COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: January 12, 2015
AGENDA NUMBER: 24
FILE NUMBER: 14 - 139
ITEM: Wagamon Ranch

RECOMMENDATION: Table with 7 Stipulations

APPLICANT: Wallace and Carolyn Wagamon
13051 Harpers Street NE
Blaine MN 55449


LOCATION: West of Harpers Street Northeast and North of 128th Avenue Northeast Just upstream of the confluence of CD 59-7 and CD 59-4 in Blaine, MN.
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. The lands and water that have been, or may be covered by the regional flood.
5. High water table, outwash and organic soils.
6. High infiltration soils.
7. Highly erodible soils.
8. Excavation or filling or a combination of excavation and filling of sand or other excavation or fill material including the laying, repairing, replacing or enlarging of a culvert or an underground pipe or facility where it crosses a public ditch or waters of the state.
9. Endangered, Threatened or Special concern species, elements of communities.

EXHIBITS:
1. Stormwater Management Plan by Carlson McCain, dated 11-3-14, received 11-5-14
2. Geotechnical Report by Allied Test Drilling Company, dated 6-8-06, received 11-5-14
3. Plan Set by Carlson McCain, dated 10-31-14, received 11-5-14
4. Wetland Permit Application by Kjolhaug Environmental Services, dated 11-18-14, received 11-24-14
5. Revised Stormwater Management Plan by Carlson McCain, dated 12-2-14, received 12-2-14
6. Revised Plan Set by Carlson McCain, dated 12-2-14, received 12-2-14

HISTORY & CONSIDERATIONS:
A wetland delineation was completed back in 2005 for this property and an extension was granted on February 27, 2013.

FINDINGS:
Ditches and Drainage: There is a public ditch on the property. The ditch is County Ditch 59-4. The ditch was inspected in 2012. The trend in land use for this drainage area is toward residential. There are no flooding concerns downstream. Alternatives to additional drainage considered and reviewed include storage and retention. The ditch is not in need of repair.

Floodplain: There is floodplain on the property according to FEMA. The District Atlas 14 model predicts the 100-year elevation for the throughout the project to range from 896.3 to 896.4 on CD 59-4 and 896.3 to 898.2 on CD 59-7. The total floodplain impact is a net gain in floodplain storage by 43.9 acre-feet, within the floodplain. Compensatory storage is provided.

Groundwater: No groundwater report is provided and is not needed. Surficial groundwater is assumed to be present at 891.5 feet near the creek and 894 feet as a maximum.
normal. 895 is used as a maximum high groundwater elevation. The site does 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).

**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 provided for the storm water/infiltration ponds 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 Isanti, Zimmerman, Millerville 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 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 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 not 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:** Wetlands do exist on site according to the NWI, Soil Survey and the 1987 Manual and its regional update. The wetland boundary was reviewed by the TEP and approved.

The applicant is proposing to impact 2.12 acres of wetland within 11 separate wetland areas. The impacts include 0.8051 acres of wetland fill and 1.3152 acres of wetland excavation/conversion.
**Wetland Replacement:** The applicant is proposing replacement of impacted wetlands at a 2:1 ratio through on-site replacement. The replacement onsite will be completed by excavating in upland areas to create wetland, wetland enhancement or partially drained and farmed wetland areas and establishment of native upland buffer adjacent to the created and restored/enhanced wetland areas.

The overall wetland replacement plan will generate 5.9114 acres of replacement credit which is over the required 2:1 ratio amount of 4.2404 acres.

Declaration of Restrictions, Affidavit of Landowner, Consent to Replacement, and Proof of Property Ownership have not been completed for replacement wetland.

Signage is not proposed at the boundary of the replacement area.

A Wetland Construction, Seeding, Maintenance, and Monitoring Plan have been submitted to the District.

The TEP met on January 6, 2015 and has requested the buffer areas be removed from residential lots.

**Wildlife:** The proposed project includes the threatened Blanding’s Turtle (*Emydoidea blandingii*). The applicant is working with the DNR to determine what measures must be taken.

**Performance Escrow:** $48,500.00  
**Wetland Escrow:** $148,900.00

**ISSUES/CONCERNS:**

<p>| Stormwater &amp; Hydraulics: Filtration benches and Infiltration areas need to be sized such that they can drain the water quality volume within 48 hours. Please provide calculations to show that the filtration benches are sized to do that. | 1. Provide calculation showing that the filter benches will drain the water quality volume within 48 hours. |
| Provide acknowledgement that the District will receive as-built drawings for the development upon completion. | 2. Provide acknowledgement that the District will receive as-built drawings for the development upon completion. |
| Wetlands: Declaration of Restrictions, Affidavit of Landowner, Consent to Replacement, and Proof of Property Ownership have not been completed for replacement wetland. | 3. Submit Declaration of Restrictions, Affidavit of Landowner, Consent to Replacement, and Proof of Property Ownership for replacement wetland. |</p>
<table>
<thead>
<tr>
<th>Signage is not proposed at the boundary of the replacement area.</th>
<th>4. Provide plans showing signage at the proposed boundary of the replacement area.</th>
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<tbody>
<tr>
<td>The TEP met on January 6, 2015 and has requested the buffer areas be removed from residential lots.</td>
<td>5. Provide plans showing the buffer areas outside of residential lots.</td>
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<tr>
<td>Escrows: $2,000 + (93 ac *$500/ac) = $48,500.00</td>
<td>6. Receipt of escrows.</td>
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<tr>
<td>Wetland Escrows: $500 + (4.24 ac * $35,000/ac) = $148,900.00</td>
<td>7. Receipt of wetland escrows.</td>
</tr>
</tbody>
</table>

**RECOMMENDATION:** Table with 7 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. Receipt of wetland escrows
3. Provide calculation showing that the filter benches will drain the water quality volume within 48 hours.
4. Provide acknowledgement that the District will receive as-built drawings for the development upon completion.
5. Submit Declaration of Restrictions, Affidavit of Landowner, Consent to Replacement, and Proof of Property Ownership for replacement wetland
6. Provide plans showing signage at the proposed boundary of the replacement area.
7. Provide plans showing the buffer areas outside of residential lots.