COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: November 13, 2012
AGENDA NUMBER: 13
FILE NUMBER: 12 - 092
ITEM: Steinwall overflow parking expansion

RECOMMENDATION: Approve with 2 Stipulations

APPLICANT: Steinwall Scientific
PURPOSE: Expansion of gravel parking area for overflow parking
LOCATION: 1750 Northdale Blvd NW, Coon Rapids, MN
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. Project grading plans and description by Hakanson Anderson (1 page); dated 10/18/12, received 10/22/12.
2. Project narrative by Mike Cyr of Steinwall (1 page); dated 10/22/12, received 10/22/12

HISTORY & CONSIDERATIONS: This project has not been reviewed by the Board.

FINDINGS:
**Ditches and Drainage:** There is not a public ditch on the property. The project site is tributary to County Ditch 54. The trend in land use for this drainage area is toward open commercial and industrial. There are no flooding concerns downstream. Alternatives to additional drainage were not considered.

**Floodplain:** There is floodplain on the property according to FEMA. The District model predicts the 100-year elevation for the subwatershed at 847.75 feet. The total floodplain impact is zero acre-feet within the flood/fringeway. Compensatory storage is not needed.

**Groundwater:** Surficial ground water is present at an unknown elevation. The site does include groundwater sensitive areas. Information is not required to substantiate low floor elevations, no structures are proposed.

**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. No changes in drainage have been proposed.

**Soils & Erosion Control:** Soils affected by the proposal are Markey. Stabilizing vegetation is proposed for disturbed areas within two weeks 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:** The applicant is not required to meet the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation, no new impervious is proposed. 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 nor rates which would interfere with sensitive downstream land uses.

**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 NWI, Soil Survey. Staff has visited the site and there are no wetlands in the proposed workspace. There are no proposed wetland impacts.

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

**Performance Escrow:** $1500 + ($200 * 1 Acres) + = $1,700.00

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<tr>
<th>ISSUES/CONCERNS</th>
<th>Needs</th>
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<tr>
<td>Escrows: Escrows have not been paid.</td>
<td><strong>Performance Escrow:</strong> $1500 + ($200 * 1 Acres) + = $1,700.00</td>
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<td><strong>Stormwater &amp; Hydraulics:</strong> The proposed overflow parking is at grade and is an area known to be overflow for an existing stormwater feature.</td>
<td>The applicant must allow for drainage from the stormwater feature and acknowledge any alterations could affect drainage from his building site.</td>
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**CONCLUSIONS:** This project does meet District standards. The applicant must address stormwater & hydraulics needs prior to issuance of a permit.

**RECOMMENDATION:** Approve with 2 Stipulations.

**Stipulations:**
1. Receipt of escrows.
2. The applicant must allow for drainage from the stormwater feature and acknowledge any alterations could affect drainage from his building site.