COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE:  June 11, 2018
AGENDA NUMBER:  20
FILE NUMBER:  18-108
ITEM:  Kinghorn Residence – Home Construction

RECOMMENDATION:  Approve with 2 Stipulations

APPLICANT:  John Kinghorn
727 River Lane
Anoka, MN

PURPOSE:  8,000 SF grading for single family home on 0.93 acres

LOCATION:  10810 Mississippi Blvd, Coon Rapids MN

APPLICABILITY:
1. Within 1 mile of an impaired water.
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.
EXHIBITS:
2. Project Narrative; by John Kinghorn, dated 5/29/2018, received 5/30/2018

PREVIOUS ACTION TAKEN: This is a new application. Landscaping adjacent to the Mississippi River was approved under PAN 16-158.

FINDINGS:
Pre-application Meeting: The project as submitted received a general review during a pre-application meeting on May 25, 2018.

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

Ditch Hydraulics: A crossing of the ditch is not proposed.

Erosion and Sediment Control: Soil affected by the proposal is Langola.
- Stabilizing vegetation is not proposed for disturbed areas within seven (7) days of rough grading.
- Soil stockpiles not anticipated as part of the project.
- 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 storm sewer pipes (inlets/outlets) are proposed.
- 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 and are needed.
• Provisions have not been made for cleaning road surfaces where sediment is transported by the end of the day.
• Construction entrance points are not 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: It is unknown if shallow ground water does exist on site. Dewatering is not anticipated.

Floodplain: There is floodplain on the property according to FEMA. The project does not propose to place fill within the floodplain.

High Water Flooding: Information has been provided to substantiate low floor elevations. Low floor elevations do meet the criteria for the City of Coon Rapids; 3 ft above mottled, 2 ft above 100 yr.

Groundwater: Geotechnical information was not 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.

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.

No changes to drainage proposed as part of the project.

Maintenance: No Stormwater Management features or treatment practices are proposed.

Easements: The proposed project does not include ditch maintenance easement. A ditch maintenance easement is not required.

Stormwater & Hydrology: Infiltration is allowed within the project area. The 1-inch infiltration is achieved. 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. No increases in the volume,
velocity and peak water flow rates of stormwater runoff are expected. No concentrated storm water leaving a site. All on-site constructed storm water conveyance channels are constructed to withstand the expected velocity from a 2-year frequency storm without erosion.

**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 and drains to an Impaired Water. The Impaired Water is Mississippi River. The Mississippi River is impaired for Aquatic Life (Macro-invertebrates)/Aquatic Recreation. The major stressors are Fecal Coliform and Nutrients. 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 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:** $2,090.00

**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. Update construction plans to include the following:</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>a. Stabilize vegetation within 7 days of rough grading or inactivity.</td>
</tr>
<tr>
<td></td>
<td>b. Provide note on grading plans that any sediment tracked onto the street from construction activities will be removed on a daily basis.</td>
</tr>
<tr>
<td></td>
<td>c. Clearly label construction entrance</td>
</tr>
</tbody>
</table>
Construction entrance points are not clearly located on the erosion and sediment control plan.

<table>
<thead>
<tr>
<th>RECOMMENDATION:</th>
<th>Approve with 2 Stipulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stipulations:</td>
<td></td>
</tr>
<tr>
<td>1. Receipt of escrows.</td>
<td></td>
</tr>
<tr>
<td>2. Update construction plans to include the following:</td>
<td></td>
</tr>
<tr>
<td>a. Stabilize vegetation within 7 days of rough grading or inactivity.</td>
<td></td>
</tr>
<tr>
<td>b. Provide note on grading plans that any sediment tracked onto the street from construction activities will be removed on a daily basis.</td>
<td></td>
</tr>
<tr>
<td>c. Clearly label construction entrance location</td>
<td></td>
</tr>
</tbody>
</table>