COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: February 11, 2013
AGENDA NUMBER: 15
FILE NUMBER: 12 - 097
ITEM: Johnson Pool

RECOMMENDATION: Approve with 2 Stipulations

APPLICANT: Scott London of Sunday’s Off Inc. for
Tate Johnson
14223 Eveleth St.
Ham Lake, MN 55304

PURPOSE: Proposed Pool adjacent to previously constructed home and patio area.

LOCATION: Northeast Corner of the Southeast Corner of Section 29 in Ham Lake.
APPLICABILITY:
1. Any work within or adjacent to a Public Ditch within the Watershed District.
2. One or more cumulative acres of land disturbance.
3. High water table, outwash and organic soils.
4. High infiltration soils.
5. Highly erodible soils

EXHIBITS:
1. Geotechnical Report by Braun Intertec Corporation, dated 12/17/2012, received 1/16/2013
2. Stormwater Management Plan from Robert Olson at MFRA Inc., dated 1/16/2013, received 1/16/2013
3. Proposed Drainage model schematic sheet by Robert Olson at MFRA Inc., dated 1/2/2013, received 1/16/2013
4. Existing Conditions HydroCAD Model report by MFRA Inc., dated 1/15/2013, received 1/16/2013

HISTORY & CONSIDERATIONS: This project has not been reviewed by the Board.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project is tributary to County Ditch 59. The ditch has been inspected. The trend in land use for this drainage area is toward residential and open space. There are no flooding concerns downstream. Alternatives to additional drainage were not considered.

Floodplain: There is no floodplain on the property according to FEMA. The District model predicts the 100-year elevation for the subwatershed at 889.3 feet. The total floodplain impact is 0 acre-feet, within the flood/fringeway. Compensatory storage is not needed.

Groundwater: Surficial ground water is present at unknown elevations. The site does include groundwater sensitive areas. Information has not been provided to substantiate low floor elevations. No low floors are proposed.

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. No changes in drainage are proposed.

Soils & Erosion Control: Soils affected by the proposal are Lino (Ln A). 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 protected from erosion and sedimentation. Project site is not greater than 1 acre.

**Stormwater & Hydraulics:** The applicant is not proposing a significant increase in impervious surface. Stormwater leaving the site is discharged into a well defined receiving channel or pipe and routed to a public drainage system. Drainage sensitive uses 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.

**Water Quality:** Project does not include new impervious drainage areas greater than 1 acre. 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, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas, wildlife travel corridors. 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. The site has been highly modified through grading and construction of a home. The proposed pool location is 2.5+’ above nearby ground elevations and more than 7’ above existing ditch water elevations.

The project proposes no additional wetland impacts.

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

**Performance Escrow:** $1500 + (1 acre * 200/acre) = $1,700.00

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<th>ISSUES/CONCERNS</th>
<th>Needs</th>
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<tr>
<td>Escrows: Escrows have not been paid.</td>
<td><strong>Performance Escrow:</strong> $1500 + (1 acre * 200/acre) = $1,700.00</td>
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<td>Wetlands/Floodplain: It is unclear what will be done with material excavated for installation of the Pool</td>
<td>The applicant must acknowledge that they will not place any fill material on site in locations which could be wetland or which are below the 100 year flood elevation.</td>
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**CONCLUSIONS:** This project does meet District standards. Performance Escrows and Wetland/Floodplain items must be submitted prior to issuance of a Permit.
RECOMMENDATION: Approve with 2 Stipulations

Stipulations:
1. Receipt of escrows.
2. The applicant must acknowledge that they will not place any fill material on site in locations which could be wetland or which are below the 100 year flood elevation.