

Valley Branch Watershed District Permit Review Memorandum

Subject: Easton Village, Permit 2015-05
Applicant & Owner: Tom Wolter, Easton Village, LLC
Authorized Agent/Engineer: Todd A. Erickson, PE, Erickson Civil Site
Date: February 20, 2015
Barr Project No.: 23/82-0020.00 2200 347

Location: South of railroad, west of Manning Avenue, north of 30th Street North, Lake Elmo

Section/Township/Range: Southeast quarter of Section 13, Township 29 North, Range 21 West

Project Purpose: Overall, the project will subdivide 98 acres into 218 single-family residential lots, approximately 0.2 acres in size. Work will include construction of roads, sidewalks, trails, sanitary sewer, water, and stormwater management facilities, including one large infiltration basin and one small infiltration basin; 20.1 acres of new impervious surfaces are proposed.

In Phase 1, 71 single-family homes and associated infrastructure are proposed along the south side of the site. The small wet pond and infiltration basin at the southwest corner and a majority of the large wet pond and all of the large infiltration basin on the east side will be constructed.

A trunk sewer line from Reid Park to the railroad will be constructed along the west side of the site.

Background:

The Managers approved permit 2014-02 on August 14, 2014, for this project. Since then, the developer's engineer has made several revisions, but the overall project remains very similar. While the Managers might not need to re-issue a permit for the subdivision, the project now includes the trunk sewer from Reid Park to the railroad. Because of the revisions and because VBWD permits are invalid if work does not begin within one year of issuance, I suggest that the Managers review the project again and consider issuing a new permit.

Select plan sheets of the overall plans, Phase 1 plans, and trunk sewer plans are attached and have been reviewed for conformance to the VBWD rules and regulations.

Conformance Summary:

Issue		Conforms to VBWD & WCA Rules?	Comments
Stormwater Management	Rate	Yes	
	Volume	See Comments	See Suggested Site-Specific Conditions 2 and 3.
	Quality		
	Maintenance Agreement	No	See Suggested Site-Specific Condition 4.
	Easement	Yes	See Standard Conditions 9 and 11.
Erosion Control Plan		See comment	See Standard Conditions 4-8.

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Issue		Conforms to VBWD & WCA Rules?	Comments
Wetland Management & Buffers	Delineation	NA	
	MNRAM Evaluation	NA	
	Classification	NA	
	Filling/Sequencing	NA	
	Excavating	NA	
	Buffers	NA	
	Hydrology	NA	
	Replacement Plan	NA	
	Banking Plan	NA	
Floodplain Management	100-Year Flood Level	Yes	
	Minimum Floor Elevations		
	Filling within Floodplain	NA	
	Easement	Yes	See Standard Conditions 9 and 10.
Permit Fee		Yes	\$15,728 submitted in June 2014.
Surety		See comment	See Suggested Site-Specific Condition 6. The surety is estimated at \$200,000.

Note: This review is based on these plan sheets:

- Erickson Civil Easton Village Phase 1 Trunk Utility Plan:
 - Plan Sheets C1, C4, and C5 dated 01/07/2015
 - Plan Sheets C2, C3, and C6 dated 02/20/2015
- Erickson Civil Easton Village Phase 1-Grading and Erosion Control Plans, Sheets C1-C13 dated 02/20/2015
- Erickson Civil Easton Village Preliminary Plat Grading Plan dated 02/18/2015

Suggested Site-Specific Conditions:

1. No construction shall start until all permit conditions are met. If the Valley Branch Watershed District Board is not satisfied that the conditions are met, the permit will be revoked.
2. Details of the connection from the proposed large wet pond to the proposed infiltration basin shall be provided and approved prior to construction.
3. The infiltration material specification shall be in conformance to MnDOT Specification 3877.1G, or an equivalent specification approved by the VBWD.
4. This permit is not valid until a maintenance agreement in the general format of Appendix B of the VBWD Rules is submitted to and approved by the VBWD Attorney.
5. The permit holder must obtain permission for any work outside of his property.
6. Prior to construction, the required surety shall be submitted.

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Applicable Standard Conditions:

1. This permit is not transferable.
2. This permit is subject to obtaining all other permits required by governmental agencies having jurisdiction (including a NPDES permit).
3. The VBWD Engineer and Inspector shall be notified at least three days prior to commencement of work.
4. Erosion controls shall be installed prior to the commencement of grading operations and must be maintained throughout the construction period until turf is established. Additional erosion controls may be required, as directed by the VBWD Inspector or VBWD Engineer.
5. The following additional erosion controls shall be implemented on the site:
 - a. All proposed slopes three-feet horizontal to one-foot vertical (3H:1V) should be covered with erosion-control blanket.
 - b. Silt fence should follow existing contours as closely as feasible to limit the potential for gully erosion along the edges.
 - c. Any sediment that collects in storm sewers, ponds, or other water management features shall be removed.
 - d. Street sweeping shall be performed if sediment collects on streets.
 - e. If erosion occurs at the outlets of the storm sewer pipes, the applicant will be responsible for correcting the problem to the satisfaction of the VBWD.
6. To prevent soil compaction, the proposed infiltration area shall be staked off and marked during construction to prevent heavy equipment and traffic from traveling over it. If the infiltration facility is in place during construction activities, sediment and runoff shall be kept away from the facility, using practices such as diversion berms and vegetation around the facility's perimeter. The infiltration facility shall not be excavated to final grade until the contributing drainage area has been constructed and fully stabilized. The final phase of excavation shall remove all accumulated sediment and be done by light, tracked equipment to avoid compaction of the basin floor. To provide a well-aerated, highly porous surface, the soils of the basin floor shall be loosened to a depth of at least 24 inches to a maximum compaction of 85% standard proctor density prior to planting.
7. All disturbed areas shall be vegetated within 14 days of final grading.
8. The applicant is responsible for removal of all temporary erosion-control measures, including silt fence, upon establishment of permanent vegetation at the project site as determined by the VBWD Engineer and/or Inspector.
9. Valley Branch Watershed District shall be granted drainage easements which cover: (a) land adjacent to stormwater management facilities, wetlands, and lowlands up to their 100-year flood elevations and (b) all ditches, storm sewers, and maintenance accesses to the stormwater management facilities.
10. The minimum floor elevations for all buildable lots in the development shall be recorded in a Declaration of Covenants and Restrictions or on the final plat.
11. The required drainage easements and access easements shall be recorded with the Washington County Recorder's Office.

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12. Return or allowed expiration of any remaining surety and permit closeout is dependent on the permit holder providing proof that all required documents have been recorded (including but not limited to easements) and providing as-built drawings that show that the project was constructed as approved by the Managers and in conformance with the VBWD rules and regulations.