COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: June 24, 2013
AGENDA NUMBER: 8
FILE NUMBER: 13 - 043
ITEM: Water’s Edge at Club West

RECOMMENDATION: Approve with 2 Stipulations

APPLICANT: Jon Blattman, Waters Edge LLC
4247 117th Ave NE Blaine, MN

PURPOSE: Re-plat of the property from multifamily into 14 single family homes

LOCATION: Near intersection of Club West Parkway and 111th Ave.
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 water that have been, or may be covered by the regional flood.
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.
6. High infiltration soils.
7. Highly erodible soils

EXHIBITS:
1. Plan set (6 sheets). Dated 4/25/13, received 5/7/13
2. Preliminary plat. Dated 4/12/13, received 5/7/13

HISTORY & CONSIDERATIONS: This project is a re-development of an existing site in the Club West development. It was originally platted for multifamily residential as part of the Club West 15th Addition.

FINDINGS:
Ditches and Drainage: There is a public ditch on the property. The ditch is County Ditch 41. The ditch has been inspected. The project site is tributary to County Ditch 41. The trend in land use for this drainage area is toward residential. There are flooding concerns downstream. Alternatives to additional drainage considered and reviewed include storage, infiltration, and retention. The ditch is not in need of repair.

Floodplain: There is floodplain on the property according to FEMA with a base flood elevation of 893. The District model predicts the 100-year elevation for the subwatershed at 893.3 feet. The lowest site elevation is 894.0. The total floodplain impact is 0 acre-feet, within the flood/fringeway. Compensatory storage is not needed.

Groundwater: No geotechnical report was provided.

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 not provided for the storm water/infiltration ponds/rain gardens shown on the drainage plan. The owner has acknowledged that they will enter into an Operations and Maintenance agreement with the CCWD. There are no property owners affected due to change in drainage.
Soils & Erosion Control: Soils affected by the proposal are Iw Isanti, and Rf Rifle. 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 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 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.

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. No substantial adverse alteration or significant detrimental impact on a species food supply, security or reproductive cycle or the alteration or removal of a plant species will occur.

Wetlands: Wetlands do not exist on-site according to the NWI or Soil Survey. The site was mass graded as a part of the Club West project. There are no jurisdictional wetlands on site.

There are no proposed wetland impacts.

ISSUES/CONCERNS

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<tr>
<th>Escrows: Escrows have not been paid</th>
<th>Performance Escrow: $1500 + (3 acre *200/acre) = $2,100.00</th>
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<tr>
<td>Maintenance: A drainage and utility easement is not provided for the storm water/infiltration ponds/rain gardens shown on the drainage plan. The owner has acknowledged that they will enter into an Operations and Maintenance agreement with the CCWD.</td>
<td>The applicant must provide a fully executed and recorded O&amp;M agreement to the CCWD prior to issuance of a permit.</td>
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CONCLUSIONS: This project does meet District standards. Performance Escrows must be submitted prior to issuance of a Permit.

RECOMMENDATION: Approve with 2 Stipulations

Stipulations:
1. Receipt of Escrows.
2. The applicant must provide a fully executed and recorded O&M agreement to the CCWD prior to issuance of a permit.