COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: January 14, 2013
AGENDA NUMBER: 16
FILE NUMBER: 12 - 101
ITEM: Lakes of Radisson 54th Addition

RECOMMENDATION: Approve with 3 Stipulations

APPLICANT: Joseph Radach, Carlson McCain, Inc.

PURPOSE: Grading and developing application for Lakes of Radisson 54th Addition

LOCATION: Lakes of Radisson in Blaine, MN
APPLICABILITY:
1. One or more cumulative acres of land disturbance.
2. High infiltration soils.
3. Highly erodible soils.

EXHIBITS:
1. Project Narrative letter, from Joseph Radach, dated 12/19/2012, received 12/21/2012
2. Construction plan set: Cover Sheet, from Carlson McCain, dated 12/21/2012, received 12/21/2012
3. Construction plan set: Preliminary site and Utility Plan, from Carlson McCain, dated 12/21/2012, received 12/21/2012
4. Construction plan set: Preliminary Grading and Erosion Control Plan, from Carlson McCain, dated 12/21/2012, received 12/21/2012
5. Construction plan set: Detail Sheet, from Carlson McCain, dated 12/21/2012, received 12/21/2012
6. HydroCAD Model from Carlson McCain, dated 1/4/2013, received 1/4/2013

HISTORY & CONSIDERATIONS:
The lakes development was originally issued a Grading and Development Permit from the District in 2004. The site was graded, planed, but not plated and was to consist of senior living high rise and large parking lots. 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 54th 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 east and west of the site. An infiltration basin is proposed to infiltrate the volume produced by the 1 inch event over the entire watershed impervious surfaces.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project is tributary to County Ditch 41.

Floodplain: There is no floodplain on the property according to FEMA. There are no proposed floodplain impacts.

Groundwater: Surficial groundwater is present at 892.85. Proposed low floors meet the City of Blaine separation requirements.

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.

**Soils & Erosion Control:** Soils affected by the proposal are LnA Lino, Rf Rifle, Ma Marky muck, and ZmB Zimmerman. 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 infiltrating runoff from the first inch of precipitation to the maximum extent practicable. The applicant has acknowledged post construction testing will be required. 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:** Project does include new impervious drainage areas greater than 1 acre. 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:** 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.

\[
\text{Performance Escrow:} \quad \$1500 + (10 \text{ acre} \times 200/\text{acre}) = \$3,500.00
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<th>ISSUES/CONCERNS</th>
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<td>Escrows: Escrows have not been paid.</td>
<td>Performance Escrow: $1500 + (10 acre \times 200/acre) = $3,500.00</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 3 Stipulations

Stipulations:
1. Receipt of escrows.
2. CCWD Staff is to be notified prior to removal of the infiltration drain tile plug should the facility not function appropriately.
3. CCWD Staff recommends some form of emergency overflow device be added or clearly identified for the proposed infiltration practice.