COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE:        April 28, 2014
AGENDA NUMBER:       14
FILE NUMBER:         14-047
ITEM:               Swan Home

RECOMMENDATION:      Approve with 3 Stipulations

APPLICANT:           Andrea and Bret Swan
                      8384 Mississippi Blvd NW
                      Coon Rapids MN 55433

PURPOSE:             Construction of a new home on a site of a previous home on the
                      Mississippi River

LOCATION:            10154 Mississippi Blvd, NW, Coon Rapids MN
APPLICABILITY:
1. Any work in or adjacent to wetlands, lakes or water courses.
2. One or more cumulative acres of land disturbance.
3. High water table, outwash and organic soils.
4. High infiltration soils.
5. Highly erodible soils

EXHIBITS:
1. Site Plan from TVLS, LLC dated 11-27-13, received 4-14-14.
2. Enlarged Site Plan from TVLS, LLC dated 11-27-13, received 4-14-14.

HISTORY & CONSIDERATIONS:
The applicant purchased the property in the fall of 2013. The existing home was deteriorated and deemed inhabitable by the City of Coon Rapids. The applicant is proposing to place the new house in roughly the same location as the previous house but will be doing grading in the back of the house and constructing retaining walls to help direct the water to the east and west of the property instead of directing it to the Mississippi River. The applicant is also proposing to leave much of the property wooded.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property.

Floodplain: There is floodplain on the property according to FEMA from the Mississippi River. The District Atlas 14 model has not been completed for this area. FEMA shows the 100-year elevation of 834.5 and no grading is proposed below the 848.0 elevation.

Groundwater: The site does not include groundwater sensitive areas. Information has been provided to substantiate low floor elevations. Low floor elevations meet the criteria for the City of Coon Rapids (3 ft above mottled soil elevation, 2 ft above 100-year).

Historic Sites: The proposed project does not include sites of historic or archeological significance.

Local Planning & Zoning: The project is within the Mississippi River Critical area. 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 easements are necessary.

Soils & Erosion Control: Soils affected by the proposal are Chetek and Langola. Stabilizing vegetation is not 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 project does not necessitate volume management BMPs. Stormwater leaving the site is not discharged into a well-defined receiving channel or pipe and routed to a public drainage system. It is the District’s recommendation that the runoff from the roof be collected and discharged below the 830.0 ft elevation. Drainage sensitive uses do not exist downstream from the proposed site.

**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 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: $2,250.00**

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<th>ISSUES/CONCERNS:</th>
<th>NEED:</th>
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<tr>
<td><strong>Stormwater &amp; Hydraulics:</strong> The applicant has not yet proposed a solution for routing of runoff from the roof of the home. It is recommended that the applicant collect the roof runoff and discharge it below the 830.0 ft. elevation of the ravine.</td>
<td>1. Collect roof runoff and discharge below elevation 830ft so as to prevent future slope erosion problems.</td>
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<td><strong>Soils &amp; Erosion Control:</strong> Stabilizing vegetation is required for disturbed areas within two weeks of rough grading.</td>
<td>2. Stabilizing vegetation is to be specified within two weeks of rough grading.</td>
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| **Escrows:**  
$2,000 + (0.5ac \times $500/ac)  
= $2,250.00 | 3. Receipt of Escrows |
RECOMMENDATION: Approve with 3 Stipulations

Stipulations:
1. Receipt of Escrows
2. Stabilizing vegetation is to be specified within two weeks of rough grading.
3. Collect roof runoff and discharge below elevation 830ft so as to prevent future slope erosion problems.