COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: January 11, 2016
AGENDA NUMBER: 18
FILE NUMBER: 15 - 161
ITEM: Copart

RECOMMENDATION: Approve

APPLICANT: Copart, Inc.
14185 Dallas Parkway
Dallas TX 75254

PURPOSE: Demolition of existing structures for future expansion

LOCATION: SE Corner of Hwy 65 and Bunker Lake Blvd
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.
6. Endangered, Threatened or Special concern species, elements of communities.

EXHIBITS:
1. Grading & Development Application and Exhibits by Reshetar Systems, dated 12/7/2015, received 12/14/2015.
2. Revised Plans by Reshetar Systems, dated 12/30/15, received 12/30/15.

HISTORY & CONSIDERATIONS: This item has not been before the CCWD Board. This project is only the removal of the existing structures around the Copart Facility.

FINDINGS:
Ditches and Drainage: There is a public ditch on the property. The ditch is County Ditch 59-1. The ditch has not been inspected. It is scheduled for inspection in 2017. There are approximately 0 acres of existing agricultural land affected by this ditch. There are no flooding concerns downstream. The public ditch was last repaired in 1979. The ditch is not in need of repair in this area.

Floodplain: There is no floodplain on the property according to FEMA. The District Atlas 14 model predicts the 100-year elevation for the subwatershed at 901.6 feet. The total floodplain impact is 0 acre-feet, within the floodplain. Compensatory storage is not needed.

Groundwater: Groundwater information was not provided and not needed. 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: Permit is for removal of existing buildings, utility plans were not included with submittal. No stormwater basins proposed for this project. No change in drainage expected, adjacent property owners do not need to be notified.

Soils & Erosion Control: Soils affected by the proposal are Lino, Isanti and Zimmerman. Stabilizing vegetation is proposed for disturbed areas within two weeks of rough grading. Adjacent properties are not 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; a NPDES permit is required. However, the permit will be pulled for the overall project once the plans are finalized.

**Stormwater & Hydraulics:** No new impervious surface is proposed, volume management requirement does not apply. 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.

**Water Quality:** Project does not include new impervious drainage areas greater than 1 acre. All discharges into wetlands are pretreated via overland flow. 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 exist on-site according to the 1987 Federal manual, NWI, PWI, and Soil Survey. No wetland impacts are proposed.

**Wildlife:** The proposed project may include the threatened Black Huckleberry (*Gaylussacia baccata*). The applicant has contacted the DNR to have a DNR Natural Heritage Information System (NHIS) data review completed to determine if any records of state-protected species may be located within the boundary of this project.

**Performance Escrow:** $2,735.00 - PAID

**ISSUES/CONCERNS:**

| Escrows: $2,000 + (1.47 ac * $500/ac) = $2,735.00 | 1. Paid 12/30/15 |

**RECOMMENDATION:** Approve

**Stipulations:** None