COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: May 8, 2017
AGENDA NUMBER: 17
FILE NUMBER: 17-082
ITEM: Van Sloun Residence

RECOMMENDATION: Approve with 2 Stipulations

APPLICANT: Tom Van Sloun
3590 Mississippi Dr
Coon Rapids, MN 55433

PURPOSE: 4001 SQ FT Residence on 0.64 Acre Lot

LOCATION: Intersection of Pheasant Ridge Dr and Mississippi Dr in Coon Rapids, Minnesota

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.
4. High infiltration soils
5. Highly erodible soils

**EXHIBITS:**
1. Timeframe; by Parent Custom Homes, dated April 25, 2017, received April 25, 2017.
2. Erosion Control Plan; by Parent Custom Homes, undated, received April 25, 2017.

**PREVIOUS ACTION TAKEN:** This is a new application.

**FINDINGS:**
**Pre-application Meeting:** The project as submitted has not received a general review during a pre-application meeting.

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

**Ditch Hydraulics:** A crossing of the ditch is not proposed.
**Erosion and Sediment Control:** Soils affected by the proposal are Nymore and Hubbard.

- Stabilizing vegetation is not proposed for disturbed areas within seven (7) days of rough grading.
- Soil stockpiles are not anticipated as part of the project.
- Adjacent properties 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 not been provided.
- Stormwater runoff passes through a sediment basin or other sediment trapping BMP with equal or greater storage capacity.
- Stabilization adequate to prevent erosion has not been proposed at the outlets of all storm sewer pipes.
- All storm sewer inlets are not 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 not been made to minimize transport of sediment (mud) by runoff or vehicle racking onto the paved surface.
- Provisions have not 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 provides for the repair and maintenance of all temporary and permanent erosion and sediment control practices.

**Dewatering:** It is unknown if shallow ground water exists on site. Dewatering is not anticipated.

**Floodplain:** There is floodplain on the property according to FEMA. The FEMA floodplain elevation is at 840 feet. The project does not propose to place fill within the floodplain. The total floodplain impact is 0.0 acre-feet. There are no flooding concerns upstream or downstream.

**High Water Flooding:** Information has not been provided to substantiate low floor elevations. However, based on the grading plan and existing structures, low floor elevations will meet the criteria for the City of Coon Rapids; 2 ft above highest anticipated water table, 2 ft over 100 yr.

**Groundwater:** Geotechnical information was not provided and is not needed.

The site is not within a Municipal Drinking Water Supply Area (DWSMA).

The project site is not within the Emergency Response Area/10 Year Well Head Protection Area/Drinking Water Supply Management Area.
**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:** No Stormwater Management features or treatment practices are proposed.

**Stormwater & Hydrology:** Infiltration is allowed within the project area. The 1-inch infiltration is achieved to the maximum extents possible. 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. There is no increases in the volume, velocity and peak water flow rates of stormwater runoff. Concentrated stormwater leaving the site is discharged directly into a well-defined natural or man-made off-site receiving channel or pipe. No on-site constructed storm water conveyance channels are proposed.

**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)). The major stressors are PCBD. There is not 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 not exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey.

**Wetland Replacement Plan:** A wetland replacement plan has not been submitted and is not needed.

**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:** $2,090.00

**Wetland Escrow:** $N/A

There are not ditch liens on the property.

**ISSUES/CONCERNS:**

<table>
<thead>
<tr>
<th>ISSUE</th>
<th>NEED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Escrows: $2,000 + (0.18 ac * $500/ac) = $2,090.00</td>
<td>1. Receipt of escrows.</td>
</tr>
<tr>
<td><strong>Soils &amp; Erosion Control:</strong> District requires all stabilization vegetation be within seven (7) days of rough grading or inactivity.</td>
<td>2.a Update construction plans to stabilize vegetation in 7 days of rough grading or inactivity.</td>
</tr>
<tr>
<td>All storm sewer inlets are not protected from sediment-laden water during construction.</td>
<td>2.b Provide inlet protection for the inlet located 250 ft. southeast of the driveway.</td>
</tr>
<tr>
<td>Provisions have not been made to minimize transport of sediment (mud) by runoff or vehicle racking onto the paved surface.</td>
<td>2.c Provide a note that any sediment tracked onto the street from construction activities will be removed on a daily basis.</td>
</tr>
<tr>
<td>Provisions have not been made for cleaning road surfaces where sediment is transported by the end of the day.</td>
<td>2.d Provide a note that any sediment tracked onto the street from construction activities will be removed on a daily basis.</td>
</tr>
</tbody>
</table>

**RECOMMENDATION:** Approve with 2 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. Erosion Control
   a. Add note to construction plans to stabilize vegetation in 7 days of rough grading or inactivity.
   b. Provide inlet protection for the inlet located 250 ft. southeast of the driveway.
   c. Provide a note that any sediment tracked onto the street from construction activities will be removed on a daily basis.
   d. Provide a note that any sediment tracked onto the street from construction activities will be removed on a daily basis.