COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: July 9, 2012
AGENDA NUMBER: 9
FILE NUMBER: 12 - 049
ITEM: Lakes of Radisson 52nd Addition

RECOMMENDATION: Approve with 1 Stipulation

APPLICANT: Carlson McCain
Contact: Joe Radach, P.E.

PURPOSE: Single family lot development

LOCATION: North of Lakes Parkway, west of North Lake Blvd and south of 123rd Ln NE
**APPLICABILITY:**
1. Any work in or adjacent to wetlands, lakes or water courses.
2. One or more cumulative acres of land disturbance.

**EXHIBITS:**
1. Construction Plans (5 sheets) by Carlson McCain dated 6-8-12, received 6-13-12.
2. Stormwater runoff calculations (HydroCAD report) with project summary letter by Carlson McCain dated 6-8-12, received 6-13-12.

**HISTORY & CONSIDERATIONS:** This subdivision was previously approved and permitted as a part of the Lakes of Radisson Development. The previous approvals and permits have expired. This subdivision is being re-platted to single family residential.

**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 residential. There are no flooding concerns downstream. Alternatives to additional drainage considered and reviewed include storage and retention.

**Floodplain:** There is Zone X floodplain on the property according to FEMA. The District model predicts the 100-year elevation for the subwatershed at 894.2 feet. The total floodplain impact is zero acre-feet, within the flood/fringeway. Compensatory storage is not needed.

**Groundwater:** Surficial ground water is present at an unknown elevation. The site does include groundwater sensitive areas. 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 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, Rifle 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 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 the greatest extent practical. 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.

**Wildlife:** The proposed project does not include endangered & threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas, 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, Soil Survey. Staff has visited the site.

The Project proposes no wetland impacts.

**Escrows:** Escrows have not been paid.

**Performance Escrow:** $1500 + (10 acre *200/acre) = $3,500.00

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<td><strong>Escrows:</strong> Escrows have not been paid.</td>
<td><strong>Performance Escrow:</strong> $1500 + (10 acre *200/acre) = $3,500.00</td>
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**CONCLUSIONS:** This project does meet District standards. Performance Escrows items must be submitted prior to issuance of a permit.

**RECOMMENDATION:** Approve with 1 Stipulation

**Stipulations:**
1. Receipt of escrows.