COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: August 8, 2016
AGENDA NUMBER: 13
FILE NUMBER: 16-104
ITEM: Gronomics

RECOMMENDATION: Approve with 1 Stipulation

APPLICANT: Gronomics
16324 Highway 65 NE
Ham Lake, MN

PURPOSE: Commercial Building

LOCATION: NW Corner of MN Highway 65 and Constance Blvd. NE in Ham Lake, Minnesota
APPLICABILITY:
1. One or more cumulative acres of land disturbance
2. Endangered, Threatened or Special concern species, elements or communities

EXHIBITS:
3) Construction Plan set from Hakanson Anderson dated 6-15-16, received 6-15-16
4) Preliminary Geotechnical Summary from AET/Hakanson Anderson dated 6-15-16, received 6-15-16.
5) Response Letter by Hakanson Anderson, dated 6-28-16, received 6-28-16.
6) Construction Plan set from Hakanson Anderson dated 6-15-16, received 6-28-16
7) SHASM Calculations by Hakanson Anderson undated, received 6-28-16.
8) Response Letter by Hakanson Anderson, dated 7-11-16, received 7-13-16.
9) Construction Plan set from Hakanson Anderson dated 7-11-16, received 7-13-16
10) Stormwater Management Plan, dated 7-11-16, received 7-13-16
11) Response Letter by Hakanson Anderson, dated 7-20-16, received 7-22-16.
12) Construction Plan set from Hakanson Anderson dated 7-20-16, received 7-22-16
13) Stormwater Management Plan, dated 7-20-16, received 7-22-16

PREVIOUS ACTION TAKEN: This application was initially submitted on June 16, 2016. The application was tabled at the June 27, 2016 meeting with the following 2 stipulations:
1. Receipt of escrows.
2. Provide design that meets District requirements of three foot separation between seasonal high groundwater and bottom of basin.

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

Erosion and Sediment Control: Soils affected by the proposal are Zimmerman.
- Stabilizing vegetation is proposed for disturbed areas within seven (7) days of rough grading.
- 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.
- 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 not exist on site. The project does not require dewatering.

Groundwater: A preliminary Geotechnical Summary was provided from June 2016. The summary indicates that water is located approximately 8 feet below the ground which correspond to an elevation of 899.1 feet. However, local wetlands and LiDAR indicate that long term groundwater elevation is present at about approximately 900 feet.

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).
**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 Gronomics. The Stormwater Treatment Practices (STPs) consisting of the following:

<table>
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<tr>
<th>Stormwater Treatment Practices</th>
<th>Number</th>
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<tbody>
<tr>
<td>Infiltration Basins</td>
<td>3</td>
</tr>
<tr>
<td>Sumps</td>
<td>5</td>
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<tr>
<td>RainGuardian</td>
<td>1</td>
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Inspection and maintenance of stormwater facilities will be the responsibility of Gronomics. 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 all storm water management features is provided.

**Stormwater & Hydrology:** Infiltration is allowed within the project area. The 1-inch infiltration is achieved. The stormwater management system utilizes infiltration basins. 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-development 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. Concentrated storm water leaving a site is discharged directly into a well-defined natural or man-made off-site receiving channel or pipe. The project does not propose any on-site constructed storm water conveyance channels.

**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.

**Impairments:** This project is not within one (1) mile and drains to an Impaired Water.

There are new impervious surfaces proposed as part of this project.
Wetlands: Wetlands do not exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey.

Wetland Replacement Plan: A wetland replacement plan has not been submitted.

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 are Black Huckleberry (Gaylussacia baccata) and Cross-Leaved Milkwort (Polygala cruciate).

The applicant has contacted the MDNR natural heritage or endangered species program. The applicant has indicated that contact was made June 10, 2016. 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: $4,650.00
Wetland Escrow: N/A
There are not ditch liens on the property.

ISSUES/CONCERNS:

<table>
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<tr>
<th>ISSUE</th>
<th>NEED</th>
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<tr>
<td>Escrows: $2,000 + (5.3 ac * $500/ac) = $4,650.00</td>
<td>1. Receipt of Escrows</td>
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</tbody>
</table>

RECOMMENDATION: Approve with 1 Stipulation
Stipulation:
1. Receipt of escrows.