COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: June 27, 2016
AGENDA NUMBER: 16
FILE NUMBER: 16-059
ITEM: The Lakes of Radisson 62nd Addition

RECOMMENDATION: Approve with 2 Stipulations

APPLICANT: Price Custom Homes
11090 183rd Circle NW, Suite C
Elk River, MN 55330

PURPOSE: New Residential Subdivision

LOCATION: NW Quadrant of Harpers Street and Lakes Parkway in Blaine, Minnesota
APPLICABILITY:
1) Development of land not authorized by the municipal drainage plan (1.04)
2) Construction, removal or abandonment of a water impoundment (1.16 Sub 1)
3) Construction of 1 acre or greater of impervious surface

EXHIBITS:
1) Construction Plan Set by Carlson McCain; dated 6/15/16; received 6/15/16.
2) Infiltration Basin Calculations by Carlson McCain; dated 6/15/16; received 6/15/16.
3) Soil Borings and Peat Depths by STS Consultants; dated 9/01, received 6/15/16.

HISTORY & CONSIDERATIONS:
The Lakes development was originally issued a Grading and Development Permit from the District in 2004. The site was graded but not platted and was to consist of commercial use. No infiltration practices were proposed.

Since the original permitting the District has adopted infiltration requirements. Furthermore, the site has now been platted for single family lots as the Lakes of Radisson 62nd Addition reducing the impervious area from the originally approved plan.

The site is surrounded by developed areas. The proposed drainage is being routed to two existing stormwater ponds to the west and northeast of the site. Three infiltration basins are proposed to infiltrate the volume produced by the 1 inch event over the entire watersheds impervious surfaces.
The application was initially submitted on April 12, 2016. The application was tabled at the April 25, 2016 meeting with the following 4 stipulations:

1. Receipt of escrows.
2. Applicant shall acknowledge that they will complete a post construction test on the infiltration basins by filling the basin with 6 inches of water and recording the time it takes for the water to infiltrate. The applicant shall notify Coon Creek Watershed District prior to performing the test so the District can witness and record the results of the test.
3. Applicant shall submit a geotechnical report for the site showing the site is suitable for infiltration.
4. Provide statement whether dewatering will be required for the construction of the proposed project. If yes, provide well-field location, rates, discharge location, schedule and quantities.

**FINDINGS:**

**Ditches:** There is not a public ditch on the property.

**Erosion and Sediment Control:** Soil affected by the proposal Rifle. Stabilizing vegetation is proposed for disturbed areas within seven (7) days of rough grading. Adjacent properties and stormwater ponds are protected from sediment deposition. Project site is greater than 1 acre, a NPDES permit is not required.

**Floodplain:** There is no floodplain on the property according to the District model and FEMA.

**Groundwater:** Geotechnical information was collected in September 2001 before the Lakes development was graded. The long term groundwater elevation is present at approximately 4 feet below the surface (892’ NGVD)

The site is not within a Drinking Water Supply Management Area (DWSMA). The project site is not within the Emergency Response Area.

The proposal does not contain a land use discouraged or prohibited by the Safe Drinking Water Supply Act (SDSA).

The project is not within the 10 Year Well Head Protection Area.

**High Water Flooding:** Information has been provided to substantiate low floor elevations. Low floor elevations do meet the criteria for the City of Blaine; 1 ft above mottled, 2 ft above 100 yr.

**Dewatering:** It is unknown if the project will require dewatering.

**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.

Property owners affected by changes in drainage have not been notified and acknowledge the changes proposed.

Maintenance: The Owner of the Stormwater Management features and treatment practices is City of Blaine. Blaine does agree to maintain the Stormwater Treatment Practices (STPs) consisting of the following:

<table>
<thead>
<tr>
<th>Stormwater Treatment Practices</th>
<th>Number</th>
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</thead>
<tbody>
<tr>
<td>Infiltration Basin</td>
<td>3</td>
</tr>
</tbody>
</table>

The owner has not submitted a Maintenance Plan for each Stormwater Treatment Practice. The Maintenance Plan is not consistent with District Maintenance standards for each STP.

Easements: The proposed project does not include ditch maintenance easement. A maintenance access to all storm water management features is provided.

Inspection and maintenance of stormwater facilities will be the responsibility of City of Blaine. A maintenance agreement has not been executed.

Stormwater & Hydrology: Infiltration is allowed within the project area. The 1-inch infiltration is achieved. The stormwater management system utilizes infiltration basins and regional ponding. 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.

Water Quality: The proposed project does not cause an exceedance of State water quality standards. The project does not contribute to the adverse impact of wetlands through inundation or volume of flow. All discharges into wetlands are pretreated by a sediment basin/water quality pond, and are designed correctly. All work adjacent to wetlands, waterbodies and water conveyance systems are/are not protected from erosion. 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.

Impairments: This project is not within one (1) mile and drains to an Impaired Water.

The project does propose site stabilization within 7 days after construction. The proposed stormwater system does retain at least one inch of runoff from the project site.
There are new impervious surfaces proposed as part of this project.

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

**Wetland Replacement Plan**: A wetland replacement plan has not been submitted and is not required.

**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.

There are not Ground Water Dependent water resources on site.

**Performance Escrow**: $4,200.00

**Wetland Escrow**: $ N/A

There are not ditch liens on the property.

**FINDINGS/ISSUES/CONCERNS:**

<table>
<thead>
<tr>
<th>ISSUE</th>
<th>NEED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Escrows: $2,000 + (4.4 ac * $500/ac) = $4,200.00</td>
<td>1. Receipt of escrows.</td>
</tr>
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<td>Groundwater: It is unclear if dewatering is needed during the construction of the proposed project.</td>
<td>2. Provide statement whether dewatering will be required for the construction of the proposed project. If yes, provide well-field location, rates, discharge location, schedule and quantities.</td>
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**RECOMMENDATION**: Approve with 2 Stipulations

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