COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: March 12, 2018
AGENDA NUMBER: 20
FILE NUMBER: 17-221
ITEM: Woodridge Development

RECOMMENDATION: Table with 7 Stipulations

APPLICANT: National Land Investors, LLC
4801 Island Pond Ct #1064
Bonita Springs, FL 34134

PURPOSE: 56 Lots on 38 Acres

LOCATION: North of 125th Ave NE on Lever Street, 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. Activities upstream from land that is dependent upon removal of water from the soil profile for their continued use (Drainage Sensitive Land Uses)
4. High water table, outwash and organic soils
5. High infiltration soils
6. Highly erodible soils
EXHIBITS:
1. Construction Plan set (23 sheets); by Pioneer Engineering, dated 2/26/18, received 2/28/18.
3. Geotechnical Report; by Haugo Geotechnical Services, dated 9/18/18, received 2/28/18.

PREVIOUS ACTION TAKEN: This is a new application.

FINDINGS:
Pre-application Meeting: The project as submitted has not received a general review during a pre-application meeting.

Ditches: There is not a public ditch on the property.

Ditch Hydraulics: A crossing of the ditch is not proposed.

Erosion and Sediment Control: Soils affected by the proposal are Lino, Isanti, Markey and Zimmerman.
• Stabilizing vegetation is proposed for disturbed areas within seven (7) days of rough grading.
• Soil stockpiles have not been proposed to be fitted with sediment-trapping measures to prevent soil loss.
• Adjacent properties and stormwater ponds are protected from sediment deposition.
• Construction schedules detailing when sediment trapping measures will occur; stabilization of earthen structures and the general timing of construction phases have been provided.
• Stormwater runoff may pass through a sediment basin or other sediment trapping BMP with equal or greater storage capacity.
• Stabilization adequate to prevent erosion has been provided at the outlets of all storm sewer pipes.
• All storm sewer inlets are protected from sediment-laden water during construction.
• All work adjacent to water or related resource has taken precautions to contain sediment, and stabilize the work area during construction.
• Provisions have not been made to minimize transport of sediment (mud) by runoff or vehicle racking onto the paved surface.
• Provisions have not been made for cleaning road surfaces where sediment is transported by the end of the day.
• Construction entrance points are clearly located on the erosion and sediment control plan.
• The erosion and sediment control plan does provide for the repair and maintenance of all temporary and permanent erosion and sediment control practices.

Dewatering: Shallow ground water does exist on site. The project may require dewatering.

Floodplain: There is no floodplain on the property according to the District model and FEMA. The District’s floodplain elevation is at 894.5 feet. The project does not propose to place fill within the floodplain. There are flooding concerns downstream.

High Water Flooding: Information has been provided to substantiate low floor elevations. Low floor elevations do meet the criteria for the City of Blaine; 2 ft above mottled, 2 ft above 100 yr.

Groundwater: Geotechnical information collected in September 2017 indicates long term groundwater elevation is present at 2.5 - 16 feet below the surface.

The project site is not within the Emergency Response Area/10 Year Well Head Protection Area/Drinking Water Supply Management Area.

The proposal does not contain a land use discouraged or prohibited by the Safe Drinking Water Supply Act (SDSA).
**Historic Sites:** The proposed project may 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.

Property owners affected by changes in drainage should be notified and acknowledge the changes proposed.

**Maintenance:** The Owner of the Stormwater Management features and treatment practices is unknown. The Stormwater Treatment Practices (STPs) consisting of the following:

<table>
<thead>
<tr>
<th>Stormwater Treatment Practices</th>
<th>Number</th>
<th>Maintenance Responsibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basins</td>
<td>3</td>
<td>Unknown</td>
</tr>
</tbody>
</table>

A maintenance agreement has not been executed. The applicant has not submitted a Maintenance Plan for each Stormwater Treatment Practice.

**Easements:** The proposed project does not include ditch maintenance easement. A maintenance access to all storm water management features is provided.

**Stormwater & Hydrology:** Infiltration is allowed within the project area. The 1-inch infiltration is achieved. The stormwater management system utilizes sedimentation basin and wet ponds. 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 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. Properties and waterways downstream from the project are protected from erosion due to increases in the volume, velocity and peak water flow rates of stormwater runoff. Concentrated storm water leaving a site is discharged directly into a well-defined natural or man-made off-site receiving channel or pipe. No on-site constructed storm water conveyance channels are proposed as part of the project.

**Water Quality:** The proposed project does not cause an exceedance of State water quality standards. The project does not contribute to the adverse impact of wetlands through inundation or volume of flow. All discharges into wetlands are pretreated by a sediment basin/water quality pond, and are designed correctly. All work adjacent to wetlands, waterbodies and water conveyance systems are protected from erosion. 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.
Impairments: This project is not within one (1) mile of an Impaired Water.

There are new impervious surfaces proposed as part of this project.

Wetlands: Wetlands do exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey. The Rice Creek Watershed District is the Local Government Unit for this project. All Wetland Conservation Act permitting will be done through RCWD.

Wetland Replacement Plan: A wetland replacement plan is not required by CCWD.

Wildlife: The proposed project may 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: $21,000
Wetland Escrow: $ N/A
There are not ditch liens on the property.

ISSUES/CONCERNS:

<table>
<thead>
<tr>
<th>ISSUE</th>
<th>NEED</th>
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<tbody>
<tr>
<td>Escrows: $2,000 + (38 ac * $500/ac) = $21,000</td>
<td>1. Receipt of escrows.</td>
</tr>
<tr>
<td>Stormwater &amp; Hydraulics: 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.</td>
<td>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.</td>
</tr>
<tr>
<td>Unclear why 10S is modeled as a link in proposed model and how inflow values were determined.</td>
<td>3. Provide additional information on proposed catchment 10S inflow calculations or model 10S as a catchment and not as a link.</td>
</tr>
<tr>
<td>Outlet control structures and HydroCAD model information are not consistent.</td>
<td>4. Provide updated OCS details or HydroCAD model.</td>
</tr>
<tr>
<td>Soil compaction associated with mass grading will reduce natural infiltration rates on-site.</td>
<td>5. Provide soil amendment location or adjust HydroCAD model to reflect compacted soils.</td>
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<td>Soils &amp; Erosion Control: Soil stockpiles have not been proposed to be fitted with sediment-trapping measures to prevent soil loss.</td>
<td>6. Update erosion control plan with the following:</td>
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<td></td>
<td>- Soil stockpiles will be fitted with sediment-trapping measures to prevent soil loss.</td>
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Provisions have not been made to minimize transport of sediment (mud) by runoff or vehicle racking onto the paved surface.

Provisions have not been made for cleaning road surfaces where sediment is transported by the end of the day. It is unclear if dewatering is needed during the construction of the proposed project.

- Provide a note for the minimizing of sediment transport onto paved surfaces and the cleaning of sediment (mud) by runoff or vehicle tracking onto the paved surface by the end of the day.
- Provide statement whether dewatering will be required for the construction of the proposed project. If yes, provide well-field location, rates, discharge location, schedule and quantities.

**Maintenance:** It is unknown who will be responsible for the inspection and maintenance of stormwater facilities. A maintenance agreement has not been executed. The applicant has not submitted a Maintenance Plan for each Stormwater Treatment Practice.

7. Provide an O&M Agreement that meets District requirements.

**RECOMMENDATION:** Table with 7 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 additional information on proposed catchment 10S inflow calculations or model 10S as a catchment and not as a link.

4. Provide updated OCS details or HydroCAD model.

5. Provide soil amendment location or adjust HydroCAD model to reflect compacted soils.

6. Update erosion control plan with the following:
   a. Soil stockpiles will be fitted with sediment-trapping measures to prevent soil loss.
   b. Provide a note for the minimizing of sediment transport onto paved surfaces and the cleaning of sediment (mud) by runoff or vehicle tracking onto the paved surface by the end of the day.
   c. Provide statement whether dewatering will be required for the construction of the proposed project. If yes, provide well-field location, rates, discharge location, schedule and quantities.

7. Provide an O&M Agreement that meets District requirements.