### COON CREEK WATERSHED DISTRICT
### PERMIT REVIEW

**MEETING DATE:** August 12, 2013  
**AGENDA NUMBER:** 9  
**FILE NUMBER:** 10 - 003  
**ITEM:** The Lakes 43rd Re-application

**RECOMMENDATION:** Approve with 1 Stipulation

**APPLICANT:** Carlson Professional Services  
Brian Krystofiak, P.E.  
763-489-7900

**PURPOSE:** Residential development of the 43rd Addition of The Lake of Radisson.

**LOCATION:** North of 123rd LN NE, West of 124th Circle NE, South of 125th Ave NE in Blaine, MN.
APPLICABILITY:
   1. One or more cumulative acres of land disturbance.

EXHIBITS:

HISTORY & CONSIDERATIONS: This project was approved by the CCWD Board at its April 12, 2010 meeting. Permit # 1297 was issued on April 26, 2010. That permit has since expired. The applicant has submitted updated plans which are consistent with the April 12, 2010 approval. The reason for re-submittal is that the project is now under new ownership and the approvals and subsequent permits will be under the new applicant.

This project was previously permitted under The Lakes North, permit application number 04-165. This permit has expired and the applicant is re-applying under the District’s current rules.

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

Floodplain: There is no floodplain on the property according to FEMA. The District model predicts the 100-year elevation for the subwatershed at 895.2 feet. The total floodplain impact is zero acre-feet, within the flood/fringeway. Compensatory storage is not needed.

Groundwater: Surficial ground water is present at approximately 890 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.)

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 no approved local water plan.

Maintenance: The proposed project does not include a ditch maintenance easement or utility line crossings. A drainage and utility easement is provided for the storm water/infiltration pond 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 Rifle, Lino, Markey, and Isanti. 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 not meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation to the maximum extent practicable. 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. The calculations previously submitted show 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 not include new impervious drainage areas greater than 1 acre. The calculations previously submitted show 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.

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: Wetland items were addressed under the previously permitted Lakes of Radisson project. There are no additional wetland impacts proposed.

Escrows: Escrows have not been paid.

Performance Escrow: $1,500 + ($200 * 9.3 acres) = $3,360.00

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<th>ISSUES/CONCERNS</th>
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<td>Escrows</td>
<td>Receipt of escrows.</td>
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<td>Escrows have not paid</td>
<td>Performance Escrow; $3,360.00</td>
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CONCLUSIONS: The project does meet District standards. Escrows need to be submitted prior to issuance of a permit

RECOMMENDATION: Approve with 1 Stipulation

Stipulations:
1. Receipt of escrows.