COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: March 10, 2014
AGENDA NUMBER: 15
FILE NUMBER: 14-024
ITEM: Madelyn Cove

RECOMMENDATION: Approve with 5 Stipulations

APPLICANT: Kayak Remodeling and Redevelopment, LLC
PURPOSE: Residential Site Development
LOCATION: 8845 Baltimore Street NE, Blaine MN
APPLICABILITY:

1. One or more cumulative acres of land disturbance.
2. High water table, outwash and organic soils.
3. High infiltration soils.
4. Highly erodible soils

EXHIBITS:

1. Plan set by Civil Site Group; dated 2/12/2014, received 2/11/2014
2. Stormwater management report by Civil Site Group, dated 2/12/2014, received 2/19/2014
3. Geotechnical Report, dated 1/3/14, received 2/19/14

HISTORY & CONSIDERATIONS:
The existing site area is approximately 2.38 acres of undeveloped land containing an existing twin home that will remain.

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 Atlas 14 model predicts the 100-year elevation for the subwatershed at 904.0 feet at Laddie Lake. The total floodplain impact is 0 acre-feet, within the flood/fringeway. Compensatory storage is not needed.

Groundwater: Groundwater information is not provided.

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 not been notified and have not acknowledged the changes proposed.

Soils & Erosion Control: Soils affected by the proposal are Isanti 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.
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. 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 includes the special concern Gophersnake (*Pituphis catenifer*) and threatened Blanding’s Turtle (*Emydoidea blandingii*) species within a one-mile radius of the site. It is suggested that some native prairie restoration be established on the property.

Performance escrow: $3,200

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<th>ISSUES/CONCERNS:</th>
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<td><strong>Stormwater &amp; Hydraulics:</strong> The applicant is meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation. A post construction test on the infiltration basin will be required to verify the assumed infiltration rates are obtained. Driveways for lots 3, 5 and 6 are not graded such that water will get into the existing infiltration areas.</td>
<td>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. They should be graded similar to the driveway for lot 4.</td>
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<td><strong>Groundwater:</strong> Groundwater information is not provided to substantiate low floor elevations and the use of infiltration practices.</td>
<td>Provide a groundwater report. Infiltration basins need to have at a minimum 3 foot separation between the bottom of the basin and groundwater.</td>
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<td><strong>Escrows:</strong></td>
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<td>$1,500 + (2.4 \times $500/\text{acre}) = $3,200.00</td>
<td>Receipt of escrows.</td>
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</table>

**RECOMMENDATION:** Approve with 5 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. Provide a groundwater report.
4. Re-grade driveways for lots 3, 5 and 6 such that they drain into existing infiltration areas.
5. It is suggested that some native prairie restoration be established on the property.