COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: February 9, 2015
AGENDA NUMBER: 10
FILE NUMBER: 14 - 120
ITEM: Bunker Lake Blvd – Lucius Residence

RECOMMENDATION: Approve with 1 Stipulation

APPLICANT: Chuck & Tami Lucius
3038 Bunker Lake Rd
Ham Lake, MN 55304

PURPOSE: Removal of existing house and construction of proposed house on same site, different location.

LOCATION: South of Bunker Lake Blvd NE, Ham Lake MN
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. The lands and water that have been, or may be covered by the regional flood.
5. High water table, outwash and organic soils.
6. High infiltration soils.
7. Highly erodible soils

EXHIBITS:
5. Plat map by E.G. Rud & Sons, Inc. dated 1/21/15, received 1/28/2015.

HISTORY & CONSIDERATIONS:

FINDINGS:

Ditches and Drainage: There is a public ditch on the property. The ditch is County Ditch 59-4. The ditch was inspected in 2005. 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 wetland conservation. The public ditch was last repaired in 2005. The ditch is not in need of repair.

Floodplain: There is floodplain on the property according to FEMA. The District Atlas 14 model predicts the 100-year elevation for the subwatershed at 894.0 feet. The total floodplain impact is 0.19 acre-feet, within the floodplain. Compensatory storage is provided.

Groundwater: Surficial ground water is present at approximately 890 feet. The site does not include groundwater sensitive areas. Information has been provided to substantiate low floor elevations. Low floor elevations meet the criteria for the City of Ham Lake (1 ft above mottled soil elevation, 1 ft above 100-year).

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. A ditch maintenance easement is shown on the drainage plan. 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 Markey, Lino and Isanti. Stabilizing vegetation is proposed for disturbed areas within two weeks of rough grading. Adjacent properties are 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 not meeting the volume management or rate control requirements for the proposed project. However, due to the small increase in unconnected impervious surface (0.4 acres) and existing basin onsite, the proposed site will not interfere with sensitive downstream land uses or detrimentally affect existing water quality of the receiving water.

**Water Quality:** Project does not include new impervious drainage areas greater than 1 acre. All discharges into wetlands are not pretreated by a sediment basin/water quality pond. 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 exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey. The applicant is proposing impacts to a created Type 5 wetland and has submitted an Affidavit indicating the impacts qualify for No Loss. The TEP has requested additional information supporting that the wetland was created in an upland area.

**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:** $10,000

**ISSUES/CONCERNS:**

| Escrows: $2,000 + (16 ac + $500/ac) = $10,000 | 1. Receipt of escrows. |

**RECOMMENDATION:** Approve with 1 Stipulation

**Stipulations:**

1. Receipt of escrows.