COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: August 28, 2017
AGENDA NUMBER: 10
FILE NUMBER: 17-154
ITEM: Brazinsky Addition

RECOMMENDATION: Approve with 4 Stipulations

APPLICANT: Scott and Kari Brazinsky
3038 Bunker Lake Rd
Ham Lake, MN

PURPOSE: Lot split and construction of new home on 15.6 acres

LOCATION: SW Corner Harper St NE and Bunker Lake Blvd NE, Ham Lake, Minnesota

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. One or more cumulative acres of land disturbance
5. The lands and waters that have been, or may be covered by the regional flood.
6. Appropriation and use of groundwater
7. High water table, outwash and organic soils
8. High infiltration soils
9. Highly erodible soils

**EXHIBITS:**
1. Project Summary; by E.G. Rud & Sons, dated 8/16/17, received 8/16/17.
2. Plat Survey and Grading Plan (2 sheets); by E.G. Rud & Sons, dated 8/16/17, received 8/16/17.

**PREVIOUS ACTION TAKEN:** This is a new application.
FINDINGS:

Pre-application Meeting: The project as submitted has not received a general review during a pre-application meeting.

Ditches: There is a public ditch on the property. The public ditch is County Ditch 59-4 according to the public drainage map. The approved elevations through this property are 887.6 ft MSL at the downstream end and 888.1 ft MSL at the upstream end. The observed elevations through this property are 887.8 ft MSL at the downstream end and 888.2 ft MSL at the upstream end. Existing elevations of the ditch represent a 0.1-0.2 foot variance from the approved elevations. The ditch is a 4th order stream. The ditch serves the primary role of storm water conveyance and collector system. The ditch serves approximately 78 acres of agricultural land. Land use in the area is toward single family residential. There are no flooding concerns upstream or downstream. The ditch has been inspected. Existing elevations, slopes and condition of ditch are good. Alternatives to repair and additional drainage have been considered and reviewed. 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 Isanti, Lino, Markey and Zimmermann.

- 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.
- Adjacent properties and stormwater ponds are not 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 not been provided.
- Stormwater runoff does not pass through a sediment basin or other sediment trapping BMP with equal or greater storage capacity.
- Stabilization adequate to prevent erosion has not been provided at the outlets of all storm sewer pipes.
- All storm sewer inlets are not protected from sediment-laden water during construction.
- All work adjacent to water or related resource has not taken precautions to contain sediment, and stabilize the work area during construction.
- Provisions have not been made to minimize transport of sediment (mud) by runoff or vehicle racking onto the paved surface.
- Provisions have not been made for cleaning road surfaces where sediment is transported by the end of the day.
- Construction entrance points are not 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.

**Dewatering:** It is unknown if shallow ground water exists on site. Dewatering is not anticipated.

**Floodplain:** There is floodplain on the property according to the District model and FEMA. The District’s floodplain elevation is at 893.8 feet. The project does not propose to place fill within the floodplain. There are no flooding concerns downstream.

**High Water Flooding:** Information has been provided to substantiate low floor elevations. Low floor elevations do not meet the criteria for the City of Ham Lake; 1 ft above mottled soil or 100 yr.

**Groundwater:** Geotechnical information collected in July 2017 indicates long term groundwater elevation is present at approximately 4 feet below the surface.

The site is not within a Municipal Drinking Water Supply Area (DWSMA).

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:** No Stormwater Management features or treatment practices proposed as part of the project.

Easements: The proposed project does not include ditch maintenance easement. A ditch maintenance easement is not required.

**Stormwater & Hydrology:** Infiltration is allowed within the project area. The 1-inch infiltration is achieved. The stormwater management system utilizes overland flow. 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. Properties and waterways
downstream from the project are protected from erosion due to increases in the volume, velocity and peak water flow rates of stormwater runoff. No concentrated storm water is proposed to leave the site. No on-site constructed storm water conveyance channels are proposed as part of the project.

**Water Quality:** The proposed project does not cause an exceedance of State water quality standards. The project does not contribute to the adverse impact of wetlands through inundation or volume of flow. All work adjacent to wetlands, waterbodies and water conveyance systems are protected from erosion. 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.

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

There are new impervious surfaces proposed as part of this project.

**Wetlands:** Wetlands do exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey. Wetlands have been delineated. The most recent delineation was completed on October 1, 2014. The wetland boundary has been checked and approved. There are no proposed wetland impacts.

**Wetland Replacement Plan:** A wetland replacement plan 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.

**Performance Escrow:** $2,200.00

**Wetland Escrow:** $ N/A

There are not ditch liens on the property.

**ISSUES/CONCERNS:**

<table>
<thead>
<tr>
<th>ISSUE</th>
<th>NEED</th>
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</thead>
<tbody>
<tr>
<td>Escrows: $2,000 + (0.4 ac * $500/ac) = $2,200.00</td>
<td>1. Receipt of escrows.</td>
</tr>
<tr>
<td>Floodplain: Low floor elevations do not meet the criteria for the City of Ham Lake; 1 ft above mottled soil or 100 yr.</td>
<td>2. Mottled soils are present at surface. Permission from the City to set LFE of Lot 2 at 896.0 ft is needed.</td>
</tr>
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<td>HWL of the County Ditch 59-4 not labeled on plans.</td>
<td>3. Label HWL of CD 59-4 to be 893.8 (NAVD 88).</td>
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<td>Soils &amp; Erosion Control:</td>
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<td>a. Provide a note that any sediment tracked onto the street from construction activities will be removed on a daily basis.</td>
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**RECOMMENDATION:** Approve with 4 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. Mottled soils are present at surface. Permission from the City to set LFE of Lot 2 at 896.0 ft.
3. Label HWL of CD 59-4 to be 893.8 (NAVD 88).
4. Erosion Control
   a. Provide a note that any sediment tracked onto the street from construction activities will be removed on a daily basis.
   b. Provide a note that any sediment tracked onto the street from construction activities will be removed on a daily basis.