COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: November 9, 2015
AGENDA NUMBER: 12
FILE NUMBER: 15-136
ITEM: 9864 E River Rd – Bldg Demo

RECOMMENDATION: Approve with 2 Stipulations

APPLICANT: City of Coon Rapids
Attn: Mark Hansen
11155 Robinson Dr
Coon Rapids MN 55433

PURPOSE: Demolition of three existing duplexes

LOCATION: East River Rd and Coon Rapids Blvd NW
APPLICABILITY:
1. Any work within or adjacent to a Public Ditch within the Watershed District.
2. The lands and water that have been, or may be covered by the regional flood.

EXHIBITS:
1. Erosion Control Plan from City of Coon Rapids, dated 10/19/2015, received 10/21/2015.
2. Permit Memo from City of Coon Rapids, dated 10/19/2015, received 10/21/2015.

HISTORY & CONSIDERATIONS:
This item has not been before the CCWD Board.

FINDINGS:
Ditches and Drainage: There is a public ditch on the property. The ditch is Lower Coon Creek. The ditch will be inspected in fall of 2015. There are approximately 0 acres of existing agricultural land affected by this ditch. There are no flooding concerns downstream. The ditch is not in need of repair.

Floodplain: There is floodplain on the property according to FEMA. The District Atlas 14 model predicts the 100-year elevation for the subwatershed ranging from 832.2 – 830.0 feet. The total floodplain impact is 0 acre-feet, within the floodplain. Compensatory storage is not needed.

Groundwater: Proposed project is for demolition of three existing structures, no new construction is proposed. Groundwater information is not needed.

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: The proposed project does not include a ditch maintenance easement or utility line crossings. A drainage and utility easement is not needed, no stormwater basins are proposed. Construction activities do not affect adjacent property owners, drainage is toward site.

Soils & Erosion Control: Soils affected by the proposal are Alluvial, Hayden and Zimmerman. Stabilizing vegetation is not proposed for disturbed areas within one week 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 not greater than 1 acre; an NPDES permit is not required.
**Stormwater & Hydraulics:** Project does not include any new impervious area. Volume management requirements are not applicable. 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, all existing imperviousness is being removed.

**Water Quality:** Project does not include new impervious drainage areas greater than 1 acre. 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.

**Wetlands:** Wetlands do exist on-site according to the 1987 Federal manual, NWI, PWI, and Soil Survey. A wetland delineation was completed and approved by the TEP. No wetland impacts are proposed for this project.

**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:** $2,255.00

**ISSUES/CONCERNS:**

<table>
<thead>
<tr>
<th>Soils &amp; Erosion Control: Stabilizing vegetation needs to take place within 7 days of inactivity or rough grading to reduce impacts to Coon Creek.</th>
<th>1. Provide written acknowledgement that stabilization vegetation will take place within 7 days of inactivity or rough grading for temporary seeding noted during fall construction activity timeline.</th>
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<tr>
<td>Escrows: $2,000 + (0.51 ac * $500/ac) = $2,255.00</td>
<td>2. Receipt of escrows.</td>
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</tbody>
</table>

**RECOMMENDATION:** Approve with 2 Stipulations

**Stipulations:**
1. Receipt of escrows.
2. Provide written acknowledgement that stabilization vegetation will take place within 7 days of inactivity or rough grading for temporary seeding noted during fall construction activity timeline.