COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: November 23, 2015
AGENDA NUMBER: 10
FILE NUMBER: 15 - 130
ITEM: Mickman Brothers Building Addition

RECOMMENDATION: Approve with 3 Stipulations

APPLICANT: Mickman Brothers, Inc
Chris Mickman
14630 Hwy 65 NE
Ham Lake MN 55304

PURPOSE: Building addition and associated parking lot

LOCATION: South of Andover Blvd and west of Hwy 65, Ham Lake
APPLICABILITY:
1. Any work within or adjacent to a Public Ditch within the Watershed District.
2. Activities upstream from land that is dependent upon removal of water from the soil profile for their continued use (Drainage Sensitive Uses)
3. High infiltration soils.
4. Highly erodible soils
5. Endangered, Threatened or Special concern species, elements of communities.

EXHIBITS:

HISTORY & CONSIDERATIONS: Proposed construction activities include demolition of existing building, construction of new building and addition of parking lot. Net increase of impervious area is 0.1 acres.

FINDINGS:
Ditches and Drainage: There is a public ditch on the property. The ditch is County Ditch 57. There are approximately 100 acres of existing agricultural land affected by this ditch. There are flooding concerns downstream. Alternatives to additional drainage considered and reviewed include storage, retention.

Floodplain: There is no floodplain on the property according to FEMA. The District Atlas 14 model predicts the 100-year elevation for the subwatershed at 882.6 feet. The total floodplain impact is 0 acre-feet, within the floodplain. Compensatory storage is not needed.

Groundwater: Groundwater information was not provided. The site does not include groundwater sensitive areas. Groundwater information is not needed to substantiate low floors.

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 not include a ditch maintenance easement or utility line crossings. A drainage and utility easement is not provided for the storm water/infiltration ponds 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 Lino, Isanti and Seelyeville. Stabilizing vegetation is proposed for disturbed areas within two weeks of rough grading.
Adjacent properties are not protected from sediment deposition. All wetlands, waterbodies, ponds, infiltration basins and water conveyance systems are not protected from erosion and sedimentation. Project site is not greater than 1 acre; an NPDES permit is not required.

**Stormwater & Hydraulics:** It is unclear if the applicant is meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation or rate control since the infiltration basin south of the site was not modeled. The model provided did not accurately model the outlet for the southern basin to determine if the 100-yr storm event was able to meet rate control. The southern basin will overland flow into the existing ditches on site before reaching a regional pond (also on site) and eventually CD 57. The increase in impervious of approximately 0.1 acres (or an 8% increase from existing conditions) is not expected to negatively impact the downstream drainage network. Therefore, no additional information is needed. 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 exist downstream from the proposed site.

**Water Quality:** Project does not include new impervious drainage areas greater than 1 acre. All discharges into waterbodies are not pretreated by a sediment basin/water quality pond and are designed correctly. 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 not exist on-site according to the 1987 Federal manual, NWI, PWI, and Soil Survey.

**Wildlife:** The proposed project may include the threatened Black Huckleberry (Gaylussacia baccata). The applicant must contact the DNR to have a DNR Natural Heritage Information System (NHIS) data review completed to determine if any records of state-protected species may be located within the boundary of this project.

**Performance Escrow:** $2,250.00

**ISSUES/CONCERNS:**

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<tr>
<th>Maintenance: A drainage and utility easement is not provided for the storm water/infiltration ponds shown on the drainage plan.</th>
<th>1. Provide drainage and utility easement and O&amp;M agreement for infiltration basins being used to meet district requirements.</th>
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<td><strong>Stormwater &amp; Hydraulics:</strong> A model was provided that illustrated that the site meets rate control for the 2 and 10- Yr storm events and also the infiltration requirements. However, the model</td>
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provided did not accurately model the outlet for the southern basin to determine if the 100-yr storm event was able to meet rate control. The southern basin will overland flow into the existing ditches on site before reaching a regional pond (also on site) and eventually CD 57. The increase in impervious of approximately 0.1 acres (or an 8% increase from existing conditions) is not expected to negatively impact the downstream drainage network. Therefore, no additional information is needed.

**Wildlife:** The proposed project has the potential to include the threatened Black Huckleberry (*Gaylussacia baccata*). The applicant must contact the DNR to have a DNR Natural Heritage Information System (NHIS) data review completed to determine if any records of state-protected species may be located within the boundary of this project.

**Escrows:**  
\[ $2,000 + (0.50 \text{ ac} \times $500/\text{ac}) = $2,250.00 \]

### 2. Contact the DNR to have a DNR Natural Heritage Information System (NHIS) data review completed to determine if any records of state-protected species may be located within the boundary of this project.

### 3. Receipt of escrows.

**RECOMMENDATION:** Approve with 3 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. Provide drainage and utility easement and O&M agreement for infiltration basins being used to meet district requirements.
3. Contact the DNR to have a DNR Natural Heritage Information System (NHIS) data review completed to determine if any records of state-protected species may be located within the boundary of this project.