COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: May 22, 2017
AGENDA NUMBER: 15
FILE NUMBER: 17-092
ITEM: Robert Koski & Lydia Lafferty

RECOMMENDATION: Approve with 2 Stipulations

APPLICANT: Lydia Lafferty & Bob Koski
12946 Crooked Lake Lane NW
Coon Rapids, MN 55448

PURPOSE: New Construction on Single Family Home
670 SQ FT Building on 0.29 Acre Lot

LOCATION: Intersection of Crooked Lake Blvd NW and 129th Ave NW,
Coon Rapids, MN

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.
4. High infiltration soils
5. Highly erodible soils
EXHIBITS:

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 Nymore.

- Stabilizing vegetation is not proposed for disturbed areas within seven (7) days of rough grading.
• Soil stockpiles are not anticipated as part of the project.
• Adjacent properties are 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 passes 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 protected from sediment-laden water during construction.
• All work adjacent to water or related resource has 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 clearly located on the erosion and sediment control plan.
• The erosion and sediment control plan provides 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 the District model and FEMA. The District’s floodplain elevation is at 862.8 feet. The project does not propose to place fill within the floodplain. There are no flooding concerns upstream and/or downstream.

High Water Flooding: Information has not been provided to substantiate low floor elevations. However, based on the grading plan and existing house, low floor elevations will meet the criteria for the City of Coon Rapids; 2 ft above highest anticipated water table, 2 ft over 100 yr.

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.

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 are proposed.
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 to the maximum extent possible. 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. No increases in the volume, velocity and peak water flow rates of stormwater runoff are expected. Concentrated storm water leaving the site is discharged directly into a well-defined natural or man-made off-site receiving channel or pipe. No on-site constructed storm water conveyance channels are proposed.

**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 project drains to Crooked Lake and then to CD 57. Crooked Lake and CD 57 are impaired for Aquatic Life (Macro-invertebrates). Crooked Lake’s major stressor is Mercury and CD 57’s major stressor is phosphorus. There is an EPA approved Total Maximum Daily Load (TMDL) for Crooked Lake but not for CD 57.

There are new impervious surfaces proposed as part of this project.

**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 Escrow:** $2,145.00  
**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 + (0.29 ac * $500/ac) = $2,145.00</td>
<td>1. Receipt of escrows.</td>
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<tr>
<td>Soils &amp; Erosion Control: District requires all stabilization vegetation</td>
<td>2. a. Update construction plans to stabilize vegetation in 7 days of rough grading or inactivity.</td>
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within seven (7) days of rough grading or inactivity.

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.

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**RECOMMENDATION:** Approve with 2 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. Erosion Control
   
   a. Update construction plans to stabilize vegetation in 7 days of rough grading or inactivity.
   
   b. Provide a note that any sediment tracked onto the street from construction activities will be removed on a daily basis.
   
   c. Provide a note that any sediment tracked onto the street from construction activities will be removed on a daily basis.