COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: June 24, 2019
AGENDA NUMBER: 10
FILE NUMBER: 18-209
ITEM: Lindsay Property

RECOMMENDATION: Approve with 1 Stipulations

APPLICANT: Jayson Lindsay
3411 133rd Lane NE
Ham Lake, MN 55304

PURPOSE: Storage for personal property out building
2,880 SQ FT BUILDING ON 7 ACRE LOT

LOCATION: 3411 133rd Lane NE, Ham Lake, MN 55304
APPLICABILITY:
1. Any work in or adjacent to wetlands, lakes or water courses
2. High infiltration soils
3. Highly erodible soils
4. Endangered, Threatened or Special concern species, elements or communities

EXHIBITS:
1. Site Plan (1 sheets); received 6/11/2019.
3. Project Description and Timeline; received 6/11/2019.

PREVIOUS ACTION TAKEN: This is a new application.

FINDINGS:
Pre-application Meeting: The project as submitted has 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: Soils affected by the proposal are Isanti and Rifle.
- Stabilizing vegetation is not proposed for disturbed areas within seven (7) days of rough grading.
• Soil stockpiles have been proposed to be fitted with sediment-trapping measures to prevent soil loss.
• Adjacent properties and stormwater ponds are not protected from sediment deposition. Double row of perimeter control at waterbodies/creeks/wetlands
• Construction schedules detailing when sediment trapping measures will occur; stabilization of earthen structures and the general timing of construction phases have been provided.
• 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 tracking onto the paved surface.
• Provisions have 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 provide for the repair and maintenance of all temporary and permanent erosion and sediment control practices.

Dewatering: It is not known if shallow ground water exists on site. The project has minimal excavation and is not likely to encounter groundwater. The project is not likely to require dewatering.

Floodplain: There is floodplain on the property according to the District model and FEMA. However; there is no floodplain in the proposed construction area.

Groundwater: No groundwater information has been provided.

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: It is unknown if 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 not been notified or acknowledge the changes proposed.

Maintenance: There are no stormwater treatment practices proposed.
Easements: The proposed project does not include ditch maintenance easement. A ditch maintenance easement is not required. A maintenance access to all storm water management features is not provided.

Stormwater & Hydrology: Stormwater modeling and calculation are not provided.

Drainage sensitive uses exist downstream from the proposed site. Stormwater modeling has not been completed to calculate pre- and post-construction runoff rates.

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. 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 of and drains to an Impaired Water.

There are 2,880 square feet of 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 approved on 6/14/19. The wetland boundary has been checked.
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 not include endangered or threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas or wildlife travel corridors. The applicant has not contacted the MDNR natural heritage or endangered species program and is not required to.

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:** $2,050  
**Wetland Escrow:** $N/A  
There are not ditch liens on the property.

**ISSUES/CONCERNS:**

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<th>ISSUE</th>
<th>NEED</th>
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<td>Escrows: $2,000 + (0.1 ac * $500/ac = $2,050</td>
<td>1. Receipt of escrows.</td>
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**RECOMMENDATION:** Approve with 1 Stipulations  
**Stipulations:**  
1. Receipt of escrows.