COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: September 14, 2015
AGENDA NUMBER: 19
FILE NUMBER: 15-073
ITEM: Wellington Ridge

RECOMMENDATION: Approve with 2 Stipulations

APPLICANT: Pinnacle
Brenda Ward
9787 Palm St NW
Coon Rapids MN 55433

PURPOSE: Addition of additional impervious parking area and decommission of existing parking area with under drains to solve drainage issue.

LOCATION: Wellington Ridge Apartments 9787 Palm St. NW, Coon Rapids
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. High water table, outwash and organic soils.

EXHIBITS:
1. Work plan figures; no date provided, received 6/1/2015

HISTORY & CONSIDERATIONS:
This item was tabled by the Board on June 22, 2015 with the following stipulations:
1. Receipt of escrows.
2. Provide stormwater runoff calculations and plans for a filtration basin such that the site is meeting the volume management requirement equivalent to infiltrating or filtrating runoff from the first inch of precipitation.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The trend in land use for this drainage area is toward medium intensity residential. There are no flooding concerns downstream.

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 843.5 feet. However, this is the elevation on the creek. The total floodplain impact is 0 acre-feet. Compensatory storage is not needed.

Groundwater: Groundwater information is not provided and not needed for this type of work.

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 not been notified and have not acknowledged the changes proposed.

Soils & Erosion Control: Soils affected by the proposal are cut and fill. Stabilizing vegetation is not 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 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. It is unknown if the rate of post development runoff from the site does or 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 not pretreated by a sediment basin/water quality pond and are not designed correctly. 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:** $2,140.00

**ISSUES/CONCERNS:**

<table>
<thead>
<tr>
<th>Soils &amp; Erosion Control: Provide revegetation plans for the new pervious areas on site and provide note stating that revegetation will take place within 7 days of rough grading or inactivity.</th>
<th>1. Provide note on vegetation Plan for new pervious areas stating revegetation will take place within 7 days of rough grading or inactivity.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Escrows: $2,000 + (.28ac * $500/ac) = $2,140.00</td>
<td>2. Receipt of escrows.</td>
</tr>
</tbody>
</table>

**RECOMMENDATION:** Approve with 2 Stipulations

**Stipulations:**

1. Receipt of escrows, $2,140.00.
2. Provide note on vegetation Plan for new pervious areas stating revegetation will take place within 7 days of rough grading or inactivity.