COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: August 11, 2014
AGENDA NUMBER: 19
FILE NUMBER: 14 - 077
ITEM: Villas in the Lakes

RECOMMENDATION: Approve with 3 Stipulations

APPLICANT: Hedberg Homes Inc.
4247 117th Avenue NE
Blaine, MN 55449

PURPOSE: 15 Lot Residential Development

LOCATION: NE quadrant of Intersection of Harpers St and Lakes Pkwy NE, 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. The lands and water that have been, or may be covered by the regional flood.

EXHIBITS:
2. Large Set of Plans – Sheets 1-9, Dated 5/7/2014 and 5/9/2014, Received 6/13/2014
3. Large Set of Plans - Sheets 1-8, Dated 5/7/2014 and 5/9/2014, Received 7/16/2014
4. Preliminary Grading Plan, sheet 6 of 0, Acre Land Surveying, 5/9/14, revised 7/30/14.

HISTORY & CONSIDERATIONS:
The applicant is proposing a 15 Lot residential subdivision. The area for the proposed development is in the Lakes subdivision. The Lakes was approved by the CCWD in 2004 for mass grading. The original Lakes model for the subwatershed has a Curve Number of 87.4.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to County Ditch 41-6. The trend in land use for this drainage area is toward residential. There are no flooding concerns downstream. There were no alternatives to additional drainage considered and reviewed.

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 898.5 feet.

Groundwater: The applicant did not submit a geotechnical report. A geotechnical report is not necessary as the proposed buildings are slab-on-grade first floor elevations. The site does include groundwater sensitive areas.

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 include utility line crossings. A drainage and utility easement is provided for the storm sewer between lots 5 and 6. A drainage and utility easement is provided for the depressional area on Lots 10 and 11 shown on the grading plan. A drainage easement is not shown from the curb cut between Lots 13 and
14 to the drainage and utility easement at the infiltration basin or from the curb cut adjacent to Marina Circle Drive to the infiltration basin adjacent to Lot 1. 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 Markey, Isanti and Rifle. Stabilizing vegetation is 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 not meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation, however the stormwater calculations shows adequate volume. 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 exceed predevelopment rates, or rates which would interfere with sensitive downstream land uses, however regional ponds for the Lakes Area development addresses rate control.

**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.

**Wetlands:** Wetlands do not exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey.

**Wildlife:** The proposed project does not include endangered or threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas or wildlife travel corridors.

**Performance escrow:** $4,300

**ISSUES/CONCERNS:**

| **Maintenance:** A drainage easement is not shown from the curb cut between Lots 13 and 14 to the drainage and utility easement at the infiltration basin or from the curb cut adjacent to Marina Circle Drive to the infiltration basin adjacent to Lot 1. | 1. Connect and show drainage easements:  
  a. from the curb cut between Lots 13 and 14 to the drainage and utility easement at the infiltration basin.  
  b. from the curb cut adjacent to Marina Circle Drive to the |
**Soils & Erosion Control:** The infiltration basin is 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.

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<tr>
<th>Escrows: $2,000 + (4.6 ac * $500/ac) = $4,300</th>
<th>2. After initial grading completely surround the proposed infiltration basins with erosion control measures to prevent the basin from clogging.</th>
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**RECOMMENDATION:** Approve with 3 Stipulations

**Stipulations:**
1. Receipt of escrows.
2. Provide silt fence or erosion control around perimeter of each infiltration basin post grading.
3. Connect and show drainage easements:
   a. from the curb cut between Lots 13 and 14 to the drainage and utility easement at the infiltration basin.
   b. from the curb cut adjacent to Marina Circle Drive to the infiltration basin adjacent to Lot 1.

infiltration basin adjacent to Lot 1.