COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: February 12, 2018
AGENDA NUMBER: 28
FILE NUMBER: 18-028
ITEM: Springbrook Development – Phase II

RECOMMENDATION: Approve with 2 Stipulations

APPLICANT: Springbrook Land, LLC
c/o Capstone Homes
14015 Sunfish Lake Boulevard
Suite 400
Ramsey, MN 55303

PURPOSE: Single Family Housing Development, 29 lots

LOCATION: West of Harpers Street NE and North of 128th Ave NE, 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. Endangered, Threatened or Special concern species, elements of communities.
EXHIBITS:
1. Stormwater Management Plan by Loucks; dated 1/30/18, received 1/31/18
2. Construction Plan set by Loucks; dated 1/30/18, received 1/31/18

PREVIOUS ACTION TAKEN: This is a new application for Phase II. Phase I was permitted under 17-018.

FINDINGS:
Pre-application Meeting: The project as submitted has received a general review during a pre-application meeting.

Ditches: There is a public ditch on the property. The public ditch is County Ditch 59-4 according to the public drainage map. The approved elevations through this property are 891.6 ft MSL at the downstream end and 891.8 ft MSL at the upstream end. Existing elevations of the ditch are 892.8 ft MSL downstream and 893.2 ft MSL upstream and represent a 1.2-1.4 ft variance. The ditch is a 2nd order stream. The ditch serves the primary role of agricultural drainage and storm water conveyance. The ditch serves less than 10 acres of agricultural land. Land use in the area is toward residential and agricultural. There are no flooding concerns upstream and/or downstream. The ditch has been inspected. Existing elevations, slopes and condition of ditch are good. The ditch is not in need of repair. Alternatives to repair and additional drainage have been considered and reviewed.

Ditch Hydraulics: A crossing of the ditch is not proposed.
**Erosion and Sediment Control:** Soils affected by the proposal are Isanti, Millerville, Markey and Zimmerman.

- 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 racking 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 groundwater does exist on site. The project does require dewatering.

**Floodplain:** There is floodplain on the property according to the District model and FEMA. The floodplain is 897.4 feet on the south side and 895.9 feet on the north side. The project does not propose to place fill within the floodplain. There are no flooding concerns upstream and/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 for Phase II.

**Groundwater:** Geotechnical information collected in November 2014 indicates long term groundwater elevation is present at 5.4-13.7 feet below the surface.

The site is not within a Municipal Drinking Water Supply Area (DWSMA).
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 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.

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 City of Blaine. The Stormwater Treatment Practices (STPs) consisting of the following:

<table>
<thead>
<tr>
<th>Stormwater Treatment Practices</th>
<th>Number</th>
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<tr>
<td>Basins</td>
<td>4</td>
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As a requirement of the City’s MS4 program, the city will inspect and maintain the stormwater facilities.

Easements: The proposed project does include ditch maintenance easement. A ditch maintenance easement is required. 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 to the maximum extent practicable. The stormwater management system utilizes wet detention and filtration. 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 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 and drains to an Impaired Water.

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

**Wetlands:** Wetland 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 in 2014. The wetland boundary has been checked. The wetland is not a DNR protected water. The total proposed wetland impact is 685 square feet. The impact is through fill in 1 location as shown below:

![Figure 4 - Proposed Plan and Wetland Impacts]

TEP members have been notified with a complete plan and have submitted comments.

The project is not wetland dependent. The project is not exempt. The applicant has contacted the DNR area hydrologist and the Corps of Engineers.
On-site sequencing does apply. The applicant has significantly reduced the size of wetland impacts by altering the configuration of the road and surrounding houses. The initial proposed wetland impact was 48,080 ft. Currently impacts are due to city road standards.

**Wetland Replacement Plan:** A wetland replacement plan has been submitted and approved by the TEP. Replacement is proposed to be through purchase of wetland credits at a ratio of 2:1.

**Wildlife:** The proposed project does include endangered or threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas or wildlife travel corridors. The endangered or threatened species, rare natural community is the Blanding’s Turtle.

**Performance Escrow:** $3750.00

**Wetland Escrow:** $ N/A

There are not ditch liens on the property.

**ISSUES/CONCERNS:**

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<th>ISSUE</th>
<th>NEED</th>
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<tr>
<td>Escrows: $2,000 + (3.5 ac * $500/ac) = $3750.00</td>
<td>1. Receipt of escrows.</td>
</tr>
<tr>
<td>Wetland: Wetland impacts proposed.</td>
<td>2. Provide proof of wetland credit purchase.</td>
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</tbody>
</table>

**RECOMMENDATION:** Approve with 2 Stipulations:

**Stipulations:**
1. Receipt of escrows.
2. Provide proof of wetland credit purchase.