COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: December 14, 2015
AGENDA NUMBER: 15
FILE NUMBER: 15 - 150
ITEM: Lindbo Residence

RECOMMENDATION: Approve with 2 Stipulations

APPLICANT: Jake Lee
Gonyea Homes
6102 Olson Memorial Hwy
Golden Valley MN 55422

PURPOSE: Construction of a single family home

LOCATION: 9772 Vale St NW, Coon Rapids
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:

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 has been inspected. There are approximately 0 acres of existing agricultural land affected by this ditch. There are no flooding concerns downstream. The public ditch was last repaired in 1983. 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 at 929.1 feet. The total floodplain impact is 0 acre-feet, within the floodplain. Compensatory storage is not needed.

Groundwater: Surficial ground water is assumed to be present at the normal water level of the Lower Coon Creek which is 822.6 feet. The site does not include groundwater sensitive areas. Information has not been provided to substantiate low floor elevations. Low floor elevations do 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 proposed project is consistent with local planning and zoning. There is an approved local water plan.

Maintenance: The proposed project does include a ditch maintenance easement or utility line crossings. No changes in drainage are proposed.

Soils & Erosion Control: Soils affected by the proposal are Alluvial and Cut & Fill. 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 applicant is meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation via
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.

**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:** $2,200.00

**ISSUES/CONCERNS:**

<table>
<thead>
<tr>
<th>Soils &amp; Erosion Control</th>
<th>Stabilizing vegetation is not proposed for disturbed areas within seven days of rough grading.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Escrows:</td>
<td>$2,000 + (.4 ac * $500/ac) = $2,200</td>
</tr>
</tbody>
</table>

| 1. Provide note on erosion control plan that stabilizing vegetation is proposed within seven days of rough grading or inactivity. |
| 2. Receipt of escrows. |

**RECOMMENDATION:** Approve with 2 Stipulations

**Stipulations:**

1. Receipt of escrows: $2,200.00
2. Provide note on erosion control plan that stabilizing vegetation is proposed within seven days of rough grading or inactivity.