COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: December 14, 2015
AGENDA NUMBER: 20
FILE NUMBER: 15 – 155
ITEM: Woodcrest Park

RECOMMENDATION: Approve with 1 Stipulation

APPLICANT: City of Coon Rapids
11155 Robinson Dr
Coon Rapids MN 55433

PURPOSE: Upgrades to City park trails, playgrounds and sports fields

LOCATION: Woodcrest Park
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.

EXHIBITS:
3. Wetland Delineation Report by Kimley Horn, dated 10/15, received 10/16/15

HISTORY & CONSIDERATIONS:
Woodcrest has 0.46 acre increase in impervious (5%).

FINDINGS:
Ditches and Drainage: The project drains to Woodcrest Creek. There are approximately 0 acres of existing agricultural land affected by these ditches. The trend in land use for this drainage area is toward open space and residential. There are no flooding concerns downstream. The public ditch was last repaired in 2014. The ditch is not in need of repair.

Floodplain: There is floodplain on the property according to FEMA for the Pheasant Ridge Park only. The District Atlas 14 model predicts the 100-year elevation for the subwatershed at 859.2 feet. The total floodplain impact is 0 acre-feet, within the floodplain. Compensatory storage is not needed.

Groundwater: Groundwater information was not provided and is not needed. 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: The proposed project does include a ditch maintenance easement or utility line crossings. No stormwater basins proposed. Changes in drainage are not proposed.

Soils & Erosion Control: Soil affected by the proposal is Zimmerman. Stabilizing vegetation is 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 greater than 1 acre; an NPDES permit is required.
**Stormwater & Hydraulics:** The applicant is meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation via overland flow and change of lawn to native vegetation. 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 by a 4:1 ratio of 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. The TEP reviewed and approved the wetland delineation report. The applicant is not proposing any wetland impacts.

**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:** $8,350.00

**ISSUES/CONCERNS:**

| Escrows: $2,000 + (12.70 ac * $500/ac) = $8,350.00 | 1. Receipt of escrows. |

**RECOMMENDATION:** Approve with 1 Stipulation

**Stipulation:**
1. Receipt of escrows: $8,350.00