COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: January 12, 2015
AGENDA NUMBER: 20
FILE NUMBER: 14 - 097
ITEM: Sarah Jean Estates

RECOMMENDATION: Table with 2 Stipulations

APPLICANT: Summit Land Development
3023 104th Ln NE
Blaine MN 55449

PURPOSE: Residential Subdivision

LOCATION: Intersection of 127th Avenue NE and Harpers Street NE
Blaine, MN.
APPLICABILITY:
1. One or more cumulative acres of land disturbance.
2. Endangered, Threatened or Special concern species, elements of communities.

EXHIBITS:
3. Large, 22” x 34”, plan set consisting of a utility plans, landscape plan, details and, SWPP plans; Dated 8/8/2014, received 8/8/2014.
5. Soil Boring Map and Logs by Haugo GeoTechnical; dated 10/14/14, received 12/23/2014.

HISTORY & CONSIDERATIONS:
This project includes the subdivision of an existing, single, residential parcel into 14 single-family lots.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to County Ditch 13. The trend in land use for this drainage area is toward open space and residential. There are no flooding concerns downstream.

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 896.7 (NAVD 88) feet nearest to the site on CD 59-7. However, the ditch is a ways from the project site.

Groundwater: It is unclear if the ground water information is sufficient. The site does not include groundwater sensitive areas. Information has not been provided to substantiate low floor elevations. It is unknown whether or not the low floor elevations meet the criteria for the City of 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 need to 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 been notified and have acknowledged the changes proposed.

**Soils & Erosion Control:** Soils affected by the proposal are Zimmerman. 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 not 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. 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. It is not clear whether the rate of post development runoff from the site exceeds predevelopment rates in the provided tables, 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 threatened Blanding’s Turtle (*Emydoidea blandingii*). Measures to avoid and minimize impacts to the threatened species should be implemented.

**Performance Escrow:** $4,500.00

**ISSUES/CONCERNS:**

<table>
<thead>
<tr>
<th>Groundwater</th>
<th>1. Due to an increase in HWL at ponds A &amp; E, provide low floor elevations for existing houses surrounding ponds A &amp; E and elevations of EOF.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Escrows: $2,000 + (5 ac * $500/ac) = $4,500.00</td>
<td>2. Receipt of escrows.</td>
</tr>
</tbody>
</table>
RECOMMENDATION: Table with 2 Stipulations

Stipulations:
1. Receipt of escrows.
2. Due to an increase in HWL at ponds A & E, provide low floor elevations for existing houses surrounding ponds A & E and elevations of EOF.