COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: May 13, 2019
AGENDA NUMBER: 21
FILE NUMBER: 19-093
ITEM: J Michael Homes Inc – Stonelight Estates

RECOMMENDATION: Approve with 2 Stipulations

APPLICANT: J Michael Homes Inc
Attn: John Eral
2097 County Road D East Suite A
Maplewood, MN 55109

PURPOSE: Construction of new single-family homes

LOCATION: 12975 and 13017 Crooked Lake Blvd., 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.

EXHIBITS:
2. Project Narrative by J Michael Homes, dated 4/29/19, received 5/1/19.
PREVIOUS ACTION TAKEN: This is a new application.

FINDINGS:

Pre-application Meeting: The project as submitted has not 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 Nymore and Rifle.

- 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, but plans do not have a note to stabilize within seven (7) days of inactivity.
- Adjacent wetlands are not 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.
- Stabilization adequate to prevent erosion has been provided at the outlets of all storm sewer pipes.
- All storm sewer inlets are protected from sediment-laden water during construction.
• All work adjacent to water or related resource has not 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 tracking 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 not provide for the repair and maintenance of all temporary and permanent erosion and sediment control practices.
• Details not provided for ESC

**Dewatering:** Shallow ground water may exist on site. The project may require dewatering.

**Floodplain:** There is floodplain on the property according to the District model and FEMA. District’s floodplain elevation is at 861.3 feet. The project does not propose to place fill within the floodplain. Compensatory storage is not needed. There are no flooding concerns upstream or downstream.

**High Water Flooding:** Information has been provided to substantiate low floor elevations. Low floor elevations 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, or 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.

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

**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.

**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 site does not exceed predevelopment rates, or rates which would interfere with sensitive downstream land uses. No 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. 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 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 an Impaired Water. The Impaired Water is Coon Creek. Coon Creek is impaired for Aquatic Life (Macro-invertebrates) and Aquatic Recreation (E. coli). The major stressors are Total Suspended Solids (TSS), Total Phosphorus (TP), and E. coli. There is 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 exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey. Wetlands have been delineated. The most recent delineation was approved on 9/27/18 (PAN 18-111). The wetland boundary has been checked.

The wetland is not a DNR protected water.

The total proposed wetland impact is 0 square feet.

**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. The applicant has not contacted the MDNR natural heritage or endangered species program and is not required to.

If the project is present, the project does not propose substantial adverse alteration or significant detrimental impact on a species or removal of a plant species will occur.
**Performance Escrow:** $2,250

**Wetland Escrow:** $ N/A

There are ditch liens on the property.

### ISSUES/CONCERNS:

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<th>ISSUE</th>
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<tr>
<td>Escrows: $2,000 + (0.5 ac * $500/ac = $2,250)</td>
<td>1. Receipt of escrows.</td>
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<td>Soils &amp; Erosion Control: Soil stockpiles have been proposed to be fitted with sediment-trapping measures to prevent soil loss, but plans do not have a note to stabilize within seven (7) days of inactivity. Adjacent wetlands are not protected from sediment deposition. All work adjacent to water or related resource has not taken precautions to contain sediment and stabilize the work area during construction. The erosion and sediment control plan does not provide for the repair and maintenance of all temporary and permanent erosion and sediment control practices. Details not provided for ESC</td>
<td>2. Update Construction Plans to include the following: a. Stabilize soil stockpiles if inactive for 7 days. b. Show double row of silt fence adjacent to wetlands. c. Provide statement on plans that repairs, and maintenance will be performed on temporary and permanent erosion and sediment control practices. d. Provide Details for erosion and sediment control practices (i.e., perimeter control, inlet protection, concrete washout, etc.)</td>
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### RECOMMENDATION: Approve with 2 Stipulations

**Stipulations:**
1. Receipt of escrows.
2. Update Construction Plans to include the following:
   a. Stabilize soil stockpiles if inactive for 7 days.
   b. Show double row of silt fence adjacent to wetlands.
   c. Provide statement on plans that repairs, and maintenance will be performed on temporary and permanent erosion and sediment control practices.
   d. Provide Details for erosion and sediment control practices (i.e., perimeter control, inlet protection, concrete washout, etc.)