COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: August 13, 2018
AGENDA NUMBER: 19
FILE NUMBER: 18-138
ITEM: Hark Garage Expansion & Pool

RECOMMENDATION: Approve with 1 Stipulation

APPLICANT: Steve Hark
8528 Mississippi Blvd NW
Coon Rapids, MN 55433

PURPOSE: 900 SQ FT BUILDING AND POOL ON 0.9 ACRE LOT

LOCATION: West of 85th Ln NW and Mississippi Blvd NW, Coon Rapids MN

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. Endangered, Threatened or Special concern species, elements or communities
EXHIBITS:
1. Construction Plan set (3 sheets); by Clark Engineering, dated 7/16/18, received 7/20/18.

PREVIOUS ACTION TAKEN: This is a new application.

FINDINGS:
Pre-application Meeting: The project as submitted has 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 Becker and Hubbard.
   - Stabilizing vegetation is proposed for disturbed areas within seven (7) days of rough grading.
   - Soil stockpiles have been proposed to be fitted with sediment-trapping measures to prevent soil loss.
   - Adjacent properties and stormwater ponds 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 been provided.
• No outlets or inlets impacted as part of the project.
• All work adjacent to water or related resource has taken precautions to contain sediment, and stabilize the work area during construction.
• Provisions have been made to minimize transport of sediment (mud) by runoff or vehicle racking onto the paved surface.
• Provisions have 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 does provide for the repair and maintenance of all temporary and permanent erosion and sediment control practices.

Dewatering: Shallow ground water may exist on site. Dewatering is not anticipated.

Floodplain: There is floodplain on the property according to FEMA at 825 feet. The project does not propose to place fill within the floodplain. There are no flooding concerns upstream or downstream.

High Water Flooding: Information has been provided to substantiate low floor elevations. Proposed garage expansion is anticipated to match existing low floor elevations and therefore meet the criteria for the City of Coon Rapids; 3 ft above mottled, 2 ft above 100 yr.

Groundwater: Geotechnical information has not been provided and is not needed.

The project site is not within the Emergency Response Area/10 Year Well Head Protection Area/Drinking Water Supply Management Area.

The proposal does not contain a land use discouraged or prohibited by the Safe Drinking Water Supply Act (SDSA).

Historic Sites: The proposed project does not include sites of historic or archeological significance.

Public access to the significant resource is proposed to be controlled to minimize intrusion and impact upon the resource.

Local Planning & Zoning: The proposed project is with local planning and zoning. There is an approved local water plan.

Property owners affected by any changes in drainage should be notified and acknowledge the changes proposed.
Maintenance: There are no stormwater treatment practices proposed for this project.

Easements: The proposed project does not include ditch maintenance easement. A ditch maintenance easement is not required. A maintenance access to all storm water management features is provided.

Stormwater & Hydrology: Infiltration is allowed within the project area. The 1-inch infiltration is achieved via overland flow.

Drainage sensitive uses do not exist downstream from the proposed site. The rate of post-development runoff from the may exceed predevelopment rates; however, rates will not interfere with downstream land uses. Negligible increases in the volume, velocity, or peak water flow rates of stormwater runoff are expected. Concentrated storm water leaving a 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 as part of the project.

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 discharges into wetlands are pretreated via overland 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 Mississippi River. Mississippi River is impaired for (Aquatic Life (Macro-invertebrates)/ Aquatic Recreation (Fecal Coliform). The major stressors are Total Suspended Solids (TSS)/ Total Phosphorus (TP)/Fecal coliform. There is not an EPA approved Total Maximum Daily Load (TMDL) or Waste Load Allocation (WLA) for this water for nutrients but there is for Fecal coliform.

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 required.

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: $2,010.00
Wetland Escrow: $N/A
There are not ditch liens on the property.

**ISSUES/CONCERNS:**

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<th>ISSUE</th>
<th>NEED</th>
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<td>Escrows:</td>
<td>$2,000 + (0.02 ac * $500/ac = $2,010.00</td>
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**RECOMMENDATION:** Approve with 1 Stipulation

**Stipulations:**
1. Receipt of escrows.