COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: December 9, 2013
AGENDA NUMBER: 17
FILE NUMBER: 13 - 133
ITEM: Lakes of Radisson 58th Addition

RECOMMENDATION: Approve with 3 Stipulations

APPLICANT: Hans Hagen Homes
941 Hillwind Rd NE, Ste 300
Minneapolis MN 55432

PURPOSE: Development of the Lakes of Radisson 58th Addition

LOCATION: South East of Intersection of Lakes Parkway and Harpers Street NE in Blaine, MN
APPLICABILITY:
1. Any work within or adjacent to a Public Ditch within the Watershed District.
2. Any work in or adjacent to wetlands, lakes or water courses.
3. One or more cumulative acres of land disturbance.
4. High infiltration soils.
5. Highly erodible soils

EXHIBITS:
1. Plan set from Carlson McCain, dated 11/1/2013; received 12/2/2013
2. Letter from Brian Krystofiak at Carlson McCain; dated 11/1/2013; received 12/2/2013

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 existing pond east of the proposed site was constructed during that mass grading in 2004. The area is labeled as out lot on the original Lakes development plan. The original Lakes model for the subwatershed has a Curve Number of 87.4.

Infiltration practices are not proposed due to site constraints and all of the development is routed to the existing pond to the east of the site.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to County Ditch 41-6. 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.

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 894.3 feet. The total floodplain impact is 0 acre-feet. Compensatory storage is not needed.

Groundwater: No Groundwater information was provided.

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.

Maintenance: The proposed project does not include a ditch maintenance easement or utility line crossings. A drainage and utility easement is not provided for the storm water/infiltration ponds shown on the drainage plan since the pond is existing.
Soils & Erosion Control: Soils affected by the proposal are Zimmerman and Markey. Stabilizing vegetation is not 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 not meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation. 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. If the applicant can show that the proposed site curve number is less than or equal to the approved Curve Number for the Lakes, 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. 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: $6,250

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<th>ISSUES/CONCERNS:</th>
<th>NEEDS:</th>
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<td>Stormwater &amp; Hydraulics: The applicant is not meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation. However, there are space constraints on the site that restrict the implementation of infiltration practices. The applicant has acknowledged these constraints. The applicant is planning a water reuse system, which will provide some infiltration.</td>
<td>However, the applicant must show that the post construction Curve Number is less than or equal to the approved Curve Number for the Lakes development for that subwatershed. The approved Curve Number for the subwatershed is 87.4.</td>
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<td>Soils &amp; Erosion Control: The applicant has not proposed to stabilize rough graded areas</td>
<td>Provide a statement on the grading and erosion control plan that rough graded areas</td>
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areas within 14 days. will be stabilized within 14 days.

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<th>Escrows:</th>
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<td>$1,500 + (8.5 acres x $500/acre) = $6,250</td>
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**RECOMMENDATION**: Approve with 3 Stipulations

**Stipulations:**
1. Receipt of escrows.
2. Provide a composite curve number calculation for the proposed conditions development.
3. Provide a statement on the grading and erosion control plan that rough graded areas will be stabilized within 14 days.