COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: May 9, 2016
AGENDA NUMBER: 15
FILE NUMBER: 16-073
ITEM: Tomas Remodel

RECOMMENDATION: Approve with 3 Stipulations

APPLICANT: Gene Tomas
10710 Mississippi River Blvd NW
Coon Rapids, MN 55433

PURPOSE: Building addition and deck repair

LOCATION: Mississippi River Blvd NW between 108th Lane NW and Direct River Dr NW in Coon Rapids, Minnesota
APPLICABILITY:
1) Any land alteration within 1 mile of an impaired water
2) Project site is not greater than 5 acres, a NPDES permit is not required

EXHIBITS:
1) Architectural Plans by Progressive Architecture, undated, received 4/27/16

HISTORY & CONSIDERATIONS: This is a new application.

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

Ditch Hydraulics:
A crossing of the ditch is not proposed.

Erosion and Sediment Control: Soil affected by the proposal is Langola. Stabilizing vegetation is not proposed for disturbed areas within one week (7 days) of rough grading. Adjacent properties and stormwater ponds are not protected from sediment deposition. Project site is not greater than 1 acre, a NPDES permit is not required.

Floodplain: There is floodplain on the property according to the District model and FEMA. The project does not propose to place fill within the floodplain.

Groundwater: Geotechnical information has not been submitted. Groundwater is assumed to be at Mississippi River elevation of 832.
The site is within a Drinking Water Supply Management Area (DWSMA). The project site is within the 10 Year Well Head Protection Area. The project site is not within the Emergency Response Area.

The proposal does not contain a land use discouraged or prohibited by the Safe Drinking Water Supply Act (SDSA).

Storage and use of petroleum products exceeding fifty-five (55) gallons are not proposed on-site.

**High Water Flooding:**
Information has 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)

**Dewatering:**
The project does not require dewatering

**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.

Property owners affected by changes in drainage do not need to be notified and acknowledge the changes proposed.

**Maintenance:** No stormwater management features or treatment practices are proposed. Runoff will be treated via overland flow.

Easements: The proposed project does not include ditch maintenance easement.

**Stormwater & Hydrology:** Infiltration is allowed within the project area for roofs and requires filtration for other impervious surfaces. The 1-inch infiltration is achieved. 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 which would interfere with sensitive downstream land uses.

**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. No discharges into wetlands are proposed. All work adjacent to wetlands, waterbodies and water conveyance systems are not 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 and drains to an Impaired Water. The Impaired Water is the Mississippi River. Mississippi River is impaired for Aquatic Life (Macro-invertebrates). The major stressors are Mercury and PCB. There is an EPA approved Total Maximum Daily Load (TMDL) or Waste Load Allocation (WLA) for Mercury but not PCB.

The project does not propose site stabilization within 7 days after construction. The proposed stormwater system does retain at least one inch of runoff from the project site.

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

**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. No substantial adverse alteration or significant detrimental impact on a species food supply, security or reproductive cycle or the alteration or removal of a plant species will occur.

Public access to the significant resource is proposed to be controlled to minimize intrusion and impact upon the resource.

There are not Ground Water Dependent water resources on site.

The proposed project does not result in:

- Loss of any existing environmental value linked to receiving waters
- Pose a significant threat to aquatic fauna or flora, especially groundwater-dependent ecosystems,
- Soil erosion or local flooding
- Harm to native vegetation (via flooding or toxicity)
- Erosion of structures or services
- Sediment build-up in drains, waterways or wetlands
- Nuisance to the local community such as foul odors; harm to plants or property
- Hazard to human health or safety
- Loss or discernible reduction of flow in public or private water sources.

No steps are proposed for avoiding or minimizing impacts and are not needed.

**Performance Escrow:** $2,005.00  
**Wetland Escrow:** $ N/A  
There are not ditch liens on the property.
FINDINGS/ISSUES/CONCERNS:

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<thead>
<tr>
<th>ISSUE</th>
<th>NEED</th>
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<tbody>
<tr>
<td>Soils &amp; Erosion Control: Adjacent properties and stormwater ponds are not protected from sediment deposition.</td>
<td>1. Provide silt fence in the location shown on map below to protect adjacent property. Fence should extend east of the proposed addition next to the property line and should end at the house.</td>
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<td>2. Provide note that stabilization vegetation will take place within 7 days of rough grading/ inactivity or final grading.</td>
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<td>Escrows: $2,000 + (0.01 ac * $500/ac) = $2,005.00</td>
<td>3. Receipt of escrows</td>
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RECOMMENDATION: Approve with 3 Stipulations

Stipulations:
1. Receipt of escrows.
2. Using plat map,
   a. Provide erosion control fence at location shown below.
   b. Add note that states stabilization vegetation will take place within 7 days of rough grading/ inactivity or final grading.