COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: July 14, 2014
AGENDA NUMBER: 15
FILE NUMBER: 14 - 086
ITEM: The Lakes of Radisson – 59th Addition

RECOMMENDATION: Table with 3 Stipulations

APPLICANT: Carlson-McCain
Attn: Brian Krystofiak
248 Apollo Drive, Suite 100
Lino Lakes, MN 55014

PURPOSE: The Lakes of Radisson – 59th Addition

LOCATION: 123000-12334 Cloud Drive NE Blaine, MN 55449
APPLICABILITY:
1. Any work within or adjacent to a Public Ditch within the Watershed District.
2. One or more cumulative acres of land disturbance.
3. High water table, outwash and organic soils.
4. High infiltration soils.
5. Highly erodible soils

EXHIBITS:
1. Plat, grading, erosion control, utility, and removal plans from Carlson McCain, dated 6-27-14, received 6-30-14.
2. Stormwater Management Plan from Carlson McCain dated 5-12-14, received 6-30-14.
3. Stormwater Pollution Prevention Plan from Carlson McCain dated 6-27-14, received 6-30-14.
4. Geotechnical Exploration Report from Haugo Geotechnical Services, dated 6-5-14, received 6-30-14.

HISTORY & CONSIDERATIONS:
The area for the proposed development is in the Lakes subdivision. The Lakes was approved by the CCWD in 2004 for mass grading. The original Lakes model for the subwatershed has a Curve Number of 87.4.

FINDINGS:
Ditches and Drainage: There is a public ditch on the property. The ditch is County Ditch 41-7, part of the Ditch 41 system. The trend in land use for this drainage area is toward residential. There are no flooding concerns downstream.

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

Groundwater: Surficial ground water is present between 2-5 feet. 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) as no floor elevation is below 897.5.

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 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 Lino, Isanti, Markey, Rifle and Zimmerman. Stabilizing vegetation is proposed for disturbed areas within two weeks of rough grading. Adjacent properties are not protected from sediment deposition. All wetlands, water bodies, ponds, infiltration basins and water conveyance systems are not protected from erosion and sedimentation. Project site is greater than 1 acre; an NPDES permit is required.

**Stormwater & Hydraulics:** The applicant is not meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation. The applicant is proposing to meet the volume management rule through a proposed infiltration credit acquired from the Lakes of Radisson irrigation volume use. However, the applicant needs to show that on-site volume abstraction isn’t possible before an irrigation credit can be used. The site will consist of 3.3 acres of impervious surface and will need infiltration credits to account for 0.275 ac-feet of runoff. However, through re-use, the site will need to capture 85% of the yearly rainfall (30") from the impervious area, or acquire infiltration credits equal to 7.01 ac-feet of runoff. 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. Additionally, the post development runoff volumes are lower than existing due to the construction of the large stormwater pond.

**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 not exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey.

**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:** $9,000

**ISSUES/CONCERNS:**

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<tr>
<th>Stormwater &amp; Hydraulics</th>
<th>1. Provide documentation why on-site infiltration can’t be met and an irrigation credit is the only</th>
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from the first inch of precipitation. The applicant proposes to meet the volume management requirement through the use of infiltration credits from the Lakes of Radisson Irrigation Infiltration Bank.

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<th>Soils &amp; Erosion Control: Infiltration basins are not protected from erosion and sedimentation during construction. After initial grading the District requires that infiltration basins be completely surrounded by erosion control measures to prevent the basin from clogging.</th>
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<td>Escrows: $2,000 + (14 ac * $500/ac) = $9,000</td>
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**RECOMMENDATION:** Table with 3 Stipulations

**Stipulations:**
1. Receipt of escrows.
2. Provide documentation why on-site infiltration can’t be met and an irrigation credit is the only alternative.
3. After initial grading completely surrounded the proposed infiltration basins with erosion control measures to prevent the basin from clogging.