COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: January 25, 2016
AGENDA NUMBER: 6
FILE NUMBER: 15 - 128
ITEM: Hidden Acres

RECOMMENDATION: Approve with 1 Stipulation

APPLICANT: Cardinal Land Company
14015 Sunfish Lake Blvd NW, Suite 400
Ramsey MN 55303

PURPOSE: Development of 29 single family homes

LOCATION: North and West of the intersection of 113th Ave. NE and Ulysses St NE 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. Highly erodible soils

EXHIBITS:
1. Plan set by Carlson McCain; dated 11/24/2015; received 11/25/2015
3. Wetland Delineation Report, Kjolhaug; dated 9/16/15, received 9/23/15
4. Wetland Permit Application, Kjolhaug; dated 11/25/15, received 11/25/15
5. Plan set by Carlson McCain; dated 11/24/2015; received 11/25/2015
6. Stormwater Management Plan by Carlson McCain; dated 12/30/2015, received 12/30/2015
7. SWPPP by Carlson McCain; dated 12/30/2015, received 12/30/2015.
HISTORY & CONSIDERATIONS: This project was tabled by the CCWD Board on December 14, 2015 with the following stipulations:

1. Receipt of escrows: $6,915.00
2. Provide a geotechnical report that shows depth to groundwater for the sizing and placement of infiltration practices as well as setting of low floors.
3. Consider not including the infiltration basin currently proposed, and incorporating a filter bench or filter area with a modified outlet structure on the proposed pond.
4. Provide a SWPPP document.
5. Provide statement on erosion control plan that stabilizing vegetation will be provided within 14 days of rough grading.
6. Wetland impacts need to be approved by the TEP.

FINDINGS:

Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to County Ditch 41. The trend in land use for this drainage area is toward open space. There are no flooding concerns downstream. Alternatives to additional drainage considered and reviewed include storage and retention.

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 894.8 feet. The total floodplain impact is 0 acre-feet, within the floodplain. Compensatory storage is not needed.

Groundwater: Groundwater information was provided. The site does not include groundwater sensitive areas. Information has been provided to substantiate low floor elevations. Low floor elevations 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 not 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 and Markey. Stabilizing vegetation is proposed for disturbed areas within two weeks of rough grading; however it needs to be on the erosion control sheet. Adjacent properties are protected from sediment deposition. All wetlands, waterbodies, ponds, infiltration basins and water
conveyance systems are protected from erosion and sedimentation. Project site is greater than 1 acre; a NPDES permit is required.

**Stormwater & Hydraulics:** The applicant is 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 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. The wetland delineation report has been reviewed and approved by the TEP.

The applicant is proposing to impact 3 wetlands. Two wetlands are proposed to be filled and one excavated. The impacts are as follows:

<table>
<thead>
<tr>
<th>Wetland</th>
<th>Size of Impact</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wetland 1</td>
<td>0.52 ac (fill)</td>
<td>Type 1</td>
</tr>
<tr>
<td>Wetland 2</td>
<td>0.02 ac (fill)</td>
<td>Type 1</td>
</tr>
<tr>
<td>Wetland 3</td>
<td>0.015 ac (excavate)</td>
<td>Type 1</td>
</tr>
</tbody>
</table>

The applicant has provided alternatives to the wetland impacts and explanations as to why the alternatives are not feasible.

The applicant is proposing to purchase 0.175 acres of wetland credits from the Bob Engstrom Wetland Bank.

The wetland impacts have been reviewed and approved by the TEP.

**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:** $6,915.00

**ISSUES/CONCERNS:**

| Escrow: $2,000 + (9.83 ac * $500/ac) = $6,915.00 | 1. Receipt of escrows. |
RECOMMENDATION: Approve with 1 Stipulation

Stipulations:
1. Receipt of escrows: $6,915.00