COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE:  
August 11, 2014

AGENDA NUMBER:  
17

FILE NUMBER:  
14 - 014

ITEM:  
Riverview Park

RECOMMENDATION:  
Approve with 1 Stipulation

APPLICANT:  
City of Coon Rapids

      Attn: Tim Himmer
      11155 Robinson Drive
      Coon Rapids, MN 55433

PURPOSE:  
Recreational improvements to the park.

LOCATION:  
Riverview Park bound by 105th avenue to the North, Riverview Creek to the West and Uplander Street NW to the East.
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 infiltration soils.
5. Highly erodible soils

EXHIBITS:
2. Geotechnical Exploration and Review, by NTI, dated 5/5/14, received 7/2/14.
3. Construction Plans, By WSB, Not dated, received 7/2/14.
5. Geotechnical Exploration and Review, by NTI, dated 5/5/14, received 7/2/14.
6. Construction Plans, By WSB, 7/11/14, Received 7/30/14.

HISTORY & CONSIDERATIONS:
This area was previously part of the Six Cities WMO.

FINDINGS:
Ditches and Drainage: There is a public ditch on the property. The ditch is Riverview Creek. The ditch has not been inspected but is scheduled for inspection in 2014 once the Mississippi River goes down.

Floodplain: There is floodplain on the property according to FEMA. The District Atlas 14 model has not been completed in this creek to predict the 100-year elevation for the subwatershed. The total floodplain impact has not been defined, within the floodplain. Compensatory storage is provided.

Groundwater: Ground water was not noted in the soil borings taken on 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. A drainage and utility easement is not provided for the storm water/infiltration ponds shown on the drainage plan. Property owners affected by changes in drainage have been notified and have acknowledged the changes proposed.
**Soils & Erosion Control:** Soils affected by the proposal are Nymore, Duelm, and Isanti. 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 not 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 down-stream 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 includes new impervious drainage areas greater than 1 acre. No discharges into wetlands are proposed. 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:** $10,500

**ISSUES/CONCERNS:**

| Escrows: $2,000 + (17 ac * $500/ac) = $10,500 | 1. Receipt of Escrows |

**RECOMMENDATION:** Approve with 1 Stipulation

**Stipulations:**

1. Receipt of escrows.