COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: December 9, 2013
AGENDA NUMBER: 16
FILE NUMBER: 13 - 126
ITEM: Master Machine

RECOMMENDATION: Approve with 3 Stipulations

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

PURPOSE: Proposed development of a new lot and building

LOCATION: West side of Lincoln Street, 1900 feet north of Bunker Lake Blvd. in Ham Lake, MN
APPLICABILITY:
1. Any work in or adjacent to wetlands, lakes or water courses.
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. Plan set; by Hakanson Anderson; dated 11/21/2013; received 11/27/2013

HISTORY & CONSIDERATIONS:
This development is located in Block 2, Lot 3 of the Majestic Oaks Commercial Center development (PAN 98-22). As part of the original plan for the Commercial Center Development, all stormwater is intended to be routed to a regional pond north of the Master Machine proposed development. Therefore, rate control is accounted for.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to County Ditch 59.

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 889.3 feet. The total floodplain impact is 0 acre-feet. Compensatory storage is not needed.

The applicant is required to run the 100-year elevation for interior ponds using the NOAA Atlas 14 information as shown in the following web link.
http://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=mn

Groundwater: No Groundwater information was provided.

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 no approved local water plan. The project has not received approval from the city.

Maintenance: The applicant has agreed to enter into an Operation and Maintenance Agreement with Coon Creek Watershed District.
Soils & Erosion Control: Soils affected by the proposal are Lino and Zimmerman. Stabilizing vegetation is not 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 not protected from erosion and sedimentation. Project site is greater than 1 acre; an NPDES permit is required.

Stormwater & Hydraulics: Without groundwater information it is not clear whether 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. 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.

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: $3,100.00

<table>
<thead>
<tr>
<th>ISSUES/CONCERNS:</th>
<th>NEED:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Planning &amp; Zoning: The project has not received approval from the city.</td>
<td>1. Provide evidence of City approval</td>
</tr>
<tr>
<td>Maintenance: An Operation and Maintenance Agreement has not been submitted.</td>
<td>2. An O &amp; M agreement must be obtained with Coon Creek Watershed District.</td>
</tr>
<tr>
<td>Stormwater &amp; Hydraulics: A post construction test on the infiltration basin will be required to verify the assumed infiltration rates are obtained.</td>
<td>3. 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.</td>
</tr>
</tbody>
</table>
**Escrows:**
$1,500 + (2.2 \text{ acres} \times \$500/\text{acre}) = \$3,100

4. Receipt of escrows

**RECOMMENDATION:** Approve with 3 Stipulations

**Stipulations:**
1. Receipt of escrows.
2. Obtain O&M agreement with the Coon Creek Watershed District
3. 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.
4. Provide evidence of City approval