COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: November 14, 2016
AGENDA NUMBER: 11
FILE NUMBER: 16-164
ITEM: Garage Addition

RECOMMENDATION: Approve with 4 Stipulations

APPLICANT: Tom Durkin
3834 114th Ln NW
Coon Rapids, MN

PURPOSE: Garage Addition

LOCATION: Southeast corner of 114th Ln NW and Yucca St, Coon Rapids, Minnesota
APPLICABILITY:
1. Any work in or adjacent to wetlands, lakes or water courses
2. The lands and waters that have been, or may be covered by the regional flood.

EXHIBITS:
1) Property maps and photos by unknown, undated, received 10/21/2016.
2) Project Memo by Tom Durkin, undated, received 10/21/2016.
3) Concrete description and pricing by CBC Concrete and Masonry, LLC, dated 10/10/2016, received 10/21/2016.

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. The subwatershed drains to the Mississippi River.

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

Erosion and Sediment Control: Soils affected by the proposal are Hubbard and Nymore.
- Stabilizing vegetation is not 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 and are not needed.
- Adjacent properties and stormwater ponds are not 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 pass through a sediment basin or other sediment trapping BMP with equal or greater storage capacity.
- No storm sewer inlets or outlets are near the project location.
- All work adjacent to water or related resource has taken precautions to contain sediment, and stabilize the work area during construction.
- Provisions have not been made to minimize transport of sediment (mud) by runoff or vehicle racking onto the paved surface.
- Provisions have not been made for cleaning road surfaces where sediment is transported by the end of the day.
- Construction entrance points are not 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 FEMA. 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.

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.

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.

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: No Stormwater Management features and treatment practices are proposed as part of the project.

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 via 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 as part of the project. Concentrated storm water leaving a site is discharged directly into a well-defined
natural or man-made off-site receiving channel or pipe. No on-site constructed storm water conveyance channels are proposed as part of the project.

**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 not 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 and drains to an Impaired Water. The Impaired Water is the Mississippi River. The Mississippi River is impaired for Aquatic Life (Macro-invertebrates). The major stressor is PCB. There is not an EPA approved Total Maximum Daily Load (TMDL) or Waste Load Allocation (WLA) for this water.

There are new impervious surfaces proposed as part of this project.

**Wetlands:** Wetland 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:** $2,004.50
**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>Escrows: $2,000 + (.01 ac * $500/ac) = $2,004.50</td>
<td>1. Receipt of escrows.</td>
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<tr>
<td>Soils &amp; Erosion Control: District requires all stabilization vegetation be within seven (7) days of rough grading or inactivity.</td>
<td>2. Update construction plans to stabilize vegetation in 7 days of rough grading or inactivity.</td>
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<tr>
<td>Adjacent properties are not protected from construction activities.</td>
<td>3. Silt fence should also be located along property line west of construction</td>
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<td>activities to protect adjacent properties</td>
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<td>Provisions have not been made for cleaning road surfaces where sediment is transported by the end of the day.</td>
<td>4. Provide 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 4 Stipulations

**Stipulations:**
1. Receipt of escrows.
2. Provide note that requires stabilize vegetation in 7 days of rough grading or inactivity.
3. Silt fence should also be located along property line west of construction activities to protect adjacent properties.
4. Provide note that any sediment tracked onto the street from construction activities will be removed on a daily basis.