COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: December 14, 2015
AGENDA NUMBER: 21
FILE NUMBER: 15 - 147
ITEM: Woods at Quail Creek 4th Addition

RECOMMENDATION: Table with 8 Stipulations

APPLICANT: MG Main Street Properties
Attn: Mark Gagnon
12722 Xylite St NE
Blaine MN 55449

PURPOSE: Construction of 23 single family lots.

LOCATION: Xylite St NE and 128th Ave NE, Blaine
APPLICABILITY:
1. Any work within or adjacent to a Public Ditch within the Watershed District.
2. Any work in or adjacent to wetlands, lakes or water courses.
3. One or more cumulative acres of land disturbance.
4. Activities upstream from land that is dependent upon removal of water from the soil profile for their continued use (Drainage Sensitive Uses)
5. High water table, outwash and organic soils.

EXHIBITS:
2. Stormwater Narrative by Landform, dated 11/10/2015, received 11/10/2015.

HISTORY & CONSIDERATIONS: This is the 4th and final phase to the development permitted under (07-022, 13-042).

FINDINGS:
Ditches and Drainage: There is a public ditch on the property. The ditch is County Ditch 54, branch 4 and 8. The ditch has been inspected. There are approximately 20 acres of existing agricultural land affected by these branches. There are no flooding concerns downstream. Alternatives to additional drainage considered and reviewed include storage, retention, wetland conservation. The public ditch was last repaired in 2013. The ditch is not in need of repair.

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 896.8 feet for the east side and 898.3 for the west side. The total floodplain impact is 0 acre-feet, within the floodplain. Compensatory storage is not needed.

Groundwater: Surficial ground water is present at 893.9- 895.9 feet. The site does not include groundwater sensitive areas. Information has been provided to substantiate low floor elevations. Low floor elevations do not meet the criteria for the City of Blaine (2 ft above mottled soil elevation, 2 ft above 100-year) for Block 1, Lot 1.

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 a ditch maintenance easement or utility line crossings. A drainage and utility easement is not provided for the entirety of the storm water basin on the western side of the drainage plan. 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 Isanti and Markey. 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 meeting the volume management requirement equivalent to filtrating 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 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.

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: Wetland do exist on site. The wetland delineation report has been reviewed and approved by the TEP.

<table>
<thead>
<tr>
<th>Wetland</th>
<th>Type of Impact</th>
<th>Size of Impact</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wetland 1</td>
<td>Fill</td>
<td>0.144 ac</td>
<td>Type 3</td>
</tr>
<tr>
<td>Wetland 2</td>
<td>Fill</td>
<td>0.029 ac</td>
<td>Type 3</td>
</tr>
<tr>
<td>Wetland 4 (A)</td>
<td>Fill</td>
<td>0.659 ac</td>
<td>Type 3</td>
</tr>
<tr>
<td>Wetland 4 (B)</td>
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<td>0.279 ac</td>
<td>Type 1</td>
</tr>
<tr>
<td>Wetland 5</td>
<td>Fill</td>
<td>0.062 ac</td>
<td>Type 3</td>
</tr>
<tr>
<td>Ditch</td>
<td>Fill/Culvert</td>
<td>118 linear feet</td>
<td>Type 1</td>
</tr>
<tr>
<td>Wetland 4</td>
<td>Excavate</td>
<td>4.883 ac</td>
<td>Type 1</td>
</tr>
<tr>
<td>Wetland 4</td>
<td>Excavate</td>
<td>0.823 ac</td>
<td></td>
</tr>
</tbody>
</table>

The applicant is proposing Project – Specific Replacement Mitigation as follows:
The wetland impacts have not been reviewed by the TEP. It is scheduled for review on Wednesday, December 16, 2015.

**Wildlife**: The DNR required the applicant to complete a botanical survey of the site as part of the wetland delineation review. A survey was conducted by Jason Husveth, Critical Connections Ecological Services, Inc., throughout the 2015 growing season. The survey concluded that there are no state-listed or otherwise rare vascular plant species detected on the site.

**Performance Escrow**: $14,875.00  
**Wetland Escrow**: $260,795.00

**ISSUES/CONCERNS:**

| Groundwater: Low floor elevations do not meet the criteria for the City of Blaine (2 ft above mottled soil elevation, 2 ft above 100-year) for Block 1, Lots 1. The HWL for the western basin is 899.44’. The low floor elevation for Lot 1, Block 1 is 900.5’. Either need to rise the housing pad or bring the 898 contour closer to the 900 contour to ensure drainage away from the house. | 1. Low floor elevations for Block 1, Lots 1 and 2 need to be raised to at least 901.5’ to meet 2’ HWL separation required by the City of Blaine or bring 898 contour closer to 900 contour as shown in picture to ensure drainage away from Lot 1.

2. Provide outlet details for Eastern and Western Ponds.

Also, provide low floor elevation for house directly south of western basin (Phase II construction) to ensure low floor elevations are being met. | 3. Provide low floor elevation for house directly south of western basin (part of Phase II construction) to ensure low floor separation of 2 |
**Maintenance:** Property owners affected by changes in drainage have not been notified and have not acknowledged the changes proposed.

4. Provide documentation that adjacent property owners have been notified and have accepted changes in drainage.

**Stormwater & Hydraulics:** The applicant is meeting the volume management requirement equivalent to filtrating 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. 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.

5. The applicant must acknowledge that they will conduct a post construction test on the filtration 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.

**Soils & Erosion Control:** Infiltration basins are 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. Show on plan set.

6. After initial grading completely surrounded the proposed filtration basins with erosion control measures to prevent the basin from clogging. Show on plan set.

**Wetlands:** The wetland impacts have not been reviewed and approved by the TEP.

7. TEP approval of the wetland impacts.

**Escrow:** $2,000 + (25.75 ac * $500/ac) = $14,875.00

**Wetland Escrow:** $500 + (7.437 ac * $35,000) = $260,795.00

8. Receipt of escrows.

**RECOMMENDATION:** Table with 8 Stipulations

**Stipulations:**

1. Receipt of escrows: $14,875.00 and wetland escrow: $260,795.00
2. Low floor elevations for Block 1, Lots 1 and 2 need to be raised to at least 901.5’ to meet 2’ HWL separation required by the City of Blaine or bring 898 contour closer to 900 contour as shown in picture to ensure drainage away from Lot 1.
3. Provide low floor elevation for house directly south of western basin (part of Phase II construction) to ensure low floor separation of 2 feet is meet.
4. Provide documentation that adjacent property owners have been notified and have accepted changes in drainage.
5. The applicant must acknowledge that they will conduct a post construction test on the filtration 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.
6. After initial grading completely surrounded the proposed filtration basins with erosion control measures to prevent the basin from clogging. Show on plan set.
7. Show outlet locations for SE and NE wetlands on grading plan.
8. Provide outlet details for Eastern and Western Ponds.