COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: March 23, 2015
AGENDA NUMBER: 8
FILE NUMBER: 15-034
ITEM: Peace Lutheran Community Garden

RECOMMENDATION: Approve with 3 Stipulations

APPLICANT: Peace Lutheran Church
20 Northdale Blvd NW
Coon Rapids MN 55448

PURPOSE: Site grading to make a community garden.

LOCATION: Peace Lutheran Church property northwest of Butternut and University Ave in Coon Rapids
APPLICABILITY:
1. One or more cumulative acres of land disturbance.
2. High infiltration soils.
3. Highly erodible soils

EXHIBITS:

HISTORY & CONSIDERATIONS:
This project has not been reviewed by the Board.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to Lower Coon Creek. The trend in land use for this drainage area is toward 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 does not have a regional flood elevation for this area. The applicant is grading the site to create a community garden. In doing so they are removing a casual depression area capable of retaining approximately 0.2 ac-ft of runoff by a hand calculation from the 100-year event and directing this flow to an adjacent residential stormwater pond in Outlot F. It is unknown if this additional flow presents a flooding problem to that pond.

The applicant is required to run the 100-year elevation for interior ponds using the NOAA Atlas 14 information as shown in the following web link.
http://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=mn

Groundwater: Surficial ground water depth is unknown and not needed for this project. The site does include groundwater sensitive areas. Information has not been provided to substantiate low floor elevations. Depending on the potential increase in 100-year elevation due to the additional drainage area this information may not be needed. It is unknown if low floor elevations meet the criteria for the City of Coon Rapids (3 ft above mottled soil elevation.

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. Property owners affected by changes in drainage have not been notified and have not acknowledged the changes proposed.

Soils & Erosion Control: Soils affected by the proposal are Sartell. Stabilizing vegetation is proposed for disturbed areas within two weeks of rough grading. Adjacent properties are not 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 as there is no new impervious area. 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 but it is not known if the additional volume presents a flooding problem. It is unknown if the rate of post development runoff from the site exceeds 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 not 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 & 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: $3,900.00

ISSUES/CONCERNS:

<table>
<thead>
<tr>
<th>Stormwater &amp; Hydraulics</th>
<th>The site grading will direct more storm water to an existing storm water pond. It is unknown if this creates a pond outlet and storage capacity problem.</th>
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<tbody>
<tr>
<td>Floodplain</td>
<td>The applicant is grading the site to create a community garden. In doing 1. Either provide stormwater runoff calculations that show the</td>
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<table>
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<tr>
<th>Soils &amp; Erosion Control: The entire area of proposed grading needs to be encircled by silt fence.</th>
<th>additional storm water directed to the residential pond does not create a flooding problem or provide compensatory storage to offset the amount of depressional storage filled.</th>
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</thead>
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<td>Escrows: $2,000 + (3.8 ac * $500/ac) = $3,900.00</td>
<td>2. Extend silt fence to surround the grading on the 914 contour on the northwest corner.</td>
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<td>3. Receipt of escrows.</td>
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**RECOMMENDATION:** Approve with 3 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. Extend silt fence to surround the grading on the 914 contour on the northwest corner.
3. Either provide stormwater runoff calculations that show the additional storm water directed to the residential pond does not create a flooding problem or provide compensatory storage to offset the amount of depressional storage filled.