COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: March 11, 2013
AGENDA NUMBER: 8
FILE NUMBER: 13 - 005
ITEM: Lakes of Radisson 55th Addition

RECOMMENDATION: Approve with 3 Stipulations

APPLICANT: Meridian Land Company
Attn: Rick Murray
3500 American Blvd W, Suite 200
Bloomington, MN 55431

PURPOSE: Development of the Lakes of Radisson 55th Addition Site

LOCATION: Edison Street and Alamo Circle in Blaine, MN
APPLICABILITY:
1. Any work in or adjacent to wetlands, lakes or water courses.
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:
2. Plan Set by Pioneer Engineering, dated 1/25/2013, received 1/27/2013
4. Plan Set by Pioneer Engineering, dated 1/25/2013, revised 2/13/2013, received 2/19/2013

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 55th Addition reducing the impervious area from the originally approved plan.

The site is surrounded by developed areas. The proposed drainage is being routed to one existing stormwater pond to the east of the site. Infiltration basins are proposed to infiltrate the volume produced by the 1 inch event over the entire watersheds impervious surfaces.

This project was tabled by the board at its February 11, 2013 meeting.

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

Floodplain: There is no floodplain on the property according to FEMA. The District model predicts the 100-year elevation for the subwatershed at 893.5 feet. The total floodplain impact is 0 acre-feet, within the flood/fringeway. Compensatory storage is not needed.

Groundwater: Surficial ground water is present at 895.04 feet. 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. A drainage and utility easement has been 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 Isanti, and Rifle. Stabilizing vegetation is proposed for disturbed areas within two weeks of rough grading. Detail sheet 8 of 8 notes 9 and 10 refer to a “Site Restoration Plan” that is not provided. 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. Stormwater leaving the site is discharged into the existing water quality pond to the east of the site. Drainage sensitive uses do not exist downstream from the proposed site.

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.

Performance Escrow; $1500 + (12 acre *200/acre) = $3,900.00
**ISSUES/CONCERNS** | **Needs**
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**Escrows:** Escrows have not been paid. | **Performance Escrow:** $1500 + (12 acre *200/acre) = $3,900.00

**Soils & Erosion Control:** Detail sheet 8 of 8 notes 9 and 10 refer to a “Site Restoration Plan” that is not provided. | Provide site restoration plan.

**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. Provide Site Restoration Plan or revise notes 9 and 10 on sheet 8 of 8.
3. The applicant must acknowledge that they will conduct a post construction test on the infiltration basin by filling the basin to a minimum depth of 6 inches with water and monitor the time necessary to drain. The Coon Creek Watershed District shall be notified prior to the test to witness the results.