COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: February 11, 2013
AGENDA NUMBER: 16
FILE NUMBER: 13 – 001
ITEM: Harpers Street Woods 2nd Addition

RECOMMENDATION: Approve with 1 Stipulation

APPLICANT: Anderson Passe and Associates (Passe Engineering Inc)
200 3rd Ave NE, Suite 100
Cambridge, MN 55008

PURPOSE: Phase 2 of the Harpers Street Woods development

LOCATION: Harpers Street Area North of County Road 14, Blaine, MN
APPLICABILITY:
1. Any work in or adjacent to wetlands, lakes or water courses.
2. One or more cumulative acres of land disturbance.
3. High water table, outwash and organic soils.
4. High infiltration soils.
5. Highly erodible soils
6. Endangered, Threatened or Special concern species, elements of communities.

EXHIBITS:
6. Pond 134-12 (P1) HydroCAD modeling results by (not filled in, assumed to be Passe Engineering, Inc.). Dated 12/28/2012.

HISTORY & CONSIDERATIONS:
CCWD permit 1180 reviewed Phase 1 of the Harpers Street Woods development.

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

Floodplain: There is no floodplain on the property according to FEMA. The District model predicts the 100-year elevation for the subwatershed at 896.9 feet. The total floodplain impact is 0 acre-feet, within the flood/fringeway. Compensatory storage is not needed.

Groundwater: Surficial ground water is present at a range of 891.5 to 895 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 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 pond shown on the drainage plan. Property owners affected by changes in drainage have not been notified and have not acknowledged the changes proposed. A public hearing is scheduled for February 12, 2013 with the City of Blaine.

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 via the emergency overflow 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 include new impervious drainage areas greater than 1 acre. All discharges into wetlands are not 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, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas, 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 exist on-site according to the NWI, Soil Survey. Staff has visited the site. The wetland boundary has been approved.

The project is not exempt.

The project is not wetland dependent.

The Project proposes no wetland impacts.
The project is proposing No-Loss of wetlands in basin number three. The applicant is proposing excavation of the wetland basin and will incorporate it into the stormwater treatment basin.

The depth of excavation was recommended by the TEP based on review of the groundwater elevations relative to the approved wetland boundary.

The excavation is directly related to the excavation for floodplain mitigation cited in the findings above.

The excavation proposes side slopes of 8:1 or flatter and does not exceed 6.6 feet in depth. A native wetland seed mix is proposed.

The excavation is eligible for a No-Loss Determination.

**Escrows:** Escrows have not been paid.

**Performance Escrow:** $1500 + (30 acre *200/acre) = $7,500.00

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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 + (30 acre *200/acre) = $7,500.00</td>
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**CONCLUSIONS:** This project does meet District standards. Performance Escrows must be submitted prior to issuance of a Permit.

**RECOMMENDATION:** Approve with 1 Stipulation

**Stipulations:**

1. Receipt of escrows.