COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: October 26, 2015
AGENDA NUMBER: 7
FILE NUMBER: 14 - 013
ITEM: Sand Creek Park and Northdale Blvd NW

RECOMMENDATION: Approve with 4 Stipulations

APPLICANT: City of Coon Rapids
11155 Robinson Drive
Coon Rapids MN 55433-3761

PURPOSE: Reconstruction of Sand Creek Park and Addition of turn lanes to Northdale Blvd NW

LOCATION: Northdale Blvd NW to Woody Ln NW between RR tracks and Quince St NW
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. HydroCAD model for existing and proposed conditions by WSB; dated 2/25/2015, received 2/25/2015.
2. Existing and proposed grading plans by WSB; dated 2/25/2015, received 2/25/2015.
3. Revised HydroCAD model for existing and proposed conditions by WSB; dated 3/11/2015, received 3/15/2015.
4. Revised Existing and proposed grading plans by WSB; dated 3/11/2015, received 3/15/2015.
5. Geotechnical Report by NTI dated May 28, 2014, received 2/25/2015
6. HydroCAD model for existing and proposed conditions by WSB; dated 10/16/2015, received 10/16/2015.
7. Existing and proposed grading plans by WSB; dated 10/14/2015, received 10/14/2015.
8. Stormwater Memo by WSB; dated 10/14/2015, received 10/14/2015.
9. Wetland Delineation Report by WSB; dated 5/21/15; received 6/1/15
10. De Minimis Request by WSB; dated 8/24/15; received 8/27/15

HISTORY & CONSIDERATIONS: The permit has been updated to include the partial reconstruction of Northdale Blvd NW. The Northdale Blvd project area will add an additional 0.66 acres of impervious to the overall project. Discharge from the eastern portion of the Northdale project (0.9 acres of impervious) will be directed to the Sand Creek Park project for filtration.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to Sand Creek. The trend in land use for this drainage area is toward open space and residential. There are no flooding concerns downstream. Alternatives to additional drainage considered and reviewed include storage and retention.

Floodplain: There is no floodplain on the property according to FEMA. The District Atlas 14 model predicts the 100-year elevation for the subwatershed at 866.7 feet. The total floodplain impact is 0 acre-feet, within the floodplain. Compensatory storage is not needed.

Groundwater: Surficial ground water is present at unknown feet. The site does not include groundwater sensitive areas. Proposed structures on slab, information is not needed to substantiate low floor elevations.
**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. Property is owned by the City, a drainage and utility easement is not needed. Property owners affected by changes in drainage have been notified and have acknowledged the changes proposed.

**Soils & Erosion Control:** Soils affected by the proposal are cut and fill, Lino and Zimmerman. Stabilizing vegetation is proposed for disturbed areas within two weeks of rough grading. Adjacent properties are not protected from sediment deposition for the Northdale Blvd area. 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 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 exist on-site according to the 1987 Federal Manual and its associated supplement(s), NWI, and Soils Survey.

The wetland delineation report has been reviewed and approved by the TEP. The applicant is requesting De Minimis to fill 361 square feet of a Type 1 wetland as a result of construction of a new 10 foot trail to meet safety requirements. The applicant will also be temporarily impacting 703 square feet of a Type 1 wetland for vegetation removal to access the site but will be restored once the trail is complete. The TEP has reviewed and approved the De Minimis request.

**Wildlife:** The proposed project does not include endangered & threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration
areas, deer wintering areas, wildlife travel corridors. No substantial adverse alteration or significant detrimental impact on a species food supply, security or reproductive cycle or the alteration or removal of a plant species will occur.

**Performance Escrow:** $27,500.00

**ISSUES/CONCERNS:**

<table>
<thead>
<tr>
<th>Soils &amp; Erosion Control: It is unknown if adjacent properties are protected from sediment deposition for the Northdale Blvd area, no erosion control plan was provided.</th>
<th>1. Provide erosion control for the Northdale Blvd portion of the project.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stormwater &amp; Hydraulics: Project is under construction. Verification is needed to show that the project has been constructed according to the plans.</td>
<td>2. Provide as-built drawings showing what has been completed and documentation that infiltration basins function as designed.</td>
</tr>
<tr>
<td>Additional bank stabilization is needed along the ditch banks below the new culverts in Phase 3 of the project to prevent additional bank sloughing in the area.</td>
<td>3. Provide details for stabilizing the ditch bank below the new culverts in Phase 3 of the project.</td>
</tr>
<tr>
<td>Escrows: $2,000 + (51 ac * $500/ac) = $27,500.00</td>
<td>4. Receipt of escrows</td>
</tr>
</tbody>
</table>

**RECOMMENDATION:** Approve with 4 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. Provide erosion control for the Northdale Blvd portion of the project.
3. Provide as-built drawing showing what has been completed and documentation that infiltration basins function as designed.
4. Provide details for stabilizing ditch bank in Phase 3 of the project.