COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE:    June 27, 2016
AGENDA NUMBER:  13
FILE NUMBER:     16-093
ITEM:           Ham Lake Professional Building

RECOMMENDATION: Approve with 3 Stipulations

APPLICANT:       Stone Construction
                  Attn: Paul Stone
                  2181 107th Ln NE
                  Blaine, MN 55449

PURPOSE:         New commercial building on 2 acres

LOCATION:        NW Quad of Aberdeen and 133rd Lane 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:
1) Construction Plan set by Hakanson Anderson; dated 6/15/16, received 6/15/16.
2) Stormwater Management Plan (Memo, Model, SHASH Calculations) by Hakanson Anderson; dated 6/15/16, received 6/15/16.
3) SWPPP by Hakanson Anderson; dated 6/15/16, received 6/15/16.

PREVIOUS ACTION TAKEN: This application was initially submitted on June 1, 2016. The application was tabled at the June 13, 2016 meeting with the following 9 stipulations:
1. Receipt of escrows.
2. Provide model that shows rate control is being met on site for Pond 18P and regional for the rest of the site and summary table with outflow values for 2, 10 and 100-Yr storm events.
3. Overflow location and elevation needs to be shown on grading plan. Discharge from overflow needs to be included in model for downstream basin and stormsewer if directed toward Aberdeen.
4. The applicant must acknowledge that they will conduct a post construction test on the infiltration basin by filling the basin to a minimum depth of 6 inches with
water and monitor the time necessary to drain. The Coon Creek Watershed District shall be notified prior to the test to witness the results.

5. Provide SWPPP.

6. Applicant shall provide calculations for the sizing of sumps to meet the 80% removal efficiency requirement or add device to improve sediment capture. If using SHASM to calculate removal rates, the MnDOT road sand particle size distribution is acceptable.

7. An O&M agreement for the infiltration basin and 2 sumps on-site needs to be provided that meets district standards.

8. Confirm with City that the elevation for the storm sewer connection stub is correct.

9. 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.

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 Lino and Zimmerman.

- Stabilizing vegetation is proposed for disturbed areas within seven (7) days of rough grading.
- Soil stockpiles have not 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 not exist on site. The project does not require dewatering.

Floodplain: There is no floodplain on the property according to the District model and FEMA.

High Water Flooding:
Information is not needed to substantiate low floor elevations, slab on grade proposed for building. Low floor elevations meet the criteria for the City of Ham Lake; 1 ft above 100 yr.

Groundwater: Groundwater information was not provided and is not needed. Based on local basins water elevations, groundwater is expected to be at least 13 feet below the surface.

The site is not within a Municipal Drinking Water Supply Area (DWSMA).

Historic Sites: The proposed project does not include sites of historic or archeological significance.

Hydraulics: A crossing of the ditch is not proposed.

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

<table>
<thead>
<tr>
<th>Stormwater Treatment Practices</th>
<th>Number</th>
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<tbody>
<tr>
<td>Infiltration Basin</td>
<td>1</td>
</tr>
<tr>
<td>Sumps</td>
<td>2</td>
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</table>
Inspection and maintenance of stormwater facilities will be the responsibility of unknown. 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 does utilize infiltration basin and regional ponding. 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 the site is discharged directly into a well-defined natural or man-made off-site receiving channel or pipe. No on-site constructed storm water conveyance channels are proposed.

**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 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 and is not required.

**Wildlife:** The proposed project does 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 (Gaylussacia baccata)

The applicant has contacted the MDNR natural heritage or endangered species program on May 31, 2016.

**Performance Escrow:** $2,900.00  
**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 + (1.8 ac * $500/ac) = $2,900.00</td>
<td>1. Receipt of Escrows</td>
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<td>Maintenance: The Owner of the Stormwater Management features and treatment practices is unknown and no O&amp;M agreement has been submitted.</td>
<td>2. An O&amp;M agreement for the infiltration basin and 2 sumps on-site needs to be provided that meets district standards.</td>
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<td>Wildlife: The project has the potential to include the endangered or threatened species, rare natural community Black Huckleberry (Gaylussacia baccata).</td>
<td>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.</td>
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**RECOMMENDATION:** Approve with 3 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. An O&M agreement for the infiltration basin and 2 sumps on-site needs to be provided that meets district standards.
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