COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: July 8, 2013
AGENDA NUMBER: 16
FILE NUMBER: 12-101
ITEM: Bright Keys Park and Ride

RECOMMENDATION: Approve with 1 Stipulation

APPLICANT: Anoka County Highway Department
PURPOSE: Development of a 400 Stall Park and Ride Surface Lot
LOCATION: Ulysses St. and Paul Parkway in Blain Minnesota
APPLICABILITY:
1. Any work within or adjacent to a Public Ditch within the Watershed District.
2. Any work in or adjacent to wetlands, lakes or water courses.
3. One or more cumulative acres of land disturbance.
4. High water table, outwash and organic soils.
5. High infiltration soils.
6. Highly erodible soils

EXHIBITS:
2. Grading Plans; Dated 6/11/2013; received 6/25/2013
3. Geotechnical Report; Dated 1/10/2013; received 6/25/2013
4. SWPPP; Dated March 2012; Received 6/25/2013
5. MPCA General Permit; Dated 8/1/2009; Expires 8/1/2013
6. Erosion Control Plans; dated 6/11/2013; Received 6/25/2013
7. Bright Keys Park and Ride Water Quality Best Management Practice Delineation and modeling; Dated 6/25/2013; Received 6/25/2013

HISTORY & CONSIDERATIONS: The project is proposed in an area that has a regional pond that will account for the rate and water quality control for the site. The area was mass graded as a part of the Frattalone industrial park. This project has not been reviewed by the Board.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The ditch is County Ditch 41-8-A. The project site is tributary to County Ditch 60-2. The trend in land use for this drainage area is toward open space and commercial. There are no flooding concerns downstream.

Floodplain: The property has a un-nombered A-zone flood plain on the on it, which means that there is no base flood elevation to FEMA. The District model predicts the 100-year elevation for the subwatershed at 898.6 feet. The total floodplain impact is 0 acre-feet, within the flood/fringeway. Compensatory storage is not needed.

The applicant is advised 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: Ground water is present at 886.1 – 890.8 feet. The site does not include groundwater sensitive areas.

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. A drainage and utility easement is provided for the storm water/infiltration ponds shown on the drainage plan. 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 Lino, Rifle and Markey. Stabilizing vegetation is 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 greater than 1 acre; an NPDES permit is 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 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.

**Wildlife:** The proposed project does not include endangered & threatened species, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas, wildlife travel corridors. The site does not include rare natural communities. 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.

**Wildlife:** The proposed phase does not include endangered & threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas, 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.

**Wetlands:** Wetlands do exist on-site according to the NWI, Soil Survey and 1987 Manual Midwest Regional Supplement.

The applicant has provided sufficient information to establish that wetlands identified on the site are incidental in nature. As such the wetlands identified on site are not jurisdictional wetlands.

The project proposes restoration of all disturbed areas to pre-construction elevations and land use.
There are no proposed permanent wetland impacts.

**Escrows:** Escrows have not been paid.

- **Performance Escrow:** $1500 + (7 acres \(\times\) 200/acre) = $2,900.00

<table>
<thead>
<tr>
<th>ISSUES/CONCERNS</th>
<th>Needs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Escrows: Escrows have not been paid.</td>
<td><strong>Performance Escrow:</strong> $1500 + (7 acres (\times) 200/acre) = $2,900.00</td>
</tr>
</tbody>
</table>

**CONCLUSIONS:** This project does meet District standards. Performance Escrows and Maintenance items must be submitted prior to issuance of a permit.

**RECOMMENDATION:** Approve with 1 Stipulation

**Stipulations:**

1. Receipt of escrows.