# COON CREEK WATERSHED DISTRICT PERMIT REVIEW

**MEETING DATE:** January 11, 2016  
**AGENDA NUMBER:** 22  
**FILE NUMBER:** 15 – 154  
**ITEM:** Pheasant Ridge Park

**RECOMMENDATION:** Approve with 1 stipulation

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

**PURPOSE:** Upgrade to City park trails, playground and sport fields

**LOCATION:** Pheasant Ridge Park
**APPLICABILITY:**
1. Any work in or adjacent to wetlands, lakes or water courses.
2. One or more cumulative acres of land disturbance.
3. High water table, outwash and organic soils.
4. High infiltration soils.
5. Highly erodible soils

**EXHIBITS:**
3. Wetland Delineation Report by Kimley Horn, dated 10/15, received 10/16/15
4. Purchase Agreement for Wetland Banking Credits by the City of Coon Rapids, dated 12/28/15, received 1/5/16

**HISTORY & CONSIDERATIONS:**
The Pheasant Ridge Park adds 0.23 acres of impervious (1% increase).

**FINDINGS:**

**Ditches and Drainage:** The project is tributary to the Mississippi River. There are approximately 0 acres of existing agricultural land affected by this ditch. The trend in land use for this drainage area is toward open space and residential. There are no flooding concerns downstream.

**Floodplain:** There is floodplain on the property according to FEMA. There is no District Atlas 14 model for this subwatershed. 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:** Soils affected by the proposal are Duelm and Hubbard. 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; a 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 replacement of grass with native prairie. 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 proposes to fill 311 sq. ft of Type 3 wetland in a DNR Public Water. The DNR has waived their jurisdiction to WCA. Under the WCA Rules, the impact is required to be replaced at a 2:1 ratio. The applicant is in the process of purchasing 622 sf of wetland credits.

**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:** $17,300.00 - PAID

**ISSUES/CONCERNS:**

| Wetlands: The applicant is in the process of purchasing 622 sf of wetland credits. | 1. Proof of purchase for the wetland credits. |

**RECOMMENDATION:** Approve with 1 Stipulation

**Stipulations:**

1. Proof of purchase for the wetland credits.