Second Edition; By E.G. Rud and Sons Inc.; dated 03/11/14; received 3/17/14
5. Existing and proposed drainage area maps; by Plowe Engineering, Inc.; no date provided; received 3/17/14
6. Stormwater Drainage report; by Plowe Engineering, Inc.; dated 1/21/14; received 3/17/14

HISTORY & CONSIDERATIONS: This project was approved at the October 27, 2008 Board meeting but the project was never constructed. Due to changes in the rules and the amount of time that has lapsed, the applicant is reapplying. Development plans and submittals were re-evaluated to ensure the development meets current standards.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to County Ditch 59-4. The trend in land use for this drainage area is toward residential. Alternatives to additional drainage considered and reviewed include storage and infiltration.

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 897.3 feet.

Groundwater: Ground water is present at an elevation of approximately 890-893 feet. The site does include groundwater sensitive areas. Information has been provided 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. A drainage and utility easement is provided for the storm water/infiltration pond shown on the drainage plan.

**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. Adjacent properties are not 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:** 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 exist down stream from the proposed site. The rate of post development runoff from the site does not exceed rates which would interfere with sensitive downstream land uses.

**Water Quality:** Project does include 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 not exist on-site according to the 1987 Federal Manual, NWI or Soils Survey. A staff site visit was confirmed in 2008 indicating there are no jurisdictional wetlands on site. Kjolhaug Environmental Services submitted an e-mail indicating conditions at the site have not changed but a site visit when the snow melts should be conducted to confirm the observations.

**Wildlife:** The proposed project includes the threatened Blanding’s Turtle (*Emydoidea blandingii*). It is recommended that the applicant review the literature from the DNR regarding recommendations for avoiding and minimizing impacts to the threatened species.

**Performance Escrow:** $4,250.00

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<th>ISSUES/CONCERNS:</th>
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<td><strong>Wetlands:</strong> In 2008, a site visit was conducted indicating no wetlands on-site.</td>
<td>1. A site visit when the snow melts to confirm no wetlands exist on-site.</td>
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<td><strong>Wildlife:</strong> The proposed project includes the threatened Blanding’s Turtle (<em>Emydoidea blandingii</em>).</td>
<td>2. Review the literature from the DNR regarding recommendations for avoiding and minimizing impacts to the threatened species.</td>
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RECOMMENDATION: Approve with 2 Stipulations

Stipulations:
1. Conduct a site visit when snow melts to confirm no wetlands exist on-site
2. Review the literature from the DNR regarding recommendations for avoiding and minimizing impacts to the threatened Blanding’s Turtle.