COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: March 26, 2018
AGENDA NUMBER: 12
FILE NUMBER: 17-181
ITEM: Osborne-Netta’s Reserve

RECOMMENDATION: Table with 10 Stipulations

APPLICANT: Lasalle Investments, LLC
7100 Hwy 65
Ham Lake, MN 55304

PURPOSE: 11 Lots on 34 Acres

LOCATION: NE of East Lake Netta Drive NE and Constance Blvd NE, Ham Lake, MN

APPLICABILITY:
1. Any work in or adjacent to wetlands, lakes or water courses
2. One or more cumulative acres of land disturbance
3. The lands and waters that have been, or may be covered by the regional flood
4. Activities upstream from land that is dependent upon removal of water from the soil profile for their continued use (Drainage Sensitive Land Uses)
5. High water table, outwash and organic soils
6. Endangered, Threatened or Special concern species, elements or communities

**EXHIBITS:**
1. Construction Plan set (14 sheets); by Plowe Engineering, dated 3/13/18, received 3/14/18.
3. Geotechnical Report; by Haugo Geotechnical Services, dated 3/6/18, received 3/14/18.

**PREVIOUS ACTION TAKEN:** This is a new application.

**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:** Soils affected by the proposal are Markey, Lino, Isanti, and Zimmerman.
- Stabilizing vegetation is 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 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 been provided.
- Stormwater runoff does pass through a sediment basin or other sediment trapping BMP with equal or greater storage capacity.
- Stabilization adequate to prevent erosion has been provided at the outlets of all storm sewer pipes.
- All storm sewer inlets are protected from sediment-laden water during construction.
- All work adjacent to water or related resource has taken precautions to contain sediment, and stabilize the work area during construction.
- Provisions have been made to minimize transport of sediment (mud) by runoff or vehicle racking 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:** Shallow ground water does exist on site. The project does require dewatering.

**Floodplain:** There is floodplain on the property according to the District model and FEMA. The District’s floodplain elevation is at 899.2 feet. The project does not propose to place fill within the floodplain. There are no flooding concerns upstream or downstream.

**High Water Flooding:** Information has been provided to substantiate low floor elevations. Low floor elevations do not meet the criteria for the City of Ham Lake; 1 ft above mottled soil or 100 yr.

**Groundwater:** Geotechnical information collected in March 2018 indicates long term groundwater elevation is present at 7.5 - 9 feet below the surface.
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 should be notified and acknowledge the changes proposed.

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

<table>
<thead>
<tr>
<th>Stormwater Treatment Practices</th>
<th>Number</th>
<th>Maintenance Responsibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basins</td>
<td>2</td>
<td>Unknown</td>
</tr>
<tr>
<td>Filter bench</td>
<td>1</td>
<td>Unknown</td>
</tr>
</tbody>
</table>

A maintenance agreement has not been executed. The applicant has not submitted a Maintenance Plan for each Stormwater Treatment Practice.

Easements: The proposed project does not include ditch maintenance easement. A ditch maintenance easement is not required. A maintenance access to Pond A management features is not provided.

**Stormwater & Hydrology:** Infiltration is allowed within the project area. The 1-inch infiltration is not achieved. The stormwater management system utilizes filtration and wet ponds. 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. The rate of post-development runoff from the site does exceed predevelopment rates. However, the rates are not expected to 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. Concentrated storm water leaving a site is discharged directly into a well-defined natural or man-made off-site receiving channel or pipe. All on-site constructed storm water conveyance channels are constructed to withstand the expected velocity from a 2-year frequency storm without erosion.
**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 a sediment basin/water quality pond, and are designed correctly. 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 of an Impaired Water.

There are 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 completed in August 2017. The wetland boundary has been checked and approved. The wetland is not a DNR protected water.

The total proposed wetland impact is 501 square feet. The impact is through placement of a culvert in 1 location as shown below:

The applicant has requested the de minimus exemption. The de minimis is 2,500 square feet. TEP members have been notified with a complete plan.

**Wetland Replacement Plan:** The wetland replacement plan has been sent to TEP members for comment.

**Wildlife:** The proposed project may 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 the Black Huckleberry. The applicant should contact the MDNR natural heritage or endangered species program.
**Performance Escrow:** $9,500.00  
**Wetland Escrow:** $ N/A  
There are not ditch liens on the property.

**ISSUES/CONCERNS:**

<table>
<thead>
<tr>
<th>ISSUE</th>
<th>NEED</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Escrows:</strong> $2,000 + (15 ac * $500/ac) = $9,500.00</td>
<td>1. Receipt of escrows.</td>
</tr>
</tbody>
</table>
| **Stormwater & Hydraulics:** Filter bench design:  
  - Dimensions in the infiltration rate calculations do not match the grading plan.  
  - The current infiltration rate does not allow for a 48-hr drawdown time. Current rate of 0.1 cfs would drawdown the basin in 300 hours for a 10,792 cf storage volume. | 2. Filter bench design needs to be updated to allow for 48-hour drawdown and match calculations area to grading plan. |
| Unclear where outlet of Pond A is on grading plan. | 3. Show location of outlet of Pond A on grading plan. |
| **Soils & Erosion Control:** It is unclear if dewatering is needed during the construction of the proposed project. | 4. Provide statement whether dewatering will be required for the construction of the proposed project. If yes, provide well-field location, rates, discharge location, schedule and quantities. |
| **Floodplain:** LFEs for Block 1, Lots 7 and 9 do not meet City requirements of 1-foot separation from mottled soils. | 5. Revise LFEs for Block 1, Lots 7 and 9 to meet 1-foot separation from mottled soils. |
| **Maintenance:** It is unknown who will be responsible for the inspection and maintenance of stormwater facilities. A maintenance agreement has not been executed. The applicant has not submitted a Maintenance Plan for each Stormwater Treatment Practice. | 6. Provide an O&M Agreement that meets District requirements. |
| Maintenance access not provided to outlet for Pond A. | 7. Provide maintenance access to Pond A. |
| **Floodplain:** District Model has a HWL of the private ditches at 899.2 ft (NAVD 88). | 8. Provide note on plans that list private ditch HWL elevation of 889.2 ft. |
Wetlands: Wetland impacts are proposed.

Wildlife: The proposed project may include endangered or threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas or wildlife travel corridors.

9. TEP approval of the wetland impact de minimus request.

10. Provide documentation from the DNR if the proposed project includes endangered or threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas or wildlife travel corridors.

**RECOMMENDATION:** Table with 10 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. Filter bench design needs to be updated to allow for 48-hour drawdown and match calculations area to grading plan.
3. Show location of outlet of Pond A on grading plan.
4. Provide statement whether dewatering will be required for the construction of the proposed project. If yes, provide well-field location, rates, discharge location, schedule and quantities.
5. Revise LFEs for Block 1, Lots 7 and 9 to meet 1-foot separation from mottled soils.
6. Provide an O&M Agreement that meets District requirements.
7. Provide maintenance access to Pond A.
8. Provide note on plans that list private ditch HWL elevation of 889.2 ft.
9. TEP approval of the wetland impact de minimus request.
10. Provide documentation from the DNR if the proposed project includes endangered or threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas or wildlife travel corridors.