COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: July 8, 2013
AGENDA NUMBER: 10
FILE NUMBER: 13 - 056
ITEM: Stanton CD 17

RECOMMENDATION: Approve with 2 Stipulations

APPLICANT: Shamrock Development

PURPOSE: Material Storage for a potential freight terminal

LOCATION: Corner of 87th LN NW and Evergreen Blvd. in Coon Rapids
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 water table, outwash and organic soils.
5. High infiltration soils.
6. Highly erodible soils

EXHIBITS:
1. Berm Construction Erosion Control Plan; Dated 6/13/2013; Received 6/21/2013
2. Project Narrative Memorandum by Ross Abel with Oliver Surveying and Engineering, Inc.; Dated 6/14/2013; Received 6/21/2013

HISTORY & CONSIDERATIONS: This project is located on the old CD 17 alignment. The project is located in the former SCWMO.

FINDINGS:
Ditches and Drainage: There is a public ditch on the property. The ditch is old County Ditch 17. The ditch has been inspected. The project site is tributary to County Ditch 17. The trend in land use for this drainage area is toward industrial. There are 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 subwatershed is not in the District Model. The District Atlas 14 model predicts the 100-year elevation for the subwatershed at 875.2 feet. The total floodplain impact is 0 acre-feet, within the flood/fringeway. Compensatory storage is not needed.

The applicant is advised to run the 100-year elevation for interior ponds using the NOAA Atlas 14 information as shown in the following web link.
http://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=mn

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. There is an approved local water plan.

Maintenance: No Maintenance information was provided.

Soils & Erosion Control: Soils affected by the proposal are Iw Isanti, ZmB Zimmerman, and Ma Markey. Stabilizing vegetation is not proposed for disturbed areas
within 7 days of rough grading. Adjacent properties are protected from sediment deposition. 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:** No stormwater/hydraulic calculations were provided. Stormwater rate control requirements do not apply because no additional impervious is proposed and there are no proposed changes in drainage.

**Water Quality:** No water quality information was provided. Water quality requirements do not apply because no additional impervious is proposed and there are no proposed changes in drainage.

**Wildlife:** The proposed project does not include endangered & threatened species, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas, wildlife travel corridors. The site does not include rare natural communities. 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 exist on-site according to the NWI, Soil Survey and 1987 Manual Midwest Regional Supplement.

The site has been actively worked since the area was added to the CCWD boundary

The City of Coon Rapids is the LGU

**Escrows:** Escrows have not been paid.

**Performance Escrow:** $1500 + (16 acres *200/acre) + (560 LF of ditch * $10/LF) = $10,300.00

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<th>ISSUES/CONCERNS</th>
<th>Needs</th>
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<td><strong>Escrows:</strong> Escrows have not been paid.</td>
<td><strong>Performance Escrow:</strong> $1500 + (16 acres *200/acre) + (560 LF of ditch * $10/LF) = $10,300.00</td>
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<td><strong>Soils &amp; Erosion Control:</strong> Springbrook Creek (CD 17) is impaired. Stabilizing vegetation is not proposed for disturbed areas within 7 days of rough grading.</td>
<td>Provide a note on the grading plan that stabilizing vegetation will be applied within 7 days of inactivity.</td>
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**CONCLUSIONS:** This project does meet District standards. Performance Escrows and Maintenance items must be submitted prior to issuance of a permit.
**RECOMMENDATION**: Approve with 2 Stipulations

**Stipulations:**
1. Receipt of escrows.
2. Provide a note on the grading plan that stabilizing vegetation will be applied within 7 days of inactivity.