<table>
<thead>
<tr>
<th>COON CREEK WATERSHED DISTRICT</th>
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<tbody>
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<td>PERMIT REVIEW</td>
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| MEETING DATE: | January 23, 2017 |
| AGENDA NUMBER: | 10 |
| FILE NUMBER:  | 17-013 |
| ITEM:         | Gersdorf Detached Garage |

| RECOMMENDATION: | Approve with 4 Stipulations |

| APPLICANT: | Lecy Brothers |
| PURPOSE:   | Detached Garage |
| LOCATION:  | 16000 Hastings Street NE, Ham Lake Minnesota |

![Map of the location](Image)
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

EXHIBITS:
1. Memo by Lecy Brothers, dated 1/4/17, received 1/6/17.
2. Partial As-Built Survey; by Acre Land Surveying, dated 10/17/16, received 1/6/17.

PREVIOUS ACTION TAKEN: This is a new application. The construction of the house was permitted under PAN 12-074. Wetland delineation performed as part of 12-074 will expire 8/7/2017.

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

Ditches: There is not a public ditch on the property.

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

Erosion and Sediment Control: Soil affected by the proposal is Isanti.
- Stabilizing vegetation is not proposed for disturbed areas within seven (7) days of rough grading.
- Soil stockpiles are not anticipated as part of the project.
• 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 not been provided.
• Stormwater runoff does pass through a sediment basin or other sediment trapping BMP with equal or greater storage capacity.
• No storm sewer pipes are associated with the project.
• All work adjacent to water or related resource has 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 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: Shallow ground water does may exist on site. Dewatering is not anticipated.

Floodplain: There is floodplain on the property according to the District model and FEMA. The project does not propose to place fill within the floodplain. There are no flooding concerns upstream and/or downstream.

High Water Flooding: Information has not been provided to substantiate low floor elevations and is not needed.

Groundwater: Geotechnical information was not provided and is not needed.

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.
Property owners affected by changes in drainage have been notified and acknowledge the changes proposed.

**Maintenance:** The Owner of the Stormwater Management features and treatment practices is the Owner. The Stormwater Treatment Practices (STPs) consisting of the following:

<table>
<thead>
<tr>
<th>Stormwater Treatment Practices</th>
<th>Number</th>
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<tbody>
<tr>
<td>Culvert</td>
<td>1</td>
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</table>

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 via 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-developement 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 proposed as part of the project. 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 discharges into wetlands are pretreated by overland 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 not within one (1) mile and drains to an Impaired Water.

There are no new impervious surfaces proposed as part of this project.

**Wetlands:** Wetland 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 August 2012. The wetland boundary has been checked.

The wetland is not a DNR protected water.

The total proposed wetland impact is 0 square feet.

**Wetland Replacement Plan:**
A wetland replacement plan has not been submitted and is not required.

**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.
The endangered or threatened species, rare natural community is Blanding’s Turtles.
The applicant has contacted the MDNR natural heritage or endangered species program. MDNR has responded to the applicant.

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:** $2,025.00
**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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<tr>
<td>Escrows: $2,000 + (0.05 ac * $500/ac) = $2,025.00</td>
<td>1. Receipt of escrows.</td>
</tr>
<tr>
<td>Soils &amp; Erosion Control: District requires all stabilization vegetation be within seven (7) days of rough grading or inactivity.</td>
<td>2. Update construction plans to stabilize vegetation in 7 days of rough grading or inactivity.</td>
</tr>
<tr>
<td>Provisions have not been made for cleaning road surfaces where sediment is transported by the end of the day.</td>
<td>3. Provide note that any sediment tracked onto the street from construction activities will be removed on a daily basis.</td>
</tr>
<tr>
<td>Maintenance: Owner is responsible for maintenance of the culvert on the property.</td>
<td>4. Agreement to inspect and maintain the culvert on the property.</td>
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</tbody>
</table>

**RECOMMENDATION:** Approve with 4 Stipulations

**Stipulations:**
1. Receipt of escrows.
2. Provide note that requires stabilize vegetation in 7 days of rough grading or inactivity.
3. Provide note that any sediment tracked onto the street from construction activities will be removed on a daily basis.
4. Agreement to inspect and maintain the culvert on the property.