COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: August 22, 2016
AGENDA NUMBER: 9
FILE NUMBER: 16-057
ITEM: Radisson Cove

RECOMMENDATION: Approve with 3 Stipulations

APPLICANT: Oak Meadows Land Holding, Inc
2281 County Rd B
Roseville, MN 55113

PURPOSE: New single family lot subdivision

LOCATION: Radisson Road just south of 127th Lane, Blaine
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. The lands and waters that have been, or may be covered by the regional flood.
5. Activities upstream from land that is dependent upon removal of water from the soil profile for their continued use (Drainage Sensitive Land Uses)

EXHIBITS:
1) Construction Plan set by Roshell Engineering, Inc, dated 5/31/16, received 6/1/16.
2) Hydrology Memo and Models by unknown, dated 5/31/16, received 6/1/16.
9) Construction Plan set by Roshell Engineering, Inc. dated 7/14/16 received 8/10/16.

PREVIOUS ACTION TAKEN: This application was initially submitted on May 11, 2016. The application was tabled at the June 13, 2016 meeting with 13 stipulations.
FINDINGS:
Pre-application Meeting: The project as submitted has received a general review during a pre-application meeting.

Ditches: A crossing of the ditch is not proposed.

Ditch Hydraulics: A crossing of the ditch is not proposed.

Erosion and Sediment Control: Soils affected by the proposal are Lino and Isanti.
- Stabilizing vegetation is proposed for disturbed areas within seven (7) days of rough grading.
- Soil stockpiles have not been proposed to be fitted with sediment-trapping measures to prevent soil loss.
- Adjacent properties and stormwater ponds are protected from sediment deposition.
- Construction schedules detailing when sediment trapping measures will occur; stabilization of earthen structures and the general timing of construction phases have been provided.
- Stormwater runoff does not pass through a sediment basin or other sediment trapping BMP with equal or greater storage capacity.
- Stabilization adequate to prevent erosion has been provided at the outlets of all storm sewer pipes.
- All storm sewer inlets are not protected from sediment-laden water during construction.
- All work adjacent to water or related resource has taken precautions to contain sediment, and stabilize the work area during construction.
- Provisions have been made to minimize transport of sediment (mud) by runoff or vehicle racking onto the paved surface.
- Provisions have been made for cleaning road surfaces where sediment is transported by the end of the day.
- Construction entrance points are clearly located on the erosion and sediment control plan.
- The erosion and sediment control plan does provide for the repair and maintenance of all temporary and permanent erosion and sediment control practices.

Dewatering:
Shallow ground water is found on the southwest corner of the property. The project does require dewatering. The discharge water will be outletted into the pond outlet structure to dissipate energy. Final destination will be the county ditch.

An assessment of risks to other water and related resources has not been conducted. The proposed dewatering technique is unknown. The intended commencement date for dewatering is unknown.

The cone of depression is unknown.
It is unknown if there are ground water dependent water resources within the cone of depression. It is unknown if the applicant has proposed steps to avoid/minimize potential impact.

**Floodplain:** There is floodplain on the property according to the District model and FEMA at 900.8 ft (NAVD 88). The project does propose to place fill within the floodplain. The total floodplain impact is negligible. The proposed impact is within the flood fringe. Compensatory storage is not needed. There are flooding concerns downstream.

**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).

**Groundwater:** Geotechnical information collected in May 2016 indicates long term groundwater elevation is present at 7 - 10 feet below the surface.

The site is not within a Municipal Drinking Water Supply Area (DWSMA).

The project site is not within the Emergency Response Area/10 Year Well Head Protection Area/Drinking Water Supply Management Area.

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

**Historic Sites:** The proposed project does not include sites of historic or archeological significance.

**Hydraulics:** A crossing of the ditch is not proposed.

**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 unknown. The Stormwater Treatment Practices (STPs) consisting of the following:

<table>
<thead>
<tr>
<th>Stormwater Treatment Practices</th>
<th>Number</th>
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<tbody>
<tr>
<td>Infiltration Basin</td>
<td>1</td>
</tr>
<tr>
<td>Sump</td>
<td>1</td>
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</table>
The Homeowners Association will be responsible for conducting the inspection and maintenance of stormwater facilities. A maintenance agreement has not been executed. The applicant has submitted a Maintenance Plan for each Stormwater Treatment Practice.

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

**Stormwater & Hydrology:** Infiltration is allowed within the project area. The 1-inch infiltration is achieved. The stormwater management system utilizes infiltration basin.

Drainage sensitive uses do 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. Properties and waterways downstream from the project are protected from erosion. Concentrated storm water leaving a site is discharged directly into a well-defined natural or man-made off-site receiving channel or pipe. All on-site constructed storm water conveyance channels are constructed to withstand the expected velocity from a 2-year frequency storm without erosion.

**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 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.

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 needed.

**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:** $4,315.00
**Wetland Escrow:** N/A
There are not ditch liens on the property.

**ISSUES/CONCERNS:**

<table>
<thead>
<tr>
<th>ISSUE</th>
<th>NEED</th>
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<tbody>
<tr>
<td><strong>Escrow:</strong> $2,000 + (4.63 ac * $500/ac) = $4,315.00</td>
<td>1. Receipt of escrows.</td>
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<tr>
<td><strong>Soils &amp; Erosion Control:</strong> Dewatering will be required for utility line installation.</td>
<td>2. Provide well-field location, rates, discharge location, schedule and quantities for dewatering activities.</td>
</tr>
<tr>
<td><strong>Maintenance:</strong> A maintenance agreement has not been executed for stormwater practices.</td>
<td>3. An O&amp;M agreement for infiltration basin and sump that meets District requirements is needed.</td>
</tr>
</tbody>
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**RECOMMENDATION:** Approve with 3 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. Provide well-field location, rates, discharge location, schedule and quantities for dewatering activities.
3. An O&M agreement that meets District requirements is needed for infiltration basin and sump.