COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: April 27, 2015
AGENDA NUMBER: 6
FILE NUMBER: 15-053
ITEM: Al Flynn Park Parking Lot-Coon Rapids

RECOMMENDATION: Approve with 1 Stipulations

APPLICANT: City of Coon Rapids
Attn: Mark Hansen
1115 Robinson Dr
Coon Rapids MN 55433

PURPOSE: Mill and overlay of existing parking lot and entry

LOCATION: West of Egret and South of the Rail Road between Coon Rapids Blvd. NW and the Rail
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.
4. High infiltration soils.
5. Highly erodible soils

EXHIBITS:
1. Permit application packet by the City of Coon Rapids; dated 4/14/15; received 4/14/15

HISTORY & CONSIDERATIONS:
This item has not been before the CCWD Board.

FINDINGS:
Ditches and Drainage: There is a public ditch on the property. The ditch is County Lower Coon Creek. The ditch has not been inspected. It is scheduled for inspection this year. The trend in land use for this drainage area is toward Urban Open Space and Residential. There are no flooding concerns downstream.

Floodplain: There is floodplain on the property according to FEMA. The District Atlas 14 model predicts the 100-year elevation for the subwatershed at 843.93 feet. The total floodplain impact is 0 acre-feet, within the floodplain. Compensatory storage is not needed.

Groundwater: Ground water information is not provided and is not needed.

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 not include a ditch maintenance easement or utility line crossings.

Soils & Erosion Control: Soils affected by the proposal are Alluvial and Cut and Fill. Stabilizing vegetation is not proposed for disturbed areas within two weeks of rough grading and is not needed. 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.
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 sediment basin/water quality pond and are designed correctly. 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 not exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey.

**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:** $2,455.00

**ISSUES/CONCERNS:**

| Escrows: $2,000 + (.91 ac * $500/ac) = $2,455.00 | 1. Receipt of escrows. |

**RECOMMENDATION:** Approve with 1 Stipulations

**Stipulations:**

1. Receipt of escrows.