COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: April 23, 2018
AGENDA NUMBER: 13
FILE NUMBER: 18-062
ITEM: M & L Auto

RECOMMENDATION: Approve with 5 Stipulations

APPLICANT: M&L Auto
Attn: Michael Hessel
2219 Crosstown Blvd NE
Ham Lake, MN

PURPOSE: 2800 SQ FT Building Addition on 2.1 Acre Lot

LOCATION: NE of Soderville Dr NE and Crosstown Blvd NE, Ham Lake, MN

APPLICABILITY:
1. Any work in or adjacent to wetlands, lakes or water courses
2. Endangered, Threatened or Special concern species, elements or communities

EXHIBITS:

**PREVIOUS ACTION TAKEN:** This application was tabled at the March 26, 2018 board meeting with 9 stipulations. Those stipulations were:

1. Receipt of escrows.
2. Provide a complete erosion control plan addressing the following: a) revegetation will occur within 7 days of the completion of rough grading, b) construction schedule, c) erosion control around sediment stockpiles, d) sediment tracking clean up, e) road surface clean up and f) repair and maintenance of sediment control practices
3. Provide existing and proposed model for on-site basins to set HWL.
4. Provide detail of EOF that indicates erosion control measures are in place.
5. After initial grading completely surround the proposed infiltration basins with erosion control measures to prevent the basin from clogging.
6. 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.
7. Size basin to capture runoff from parking lot and provide information that 3-foot separation is achieved from bottom of basin to seasonally high groundwater.
8. Provide details on how waste water is disposed of.
9. Provide an O&M Agreement that meets District requirements.

**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 Markey.
- 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 not been provided.
- 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 not 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 may 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 has not been provided to substantiate low floor elevations. Based on existing building and LiDAR, low floor elevations appear to meet the criteria for the City of Ham Lake; 1 ft above mottled soil or 100 yr.

**Groundwater:** Geotechnical information was not provided.

The project site is not within the Emergency Response Area/10 Year Well Head Protection Area/Drinking Water Supply Management Area.
The proposal does contain a land use discouraged or prohibited by the Safe Drinking Water Supply Act (SDSA). Those uses include:

- Storage, production, disposal or treatment of hazardous materials
- Vehicle or equipment maintenance/fueling area
- Underground storage tanks
- Storage and use of petroleum products
- Storage and use of petroleum products exceeding fifty-five (55) gallons

**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 Owner of the Stormwater Management features and treatment practices is M & L Auto. 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>M &amp; L Auto</td>
</tr>
</tbody>
</table>

A maintenance agreement has not been executed. The applicant has submitted a draft 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. New impervious is less than 1 acre, infiltration requirements do not apply. The stormwater management system utilizes basins.

Drainage sensitive uses do not exist downstream from the proposed site. The rate of post-development runoff from the site may exceed predevelopment rates. However, 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. 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 not exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey.

Wetland Replacement Plan: A wetland replacement plan is not required.

Wildlife: The proposed project does not include endangered or threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas or wildlife travel corridors.

Performance Escrow: $2,200.00
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>Escrows: $2,000 + (0.4 ac * $500/ac) = $2,200.000</td>
<td>1. Receipt of escrows.</td>
</tr>
<tr>
<td>Stormwater &amp; Hydraulics: Existing elevations are unclear directly north of the proposed basins.</td>
<td>2. Provide existing contours north of existing fence to ensure proposed grading meets slope requirements to match existing elevations.</td>
</tr>
<tr>
<td>Groundwater: Bottom of the sedimentation basin does not meet 3-foot separation from seasonally high groundwater. Unclear where waste disposal from building activities is directed.</td>
<td>3. Raise the bottom of the sedimentation basin to 906.5 ft. 4. Provide details on how waste water is disposed of.</td>
</tr>
<tr>
<td>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</td>
<td>5. Provide an O&amp;M Agreement that meets District requirements.</td>
</tr>
</tbody>
</table>
a Maintenance Plan for each Stormwater Treatment Practice.

**RECOMMENDATION:** Approve with 5 Stipulations

**Stipulations:**
1. Receipt of escrows.
2. Provide existing contours north of existing fence to ensure proposed grading meets slope requirements.
3. Raise the bottom of the sedimentation basin to 906.5 ft.
4. Provide details on how waste water is disposed of.
5. Provide an O&M Agreement that meets District requirements.