COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: January 14, 2013
AGENDA NUMBER: 14
FILE NUMBER: 12-094
ITEM: Shadow Ponds Re-Plat

RECOMMENDATION: Approve with 1 Stipulations

APPLICANT: Plowe Engineering for
Newco Finance, Inc.
2121 Cliff Drive, Suite 115
Egan, MN

PURPOSE: Development of approximately 5.1 acres for medium-density residential use.

LOCATION: 11901 Radisson Road, adjacent to the Lakes of Radisson 2nd Addition in Blaine, MN.
APPLICABILITY:
Any activity involving drainage, filling or alteration of wetlands (1.09)
Development of land not authorized by the municipal drainage plan (1.04)
Construction of 1 acre or greater of impervious surface

EXHIBITS:
1. Impervious Comparison, by E.G. Rud and Sons Inc., dated 11/13/12, recd. 11/14/12
2. Preliminary Plat, by E.G. Rud and Sons Inc., dated 10/31/12, recd. 11/14/2012
3. Existing Conditions Removal Plan, by Plowe Engineering, Inc., dated 10/31/12, recd. 11/14/12
4. Grading Drainage and Erosion Plan, by Plowe Engineering, Inc., dated 10/31/12, recd. 11/14/12
5. Utility Plan, dated 10/31/12, by Plowe Engineering, Inc., recd. 11/14/12
6. Construction Notes and Details, by Plowe Engineering, Inc., dated 10/31/12, recd. 11/14/12
7. Letter addressing less impervious surface, 12-3-12 by Plowe Engineering, Inc.

HISTORY & CONSIDERATIONS: This project was approved and permitted in 2006 under permit application number 06-003. Mass grading, Street and utility installation was completed under the previously issued permit. The site is under new ownership and the applicant is applying with the City of Blaine to re-plat the property to single family residential instead of the previously approved multi-family residential. The associated decrease in impervious surface is from 75,651 square feet to 53,415 square feet.

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, and commercial. There are no flooding concerns downstream.

Floodplain: There is no floodplain on the property according to FEMA. The District model predicts the 100-year elevation for the subwatershed at 892.8 feet. Compensatory storage is not needed.

Groundwater: The elevation of surficial ground water is not known. The site does 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. Property owners affected by changes in drainage have been notified
and acknowledge the changes proposed. City of Blaine Staff have indicated that the project was requested to utilized ponding on the neighboring property.

**Soils & Erosion Control:** Soils affected by the proposal are Isanti, Lino and Markey. Stabilizing vegetation is proposed for disturbed areas within two weeks of rough grading. Adjacent properties are not protected from sediment deposition. All work adjacent to wetlands, waterbodies and water conveyance systems are protected from erosion. Project site is greater than 1 acre; a NPDES permit is required.

**Stormwater & Hydraulics:** The applicant is meeting the 1 inch volume reduction requirement to the maximum extent practicable. 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 down stream from the proposed site. The rate of post development runoff from the site does not exceed predevelopment rates.

**Water Quality:** Project does include impervious drainage areas greater than 1 acre. Pond 410 has been designed for this site; 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 & 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:** Wetland exists on-site according to the 1987 Federal manual, NWI, and Soils Survey. Wetlands have been delineated. The wetland boundary has been checked.

A wetland de minimus exemption was issued in 2006 for 4055 square feet of fill associated with this project.

Those wetlands were filled when the streets, utilities and mass grading was completed.

No additional wetland impacts are proposed.

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

**Performance Escrow:** $1500 + (5 acre *200/acre) = $2,500.00

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<td>Escrows: Escrows have not been paid.</td>
<td>Performance Escrow; $1500 + (5 acre *200/acre) = $2,500.00</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 1 Stipulations

Stipulations:
1. Receipt of escrows.