COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: April 8, 2013
AGENDA NUMBER: 9
FILE NUMBER: 13 - 021
ITEM: Bunker Hills Golf Course Driving Range

RECOMMENDATION: Approve with 3 Stipulations

APPLICANT: City of Coon Rapids
PURPOSE: Proposed new driving range for the Bunker Hills Golf Course
LOCATION: Foley Blvd. NW and Bunker Prairie Rd., Coon Rapids, MN
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.

Floodplain: There is no floodplain on the property according to FEMA. The District model predicts the 100-year elevation for the subwatershed at 886.5 feet. The total floodplain impact is 0 acre-feet, within the flood/fringeway. Compensatory storage is not needed.

Groundwater: Groundwater information is not provided. Low floors are not proposed.

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.

Soils & Erosion Control: Soils affected by the proposal are SbB Sartel. It is not stated whether stabilizing vegetation is proposed for disturbed areas within two weeks of rough grading. Adjacent properties are protected from sediment deposition. Project site is greater than 1 acre; an NPDES permit is required.

Stormwater & Hydraulics: Impervious surfaces are increasing 0.05 acres, therefore, there is no volume management requirements for this project. Drainage sensitive uses do not exist downstream from the proposed site. The rate of post development runoff from the site is less than predevelopment rates.

Water Quality: Project does not include new impervious drainage areas greater than 1 acre. 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.

Wildlife: The proposed project does include endangered or threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas or 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.

**Wetlands:** Wetlands do not exist on-site according to the NWI, Soil Survey. Staff has visited the site.

The Project proposes no wetland impacts.

**Escrows:** Escrows have not been paid.

**Performance Escrow:** $1500 + (10 acre * 200/acre) = $3,500.00

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<th>ISSUES/CONCERNS</th>
<th>Needs</th>
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<td><strong>Escrows:</strong> Escrows have not been paid.</td>
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| **Soils & Erosion Control:** It is not stated whether stabilizing vegetation is proposed for disturbed areas within two weeks of rough grading. | Provide a note that clearly states that stabilizing vegetation is proposed for disturbed areas within two weeks.  
Call out type of erosion control measures on sheet 7 |

**CONCLUSIONS:** This project does meet District standards. Performance Escrows and Soils & Erosion Control Items must be submitted prior to issuance of a permit.

**RECOMMENDATION:** Approve with 3 Stipulations

**Stipulations:**
1. Receipt of escrows.
2. Provide a note that clearly states that stabilizing vegetation is proposed for disturbed areas within two weeks.
3. Call out type of erosion control measures on sheet 7