## COON CREEK WATERSHED DISTRICT
### PERMIT REVIEW

**MEETING DATE:** December 9, 2013  
**AGENDA NUMBER:** 21  
**FILE NUMBER:** 13-139  
**ITEM:** Amen Corner Pond Stabilization

**RECOMMENDATION:** Approve with 3 Stipulations

**APPLICANT:** Amen Corner Townhome Assoc. Inc.

**PURPOSE:** Clean out Erosion and stabilize some areas that have washed into the pond; stabilize inlet areas, install fabric and rip rap rock in designated areas.

**LOCATION:** 11047 Amen Ct NE, Blaine MN
APPLICABILITY:
1. Any work in or adjacent to wetlands, lakes or water courses.
2. High infiltration soils.
3. Highly erodible soils

EXHIBITS:
1. Permit Application and plans dated November 27, 2013; received November 27, 2013

HISTORY & CONSIDERATIONS:
Amen Corner Townhomes Association, Inc. is an association for a multiunit, residential development consisting of 55 townhomes adjacent to Deacons Walk Golf Course. The property contains storm water retention ponds in the common areas.

In April 2012, a lawsuit began alleging erosion problems with one of the storm water retention ponds.

Guy Engineering as an expert to evaluate the alleged issues with the pond was hired. Guy Engineering noted that the drainage pond sustained sloughing or slide toward the pond occurring in the spring of 2011. In Guy’s opinion the cause of the sloughing of the embankment relates to the saturation of soils caused by an extremely wet period of weather and also heavy landscape watering. It is Guy Engineering’s opinion that the drainage pond was constructed in conformance with the drawings and that the erosion is due to the actions of the Plaintiff. Guy Engineering’s suggested repair includes installation of reinforced earth in the area along the west side of the slope or by rip rapping the slope. In Guy’s opinion, it is unnecessary to construct retaining walls to make the repair. Future landscape watering should be controlled in a reasonable manner to prevent future soil saturation.

The applicant is proposing a settlement that will involve the work referenced in the attached application materials submitted by Rhino Bobcat.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. Project drains to Ditch 41-3.

Floodplain: There is no floodplain on the property according to the District model and FEMA. The project does not propose to place fill within the floodplain. The total floodplain impact is 0 acre-ft. Compensatory storage is not needed.

Groundwater: The site does not 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.

Maintenance: The proposed project does include ditch maintenance easement, utility line crossings, or access to ponding areas.

Soils & Erosion Control: Soils affected by the proposal are Isanti fine sandy loam, Lino loamy fine sand, and Zimmerman fine sand. Stabilizing vegetation is proposed for disturbed areas. Adjacent properties are protected from sediment deposition. Project site is not greater than 1 acre, an NPDES permit is not required.

Stormwater & Hydraulics: Stormwater leaving the site is discharged into a well-defined receiving channel or pipe and routed to a public drainage system. Drainage sensitive uses exist downstream from the proposed site. There is concern that stormwater from the Amen Corner pond draining to the Blaine TPC may subsequently affect rates and volumes associated with the Blaine TPC.

Water Quality: Project does not include new impervious drainage areas greater than 1 acre.

Wetlands: There are no proposed wetland impacts.

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.

Performance Escrow: $1,500 + (.44 acres x $500/acre) = $2,220

RECOMMENDATION: Approve

Stipulations:
1. Receipt of escrows.
2. It is recommended that as much vegetation as possible be left in place to filter out any pollutants.
3. It is recommended that downspouts be redirected away from the slope of the pond to allow for the water to slow down and filter prior to discharging into the pond.