**COON CREEK WATERSHED DISTRICT**  
**PERMIT REVIEW**

**MEETING DATE:** August 28, 2017  
**AGENDA NUMBER:** 13  
**FILE NUMBER:** 17-151  
**ITEM:** Erhart Accessory Garage

**RECOMMENDATION:** Approve with 2 Stipulations

**APPLICANT:** Danford Erhart  
4120 115th Ave NW  
Coon Rapids, MN

**PURPOSE:** 1,200 SQ FT Building on 1.1 Acre Lot

**LOCATION:** SE Corner of Eldorado St NW & 115th Ave NW, Coon Rapids Minnesota

**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.

EXHIBITS:
1. Plat Survey (1 sheet); by Caine & Associates Land Surveyors, Inc, dated 4/22/97, received 8/9/17.

PREVIOUS ACTION TAKEN: This is a new application.

FINDINGS:
Pre-application Meeting: The project as submitted has not 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: 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.
- 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 not 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 not 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 not 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 but not the District model. The project does not propose to place fill within the floodplain.

High Water Flooding: Information has not been provided to substantiate low floor elevations.

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.

Maintenance: No Stormwater Management features or treatment practices 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. 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. Properties and waterways downstream from the project are protected from erosion due to increases in the volume, velocity and peak water flow rates of stormwater runoff. No concentrated storm water is proposed to leave the site. 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 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 Impaired Water is the Mississippi River. The Mississippi River is impaired for (Aquatic Life (Macro-invertebrates)/ Aquatic Recreation (E. coli). The major stressors are Total Suspended Solids (TSS)/ Total Phosphorus (TP)/E.coli. There is 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:** 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:** $2,010.00
**Wetland Escrow:** $ N/A
There are not ditch liens on the property.

**ISSUES/CONCERNS:**

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<th>ISSUE</th>
<th>NEED</th>
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<tr>
<td>Escrows: $2,000 + (.02 ac * $500/ac) = $2,010.00</td>
<td>1. Receipt of escrows.</td>
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| **Soils & Erosion Control:** District requires all stabilization vegetation be within seven (7) days of rough grading or inactivity. Construction limits and erosion control not shown on survey. 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. | 2. Erosion Control  
  a. Provide statement to stabilize vegetation in 7 days of rough grading or inactivity.  
  b. Show construction limits and 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. |
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RECOMMENDATION: Approve with 2 Stipulations

Stipulations:
1. Receipt of escrows.
2. Erosion Control
   a. Provide statement to stabilize vegetation in 7 days of rough grading or inactivity.
   b. Show construction limits and 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.
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