COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE:       June 23, 2014
AGENDA NUMBER:     15
FILE NUMBER:       14-021
ITEM:              Tylers Cove

RECOMMENDATION:   Approve with 1 Stipulation

APPLICANT:   Balfany Sod
             Attn: Terry Balfany
             1931 Main St NW
             Coon Rapids MN 55448

PURPOSE:   Grading of two single family residential lots

LOCATION:   Southeast quadrant of the cul-de-sac on 126th Ave. NE east of the
            intersection of 126th and Shenandoah Blvd NE, Coon Rapids, 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.

EXHIBITS:
1. Sketch and Descriptions Sheet; by Acre Land Surveying; dated 11-20-13; received 6-11-14
2. Grading and erosion control plan; by Campion Engineering; dated 2-13-14; received 6-11-14
3. Preliminary Plat by Acre Land Surveying; dated 10-30-13; received 6-11-14
4. Geotechnical analysis; by Braun Intertec; dated 9-20-06; received 6-11-14

HISTORY & CONSIDERATIONS:
The applicant is proposing to develop two single family residential lots at the end of 127th Ave. The lots will be custom graded. City storm and water services are provided for these lots.

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

Floodplain: There is no floodplain on the property according to FEMA. The District Atlas 14 model predicts the 100-year elevation for the subwatershed at 859.6 feet (NAVD88).

The applicant is required to run the 100-year elevation for interior ponds using the NOAA Atlas 14 information as shown in the following web link.
http://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=mn

Groundwater: Surficial ground water is not present, however it has been identified that historically groundwater was at 853 for this site. 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 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. 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 Rifle. 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. 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. 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: $2,340.00

ISSUES/CONCERNS:

<table>
<thead>
<tr>
<th>Escrows: $2,000 + (0.68 x $500/acre) = $2,340.00</th>
<th>1. Receipt of escrows.</th>
</tr>
</thead>
</table>

RECOMMENDATION: Approve with 1 Stipulation

Stipulation:
1. Receipt of escrows.