COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: August 13, 2018
AGENDA NUMBER: 21
FILE NUMBER: 18-107
ITEM: Meadow Place

RECOMMENDATION: Approve with 2 Stipulations

APPLICANT: Accent Homes, Inc  
Attn: Bud Dropps  
13739 Lincoln Street NE  
Ham Lake, MN 55304

PURPOSE: 40 Lots on 11.5 Acres

LOCATION: NW of Ulysses St and 113th Ave 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 waters that have been, or may be covered by the regional flood.

EXHIBITS:
1. Construction Plan set (8 sheets); by Carlson McCain, dated 5/11/18, received 5/30/18.
3. SWPPP; by Carlson McCain, dated 6/8/18, received 8/1/18.
6. Rare Plant Survey Memo by Midwest Natural Resources, dated 6/23/18, received 7/2/2018.

**PREVIOUS ACTION TAKEN:** This application was taken to the July 9, 2018 Board Meeting with 4 stipulations. The stipulations were:

1. Receipt of escrows.
2. Provide updated erosion control plan that addresses the following issues:
   a. Stabilizing vegetation is not proposed for disturbed areas within seven (7) days of rough grading.
   b. Soil stockpiles have not been proposed to be fitted with sediment-trapping measures to prevent soil loss.
   c. Construction schedules detailing when sediment trapping measures will occur; stabilization of earthen structures and the general timing of construction phases have not been provided.
   d. Stormwater runoff does not pass through a sediment basin or other sediment trapping BMP with equal or greater storage capacity.
   e. Provisions have not been made to minimize transport of sediment (mud) by runoff or vehicle racking onto the paved surface.
f. Provisions have not been made for cleaning road surfaces where sediment is transported by the end of the day.
g. The erosion and sediment control plan does not provide for the repair and maintenance of all temporary and permanent erosion and sediment control practices.
h. Show that existing and proposed stormwater catch basins and inlets will be protected with appropriate BMPs.

3. 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.

4. TEP concurrence with no wetland determination.

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 and Markey.

- Stabilizing vegetation is proposed for disturbed areas within seven (7) days of rough grading.
- Soil stockpiles have 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 does 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 been made to minimize transport of sediment (mud) by runoff or vehicle raking onto the paved surface.
- Provisions have 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 does require dewatering.

**Floodplain:** There is floodplain on the property according to the District model and FEMA. The District’s floodplain elevation is at 891.8 feet. The project does not propose to place fill within the floodplain. Excavation is proposed in the floodplain. There are no flooding concerns upstream or 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 May 2018 indicates long term groundwater elevation is present at 4 - 14 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 does 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 the City of Blaine. The Stormwater Treatment Practice (STP) consisting of the following:

<table>
<thead>
<tr>
<th>Stormwater Treatment Practices</th>
<th>Number</th>
<th>Inspection &amp; Maintenance Responsibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Basin</td>
<td>1</td>
<td>City of Blaine</td>
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</table>

As a requirement of the City’s MS4 program, the city will inspect and maintain the stormwater facilities.
Easements: The proposed project does not include ditch maintenance easement. A ditch maintenance easement is not required. A maintenance access to all storm water management features is provided.

**Stormwater & Hydrology:** Infiltration is allowed within the project area. It is not practical or feasible to meet infiltration requirements due to high groundwater. The stormwater management system utilizes a wet pond.

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. 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. All on-site constructed storm water conveyance channels are constructed to withstand the expected velocity from a 2-year frequency storm without erosion.

**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. Wetlands have been delineated. The most recent delineation was completed on May 10, 2018. No wetlands were found during the delineation. The wetland boundary has been checked and the TEP concurs with the finding of no wetlands. A Notice of Decision was issued on July 26, 2018.

**Wetland Replacement Plan:** A wetland replacement plan has not been submitted. and is not required

**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:** $7,750.00
**Wetland Escrow:** $ N/A

There are not ditch liens on the property.
ISSUES/CONCERNS:

<table>
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<tr>
<th>ISSUE</th>
<th>NEED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Escrows: $2,000 + (11.5ac * $500/ac = $7,750.00</td>
<td>1. Receipt of escrows.</td>
</tr>
<tr>
<td>Soils &amp; Erosion Control: Dewatering is anticipated during the construction of the proposed project.</td>
<td>2. Provide DNR permit for dewatering prior to commencing construction.</td>
</tr>
</tbody>
</table>

RECOMMENDATION: Approve with 2 Stipulations

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1. Receipt of escrows.
2. Provide DNR permit for dewatering prior to commencing construction.