COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: July 8, 2013
AGENDA NUMBER: 15
FILE NUMBER: 13 - 070
ITEM: Hidden Forest North

RECOMMENDATION: Table with 8 Stipulations

APPLICANT: North Metro Development Group, LLC

PURPOSE: This project entails the subdivision of an existing 38.8 acre wooded parcel into 16 single-family lots.

LOCATION: Quemoy & 139th Ave in the City of Ham Lake
APPLICABILITY:
1. Work adjacent to a Public Ditch within the Watershed District.
2. Work in wetlands.
3. One or more cumulative acres of land disturbance.
4. Activities upstream from land that is dependent upon removal of water from the soil profile for their continued use (Drainage Sensitive Uses)
5. High infiltration soils.
6. Highly erodible soils.

EXHIBITS:

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

FINDINGS:
Ditches and Drainage: The project site is tributary to County Ditch 59. The trend in land use for this drainage area is toward residential. There are no flooding concerns downstream. Alternatives to additional drainage considered and reviewed include storage and retention. The ditch is not in need of repair.

Floodplain: There is no floodplain on the property according to FEMA. Compensatory storage is not needed.

Groundwater: Surficial ground water is present between 14 and 26 feet. Mottled soil is found between 14 and 44 inches. The site does not include groundwater sensitive areas. Low floor elevations do not meet the criteria for Ham Lake (1 ft above mottled soil elevation, 1 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: A drainage and utility easement is provided for the storm water/infiltration ponds shown on the drainage plan.

Soils & Erosion Control: Soils affected by the proposal are Isanti, 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 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 not discharged into a well defined receiving channel or pipe and routed to a public drainage system. Drainage sensitive uses exist down stream 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. Nearby models indicate that the bottom of infiltration basins are not greater than 1 foot above the mottles. The infiltration basins do not have two feet of separation between the groundwater elevations.

**Water Quality:** Project does include new 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.

**Wildlife:** The proposed project does not include endangered & threatened species, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas, wildlife travel corridors. The site does not include rare natural communities. 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 exist on-site according to the NWI, Soil Survey and the 87 Manual’s regional supplements. The applicant proposes 9,410 square feet of wetland impact in four locations. A wetland application has been submitted and distributed to the TEP members.

The TEP has not reviewed the project at this time.

A TEP meeting is scheduled for July 12, 2013.

**Wetland Mitigation:** The applicant is proposing mitigation at a 2:1 ratio via purchase of wetland bank credits.

The TEP has not reviewed the mitigation plan at this time.

A TEP meeting is scheduled for July 12, 2013.

**Escrows:** Escrows have not been paid. $1500 + (39 acre *200/acre) = $9,300.00
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<tr>
<th>ISSUES/CONCERNS</th>
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<tr>
<td><strong>Escrows</strong>: Escrows have not been paid. $1500 + (30 acre *200/acre) = $7,500.00</td>
<td><strong>Performance Escrow</strong>: $1500 + (39 acre *200/acre) = $9,300.00</td>
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<td><strong>Stormwater &amp; Hydraulics</strong>: However, the bottoms of the infiltration basins are less than 2 feet above the mottles which are an indication of high groundwater.</td>
<td>The infiltration basins will need to use drain tiles to get the desired infiltrative capacities since the bottom of the basins are less than 2 feet above the mottled elevations. The applicant must acknowledge that they will conduct a post construction test on the infiltration basin by filling the basin to a minimum depth of 6 inches with water and monitor the time necessary to drain. The Coon Creek Watershed District shall be notified prior to the test to witness the results.</td>
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<td><strong>Soils &amp; Erosion Control</strong>: Infiltration basins are not protected from erosion and sedimentation during construction. After initial grading the District requires that infiltration basins be completely surrounded by erosion control measures to prevent the basin from clogging. Stabilizing vegetation is not proposed for disturbed areas within two weeks of rough grading. Stabilizing vegetation needs to be specified on the plans within 2 weeks of final rough grading.</td>
<td>After initial grading completely surround the proposed infiltration basins with erosion control measures to prevent the basin from clogging. Stabilizing vegetation needs to be specified on the erosion control plans within 2 weeks of final rough grading. Appropriate sediment pretreatment devices are required for the proposed infiltration practices.</td>
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<td><strong>Groundwater</strong>: Low floor elevations do not meet the criteria for Ham Lake (1 ft above mottled soil elevation, 1 ft above 100-year). The permit states that the low floor levels were correlated with Anoka County Conservation historical data, however, many of the floor elevations are within one foot of mottles found at nearby locations.</td>
<td>The low floor elevations need to be greater than 1 foot above the mottles found at each home’s location.</td>
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<td>TEP review and approval of the wetland application and mitigation plan are needed.</td>
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**CONCLUSIONS:** This project does not meet District standards. Performance Escrows, Stormwater & Hydraulics, Soils & Erosion, Ground water and Wetland items must be submitted prior to further Board review.

**RECOMMENDATION:** Table with 8 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. The applicant must acknowledge that they will conduct a post construction test on the infiltration basin by filling the basin to a minimum depth of 6 inches with water and monitor the time necessary to drain. The Coon Creek Watershed District shall be notified prior to the test to witness the results.
3. After initial grading completely surround the proposed infiltration basins with erosion control measures to prevent the basin from clogging.
4. Stabilizing vegetation needs to be specified on the erosion control plans within 2 weeks of final rough grading.
5. The low floor elevations need to be greater than 1 foot above the mottles found at each home’s location.
6. The infiltration basins will need to use drain tiles to get the desired infiltrative capacities since the bottom of the basins are less than 2 feet above the mottled elevations.
7. Appropriate sediment pretreatment devices are required for the proposed infiltration practices.
8. TEP review and approval of the wetland application and mitigation plan are needed.