COON CREEK WATERSHED DISTRICT
PERMIT REVIEW (BFK)

MEETING DATE: May 28, 2019
AGENDA NUMBER: 8
FILE NUMBER: 19-103
ITEM: McNallan Garage

RECOMMENDATION: Approve with 3 Stipulations

APPLICANT: Jeff McNallan
13237 Bittersweet Street NW
Coon Rapids, MN 55448

PURPOSE: 800 sq. foot garage and concrete skirt on existing 23,000+/- square foot lot

LOCATION: 13237 Bittersweet Street NW, Coon Rapids
APPLICABILITY:
1. Within 1 mile of an impaired waters.
2. Any work within or adjacent to a Public ditch within the Watershed District.
3. Any work in or adjacent to wetlands, lakes or water courses
4. High water table, outwash and organic soils
5. High infiltration soils
6. Highly erodible soils
7. Endangered, Threatened or Special concern species, elements or communities

EXHIBITS:
1. Site Plan sketch; by Jeff McNallan, undated, received May 8, 2019
2. Erosion Sediment Control Plan letter; by Jeff McNallan, dated May 6, 2019, received May 8, 2019.
3. NOAA precipitation data.
4. Garage Plans: by Menards, dated April 25, 2019, received May 8, 2019
PREVIOUS ACTION TAKEN: This is a new application.

FINDINGS:

Pre-application Meeting: The project as submitted has received a general review during a pre-application meeting.

Ditches: There is not a public ditch on the property. County Ditch 57 is located along the east property line according to the public drainage map. The approved/as-built elevations through this property are 852.85 ft MSL at the downstream end and 852.91 ft MSL at the upstream end.

The ditch is a 5th order stream. The ditch serves the primary role of
  a. Trunk drainage system

The ditch serves approximately 0 acres of agricultural land. Land use in the area is toward residential. There are no flooding concerns upstream and/or downstream.

The ditch has been inspected. Existing elevations, slopes and condition of ditch are good. The ditch is not in need of repair.

Ditch Hydraulics: A crossing of the ditch is not proposed.

Erosion and Sediment Control: Soils affected by the proposal are Nymore.
  • Stabilizing vegetation is not proposed for disturbed areas within seven (7) days of rough grading.
  • Soil stockpiles have not been proposed to be fitted with sediment-trapping measures to prevent soil loss and do not have a note to stabilize within seven (7) days of inactivity.
  • 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.
  • All work adjacent to water or related resource has 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 (riprap, perimeter control, concrete washout, inlet protection, etc.)

Dewatering: The project does not require dewatering.

Floodplain: There is floodplain on the property according to the District model and FEMA. The FEMA floodplain elevation is 862.2 and the District’s floodplain elevation is at 863.6 feet. The floodplain encroaches on the east part of the property and it is not known if it is entirely located in the drainage and utility easement. The project does not propose to place fill within the floodplain.

High Water Flooding: Information has not been provided to substantiate low floor elevations. The LIDAR survey for the property indicates a ground elevation of greater than 866 at the garage location, which meets the city of Coon Rapids minimum low floor elevations of 2 ft above the 100 year High water level. The city of Coon Rapids requires 3 feet of separation from mottled soil and the depth or presence of mottled soil is not known. The proposed building is a slab on grade structure.

Groundwater: Groundwater elevations are not known.

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.

Maintenance: There are no Stormwater Treatment Practices (STPs) proposed for the project.

A maintenance agreement has not been executed. The applicant has not submitted a Maintenance Plan for each Stormwater Treatment Practice. A maintenance plan is not required.

Stormwater & Hydrology: The site does not meet the requirements for compliance with the district Stormwater Policy.
**Water Quality:** The site does not meet the requirements for compliance with the district Water Quality Policy.

**Impairments:** This project is within one (1) mile of and drains to an Impaired Water. The Impaired Water is CD 57. CD 57 is impaired for Aquatic Life and Aquatic Recreation. The major stressors are Total Suspended Solids (TSS), Total Phosphorus (TP) and E.coli. There is an EPA approved Total Maximum Daily Load (TMDL) and Waste Load Allocation (WLA) for this water.

There are 800 square feet of 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. Wetlands have not been delineated.

**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 does not need 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:** $2,010.00

**Wetland Escrow:** $ N/A

There are ditch liens on the property.

**ISSUES/CONCERNS:**

<table>
<thead>
<tr>
<th>ISSUE</th>
<th>NEED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Escrows: $2,000 + (0.02 ac * $500/ac = $2,010.00</td>
<td>1. Receipt of escrows.</td>
</tr>
<tr>
<td><strong>Soils &amp; Erosion Control:</strong> District requires all stabilization vegetation be within seven (7) days of rough grading or inactivity.</td>
<td>2. Update Erosion and Sediment Control (ESC) plans as follows: -Include notes to install stabilizing vegetation within 7 days of rough grading or inactivity. -Update ESC to provide sediment trapping for stockpiles or that excess soil will be transported off-site or use for construction and stabilized within 7 days of generation. -Include notes that standard silt fence will be installed according to</td>
</tr>
<tr>
<td>District requires that all stockpiles are constructed with sediment trapping BMPs.</td>
<td></td>
</tr>
<tr>
<td>Plans do not include silt fence details or maintenance schedule.</td>
<td></td>
</tr>
</tbody>
</table>
RECOMMENDATION: Approve with 3 Stipulations

Stipulations:

1. Receipt of escrows.
2. Update Erosion and Sediment Control (ESC) plans as follows:
   - Include notes to install stabilizing vegetation within 7 days of rough grading or inactivity.
   - Update ESC to provide sediment trapping for stockpiles or that excess soil will be transported off-site or use for construction and stabilized within 7 days of generation.
   - Include notes that standard silt fence will be installed according to detail from city of Coon Rapids and the following statement: “Owner will repair, replace or supplement all perimeter control devices when they become nonfunctional or the sediment reaches 1/2 of the height of the device. Owner will remove silt fence at the conclusion of the project after upstream areas are stabilized.”
3. Confirm that the garage low floor is at minimum 865.6 feet or if below 865.6, provide proof of authorization from the City to construct within less than 2 feet of the high-water level.