COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: August 14, 2017
AGENDA NUMBER: 10
FILE NUMBER: 17-107
ITEM: Larkin Residence

RECOMMENDATION: Approve with 1 Stipulation

APPLICANT: Joel and Michelle Larkin
15024 Swallow St NW
Andover, MN 55304

PURPOSE: Construct 2,800 SQ FT House on 0.3 Acre Lot

LOCATION: 12950 Crooked Lake Lane NW, Coon Rapids MN

APPLICABILITY:
1. Within 1 mile of an impaired waters.
2. Any work in or adjacent to wetlands, lakes or water courses
3. The lands and waters that have been, or may be covered by the regional flood.
4. High infiltration soils
5. Highly erodible soils
EXHIBITS:
1. Plans and Photos; by unknown, undated, received 7/13/17.
2. Survey by Hakanson Anderson, dated 7/11/17, received 7/13/17.

PREVIOUS ACTION TAKEN: This is a new application.

FINDINGS:
Pre-application Meeting: The project as submitted has received a general review during a pre-application meeting.

Ditches: There is not a public ditch on the property.

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

Erosion and Sediment Control: Soil affected by the proposal is Nymore.
- 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 not protected from sediment deposition.
- Stormwater runoff does pass through a sediment basin or other sediment trapping BMP with equal or greater storage capacity.
- No storm sewers proposed or affected as part of the project.
- All work adjacent to water or related resource has not 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 not provide for the repair and maintenance of all temporary and permanent erosion and sediment control practices.

Dewatering: It is unknown if shallow ground water exists on site. Dewatering is not anticipated.

Floodplain: There is floodplain on the property according to the District model and FEMA. The District’s floodplain elevation is at 862.8 feet on Crooked Lake. The existing FEMA 100-year is 863.0. The project does not propose to place fill within the floodplain. There are no flooding concerns upstream and/or downstream.

High Water Flooding: Information has not been provided to substantiate low floor elevations and is not needed. Low floor elevations do meet the criteria for the City of
Coon Rapids; 3 ft above mottled, 2 ft above 100 yr. The existing building is 66’ from the lake and the proposed is 75’ from the lake.

**Groundwater:** Geotechnical information was not provided and is not needed.

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.

**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:** No Stormwater Management features or treatment practices are proposed.

Easements: The proposed project does not include ditch maintenance easement. A ditch maintenance easement is not required.

**Stormwater & Hydrology:** Infiltration is allowed within the project area. The 1-inch infiltration is achieved to the maximum extent possible. The stormwater management system utilizes overland flow. 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. No increases in the volume, velocity and peak water flow rates of stormwater runoff are expected. No concentrated storm water proposed as part of the project. No on-site constructed storm water conveyance channels are proposed.

**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 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 within one (1) mile of and drains to an Impaired Water. The project drains to Crooked Lake and then to Coon Creek. Crooked Lake and Coon Creek are impaired for Aquatic Life (Macro-invertebrates). Crooked Lake’s major stressor is Mercury and Coon Creek’s major stressor is phosphorus. There is an EPA approved Total Maximum Daily Load (TMDL) for Crooked Lake and for Coon Creek.
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.

**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:** $2,100.00 paid 8/11/2017  
**Wetland Escrow:** $ N/A  
There are not ditch liens on the property.

**ISSUES/CONCERNS:**

<table>
<thead>
<tr>
<th>ISSUE</th>
<th>NEED</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Soils &amp; Erosion Control:</strong> District requirements all stabilization vegetation be within seven (7) days of rough grading or inactivity.</td>
<td>1.a. Provide statement to stabilize vegetation in 7 days of rough grading or inactivity.</td>
</tr>
<tr>
<td>Adjacent properties are not protected from construction activities.</td>
<td>1.b. Provide silt fence along construction limits to prevent sedimentation of adjacent properties.</td>
</tr>
<tr>
<td>Provisions have not been made to minimize transport of sediment (mud) by runoff or vehicle racking onto the paved surface.</td>
<td>1.c. Provide a note that any sediment tracked onto the street from construction activities will be removed on a daily basis.</td>
</tr>
<tr>
<td>Provisions have not been made for cleaning road surfaces where sediment is transported by the end of the day.</td>
<td>1.d. Provide a note that any sediment tracked onto the street from construction activities will be removed on a daily basis.</td>
</tr>
</tbody>
</table>

**RECOMMENDATION:** Approve with 1 Stipulation

**Stipulation:**

1. Erosion Control
   a. Provide statement to stabilize vegetation in 7 days of rough grading or inactivity.
   b. Provide silt fence along construction limits to prevent sedimentation of adjacent properties.
   c. Provide a note that any sediment tracked onto the street from construction activities will be removed on a daily basis.
   d. Provide a note that any sediment tracked onto the street from construction activities will be removed on a daily basis.