COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: October 13, 2014
AGENDA NUMBER: 13
FILE NUMBER: 14 - 106
ITEM: Voice of Hope Church Parking Lot

RECOMMENDATION: Approve with 1 Stipulation

APPLICANT: Mike Prokopenko
Voice of Hope Church
13850 Lincoln St NE
Ham Lake MN 55304

PURPOSE: Expansion of Parking Lot

LOCATION: 13850 Lincoln St NE, Ham Lake MN
APPLICABILITY:
1. Any work in or adjacent to wetlands, lakes or water courses.
2. High water table, outwash and organic soils.
3. High infiltration soils.
4. Highly erodible soils

EXHIBITS:
Site Plans by RFC Engineering, dated August 26, 2014, received September 2, 2014

HISTORY & CONSIDERATIONS:

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to County Ditch 59. The trend in land use for this drainage area is toward open space and residential. There are no flooding concerns downstream. Alternatives to additional drainage considered and reviewed include storage and retention.

Floodplain: There is not a 100-year floodplain on the property according to FEMA.

Groundwater: Ground water information was not provided and is not needed. The site does not include groundwater sensitive areas.

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 and is not needed. Property owners affected by changes in drainage have not been notified and have not acknowledged the changes proposed.

Soils & Erosion Control: Soils affected by the proposal are Lino and Isanti. 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 meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation. 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 exist downstream from the proposed site. However, the wetland will likely be large enough to dampen stormwater flows from the development. The rate of post development runoff from the
site does not exceed predevelopment rates, or rates which would interfere with sensitive downstream land uses.

**Water Quality:** Project does not include new impervious drainage areas greater than 1 acre. All discharges into wetlands are not pretreated by a sediment basin/water quality pond. 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. No wetland impacts are proposed.

**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 Escrows:** $2,090.00

**ISSUES/CONCERNS:**

| Escrows: $2,000 + (0.18 ac * $500/ac) = $2,090.00 | 1. Receipt of escrows. |

**RECOMMENDATION:** Approve with 1 Stipulation

**Stipulations:**
1. Receipt of escrows.