COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE:    July 8, 2013
AGENDA NUMBER:  12
FILE NUMBER:    13 - 067
ITEM:          Kulzer Woodland Addition

RECOMMENDATION: Approve with 4 Stipulations

APPLICANT:  Jon Kallestad
            1551 164th Lane NE
            Ham Lake, MN 55304

PURPOSE: Neighborhood development project

LOCATION: On Bunker Lake Blvd NE near Lexington Ave NE in Ham Lake, Minnesota.
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:
1. Stormwater Management Summary, Dated 06/14/13, Received 06/25/13
2. Soil Boring Test Report, Dated 06/10/13, Received 06/25/13
3. Construction Plans for Site, Dated 06/13/13, Received 06/25/13

HISTORY & CONSIDERATIONS: This project was previously approved by the Board as the Kulzer Woodland Addition. The previous approvals have since expired and the applicant has re-submitted under the current CCWD rules.

FINDINGS:

Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to County Ditch 44. The trend in land use for this drainage area is toward residential. There are no flooding concerns downstream. Alternatives to additional drainage considered and reviewed include storage, retention, and wetland conservation.

Floodplain: There is no floodplain on the property according to FEMA. The District XP-SWMM model predicts the 100-year elevation for the subwatershed at 891.3 feet. The total floodplain impact is 0 acre-feet, within the flood/fringeway. Compensatory storage is not needed.

The applicant is advised to run the 100-year elevation for interior ponds using the NOAA Atlas 14 information as shown in the following web link.
http://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=mn

Groundwater: Surficial ground water elevation varies throughout the site but at the highest is present at 895.0 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 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 not include a ditch maintenance easement or utility line crossings. A drainage and utility easement is provided for the storm water/infiltration ponds shown on the drainage plan. Property owners affected by changes in drainage have not been notified and have not acknowledged the changes proposed. A public hearing will be held as a part of the City review.

**Soils & Erosion Control:** Soils affected by the proposal are Lino, Isanti, Markey and Zimmerman. 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 not protected from erosion and sedimentation. Project site is greater than 1 acre; an NPDES permit is required.

**Stormwater & Hydraulics:** The applicant is meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation. 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 down stream 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.

**Water Quality:** Project does include new impervious drainage areas greater than 1 acre. All discharges into wetlands are 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.

**Wildlife:** The proposed project does not include endangered & threatened species, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas, wildlife travel corridors. The site does not include rare natural communities. No substantial adverse alteration or significant detrimental impact on a species food supply, security or reproductive cycle or the alteration or removal of a plant species will occur.

**Wetlands:** Wetlands do exist on site according to the NWI, Soil Survey and the 1987 Manual and its regional update. The wetland boundary was previously approved by the Board when the Kulzer Woodland Addition development was originally approved. The applicant has submitted an updated wetland delineation report which shows no changes in the wetland boundary from the original approvals.

No new wetland impacts are proposed

**Escrows:** Escrows have not been paid.

**Performance Escrow:** $1500 + (10 acre *200/acre) = $3,500.00
### ISSUES/CONCERNS

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| **Performance Escrow:** | $1500 + (10 acre *200/acre) = $3,500.00 |

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| **Provide Erosion control measures around infiltration basin post construction to ensure it is protected from sedimentation.** |

| **Provide a detail of the 6’ riprap overflow from the infiltration basin to ensure there is a channel of sufficient depth to allow flow which does not scour the berm.** |

### CONCLUSIONS: This project does meet District standards. Performance Escrows and Maintenance and Erosion & Sediment Control items must be submitted prior to issuance of a Permit.

### RECOMMENDATION: Approve with 4 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. Notification of the public hearing date must be provided. CCWD staff should be informed after the public hearing has occurred.
3. Provide Erosion control measures around infiltration basin post construction to ensure it is protected from sedimentation.
4. Provide a detail of the 6’ riprap overflow from the infiltration basin to ensure there is a channel of sufficient depth to allow flow which does not scour the berm.