## COON CREEK WATERSHED DISTRICT
### PERMIT REVIEW

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<th>February 9, 2015</th>
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<td>AGENDA NUMBER:</td>
<td>15</td>
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<td>FILE NUMBER:</td>
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<td>ITEM:</td>
<td>Storage World – Flamingo Terrace</td>
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### RECOMMENDATION:
Approve with 1 Stipulation

### APPLICANT:
Flamingo Terrace  
17100 Highway 65 NE  
Ham Lake, MN 55304

### PURPOSE:
Building addition

### LOCATION:
Northwest quadrant of Highway 65 and 167th Ave NE, Ham Lake

![Map Diagram](image-url)
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. Activities upstream from land that is dependent upon removal of water from the soil profile for their continued use (Drainage Sensitive Uses)

EXHIBITS:
3. Wetland Delineation by Kjolhaug Environmental Services Inc.; dated 10/21/14, received 10/22/14
4. Revised Plan set by Carlson McCain Inc.; dated 1-22-15, received 1-26-15

HISTORY & CONSIDERATIONS:

FINDINGS:

Ditches and Drainage: There is a public ditch on the property. The ditch is County Ditch 58. The ditch was inspected in 2013. The trend in land use for this drainage area is toward open space and agriculture. There are no flooding concerns downstream. Alternatives to additional drainage considered and reviewed include retention. The public ditch was last repaired in 1984. The ditch is in need of repair.

Floodplain: There is no floodplain on the property according to FEMA. The District Atlas 14 model predicts the 100-year elevation for the subwatershed at 901.5-902.5 feet at the CD 58 ditch north of the property and 901 feet at the connection of the private ditch to CD 58 to the west of the property. The total floodplain impact is 0 acre-feet, within the floodplain. Compensatory storage is not needed.

Groundwater: Surficial ground water is present at unknown feet. The site does not include groundwater sensitive areas. Information is not required to substantiate low floor elevations, proposed building will be built on slab.

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 include a ditch maintenance easement or utility line crossings. A drainage and utility easement is not provided for the storm water swale shown on the drainage plan. Property owners affected by changes in drainage have been notified and have acknowledged the changes proposed.
Soils & Erosion Control: Soils affected by the proposal are Lino and Zimmerman. 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 greater than 1 acre; an NPDES permit is required.

Stormwater & Hydraulics: The applicant is meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation. 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 not exceed predevelopment rates, or rates which would interfere with sensitive downstream land uses.

Water Quality: Project does include new impervious drainage areas greater than 1 acre. All discharges into wetlands are pretreated by a sediment basin/water quality pond and are designed correctly. 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.

Wetlands: Wetlands do not exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey. A wetland delineation was also conducted for the project and reviewed by the TEP which didn’t identify any wetlands.

Wildlife: According to the DNR’s Natural Heritage Information System website, the proposed project includes the endangered Cross-leaved Milkwort (Polygala cruciate). However, the DNR was contacted and provided comments indicating that the record is from the 1940’s and there are no concerns regarding the plants and proposed expansion.

Performance Escrow: $9,885.00

ISSUES/CONCERNS:

| Escrows: $2,000 + (15.77 ac * $500/ac) = $9,885.00 | 1. Receipt of escrows. |

RECOMMENDATION: Approve with 1 Stipulation

Stipulations:

1. Receipt of escrows.