COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: March 9, 2015
AGENDA NUMBER: 17
FILE NUMBER: 15 - 019
ITEM: Worznst Residency

RECOMMENDATION: Approve with 3 Stipulations

APPLICANT: Worznst
10760 Mississippi Blvd
Coon Rapids MN 55433

PURPOSE: Addition of an asphalt driveway and new house

LOCATION: 10760 Mississippi Blvd, Coon Rapids, MN
APPLICABILITY:
1. Any work in or adjacent to wetlands, lakes or water courses.

EXHIBITS:
1. Erosion Control Plan by unknown, undated, received 02/02/2015.
2. Plat Map, undated, received 02/02/2015.

HISTORY & CONSIDERATIONS: None

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to the Mississippi River. There are no alternatives to additional drainage considered.

Floodplain: There is floodplain on the property according to FEMA. There is no District Atlas 14 model for the subwatershed. The total floodplain impact is 0 acre-feet, within the flood/fringingeway. Compensatory storage is not needed.

Groundwater: Surficial ground water is present at unknown feet. The site does not include groundwater sensitive areas. Proposed construction is limited to asphalt driveway, information is not needed to substantiate low floor elevations.

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 been notified and have acknowledged the changes proposed.

Soils & Erosion Control: Soil affected by the proposal is Langola. Stabilizing vegetation is not proposed for disturbed areas within 7 days 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 not 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.
**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:** $2,500

**ISSUES/CONCERNS:**

<table>
<thead>
<tr>
<th>Soils &amp; Erosion Control: Stabilizing vegetation is not proposed for disturbed areas within 7 days of rough grading</th>
<th>1. Add note on erosion control plan that stabilizing vegetation is required for all disturbed areas within 7 days of rough grading.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Silt fence should be located closer to construction limits to prevent sedimentation of lawn.</td>
<td>2. Silt fence should be located closer to construction limits to prevent sedimentation of lawn and also to 862 contour on north side to protect adjacent property.</td>
</tr>
<tr>
<td>Escrows: $2,000 + (1 ac * $500/ac) = $2,500</td>
<td>3. Receipt of escrows.</td>
</tr>
</tbody>
</table>

**RECOMMENDATION:** Approve with 3 Stipulations

**Stipulations:**
1. Receipt of escrows.
2. Add note on erosion control plan that stabilizing vegetation is required for all disturbed areas within 14 days of rough grading.
3. Silt fence should be located closer to construction limits to prevent sedimentation of lawn and also to 862 contour on north side to protect adjacent property.