COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: May 14, 2018
AGENDA NUMBER: 15
FILE NUMBER: 18-092
ITEM: Vickery Home

RECOMMENDATION: Approve with 1 Stipulation

APPLICANT: Nate Vickery
8420 Mississippi River Blvd
Coon Rapids, MN 55433

PURPOSE: Construction of a new single-family home

LOCATION: Coon Rapids Blvd at Pleasure Creek, 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.
EXHIBITS:
1. Architectural Plan set (5 sheets); by Douglas Danks Associated, dated 5/1/18, received 5/2/18.
2. Survey and Erosion Control Plan; by Douglas Danks, undated, received 5/2/18.

PREVIOUS ACTION TAKEN: This is a new application.

FINDINGS:
Pre-application Meeting: The project as submitted has received a general review during a pre-application meeting.

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

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

Erosion and Sediment Control: Soils affected by the proposal are Urban Land - Hubbard.
- Stabilizing vegetation is proposed for disturbed areas within seven (7) days of rough grading.
- Soil stockpiles have been proposed to be fitted with sediment-trapping measures to prevent soil loss.
Adjacent properties and stormwater ponds 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 been provided.

Stabilization adequate to prevent erosion has 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 been made to minimize transport of sediment (mud) by runoff or vehicle racking onto the paved surface.

Provisions have 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 does for the repair and maintenance of all temporary and permanent erosion and sediment control practices.

**Dewatering:** Shallow ground water may exist on site. The project does not require dewatering.

**Floodplain:** There is floodplain on the property according to FEMA at 824 feet. The project does not propose to place fill within the floodplain.

**High Water Flooding:** Information has not been provided to substantiate low floor elevation. Based on the OHWL of the Mississippi River, low floor elevations do meet the criteria for the City of Coon Rapids; 3 ft above mottled, 2 ft above 100-Yr.

**Groundwater:** Geotechnical information has not been provided and is not needed.

The project site is not within the Emergency Response Area/10 Year Well Head Protection Area/Drinking Water Supply Management Area.

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

**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:** There are no Stormwater Management features or treatment practices proposed as part of this project.
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 via overland flow. 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. No increases in volume, velocity and peak water flow rates of storm water runoff expected. No concentrated storm water proposed as part of this project. All on-site constructed storm water conveyance channels are constructed to withstand the expected velocity from a 2-year frequency storm without erosion.

**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 Impaired Water is the Mississippi River. The Mississippi River is impaired for (Aquatic Life (Macro-invertebrates)/ Aquatic Recreation (E. coli). The major stressors are Mercury, Total Suspended Solids (TSS)/Total Phosphorus (TP)/E.coli. There is an EPA approved Total Maximum Daily Load (TMDL) or Waste Load Allocation (WLA) for this water.

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. The property is along the Mississippi River.

**Wetland Replacement Plan:** A wetland replacement plan is not required.

**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:** $2080.00

**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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<td>Escrows: $2,000 + (0.16 ac * $500/ac = $2080.00</td>
<td>1. Receipt of escrows.</td>
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RECOMMENDATION: Approve with 1 Stipulation
Stipulations:
   1. Receipt of escrows.