COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: October 23, 2017
AGENDA NUMBER: 6
FILE NUMBER: 17-200
ITEM: Parent Custom Homes Residence

RECOMMENDATION: Approve with 2 Stipulations

APPLICANT: Parent Custom Homes
13654 Van Buren St.
Ham Lake, MN 55304

PURPOSE: Construction of one new single-family home

LOCATION: 10334 Mississippi Blvd, Coon Rapids, MN, 55433

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:
1. Construction Plan set (1 sheets); by The Gregory Group, Inc., dated 10/9/17, received 10/11/17.
2. Erosion Control Plan; received 10/11/17.

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: Soil affected by the proposal is Langola.
- Stabilizing vegetation is not 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.
- 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.
• 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 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.
• Provisions have not 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 provide for the repair and maintenance of all temporary and permanent erosion and sediment control practices.

Dewatering: Shallow ground water does not exist on site. The project does not require dewatering.

Floodplain: There is floodplain on the property according to FEMA. The project does not propose to place fill within the floodplain. There are no flooding concerns upstream and downstream.

Groundwater: Geotechnical information was not submitted and is not needed.

The site is not within a Municipal Drinking Water Supply Area (DWSMA).

The project site is not within the Emergency Response Area/10 Year Well Head Protection Area/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.

Property owners affected by changes in drainage should be notified and acknowledge the changes proposed.

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. No on-site constructed storm water conveyance channels are proposed.

**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 of and drains to an Impaired Water. The Impaired Water is Mississippi River. The Mississippi River is impaired for (Aquatic Life (Macro-invertebrates)/ Aquatic Recreation (E. coli). The major stressors are Total Suspended Solids (TSS)/ Total Phosphorus (TP)/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 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:** $2,250.00
**Wetland Escrow:** $ N/A
There are not ditch liens on the property.

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<th>ISSUE</th>
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<td>Escrows: $2,000 + (0.05 ac * $500/ac) = $2,250.00</td>
<td>1. Receipt of escrows.</td>
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**Soils & Erosion Control:** District requires all stabilization vegetation be within seven (7) days of rough grading or inactivity.

Provisions have not been made to minimize transport of sediment (mud) by runoff or vehicle racking onto the paved surface or the cleaning road surfaces where sediment is transported by the end of the day.

<table>
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<th>Update Erosion Control Plan with the following statements:</th>
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<td>a. Stabilize vegetation within 7 days of rough grading or inactivity.</td>
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<td>b. Provide a note for the minimizing of sediment transport onto paved surfaces and the cleaning of sediment (mud) by runoff or vehicle tracking onto the paved surface by the end of the day.</td>
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**RECOMMENDATION:** Approve with 2 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. Update Erosion Control Plan with the following statements:
   a. Stabilize vegetation within 7 days of rough grading or inactivity.
   b. Provide a note for the minimizing of sediment transport onto paved surfaces and the cleaning of sediment (mud) by runoff or vehicle tracking onto the paved surface by the end of the day.