COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: April 24, 2016
AGENDA NUMBER: 16
FILE NUMBER: 16-061
ITEM: Mike Micek Zodiac St

RECOMMENDATION: Approve with 2 Stipulations

APPLICANT: Dave Schultz Construction
Attn: Dave Schultz
23965 Itasca Ave
Forest Lake, MN 55025

PURPOSE: New single family house on 5,000 square feet of buildable area (80.5 acre parcel)

LOCATION: Along Zodiac St NE between 167th Ave NE and 165th Ave NE in Columbus, Minnesota.
APPLICABILITY:
1) Any building within the floodplain of any natural water course (1.07 sub 1)
2) Any building within a designated shoreland zone (1.07 Sub 2)
3) Any activity involving drainage, filling or alteration of wetlands (1.09)
4) Development of land not authorized by the municipal drainage plan (1.04)
5) Project site is not greater than 5 acres, a NPDES permit is not required

EXHIBITS:
1) Wetland survey map by Hult & Hebeisen, P.A., dated 4/8/16, received 4/13/16

HISTORY & CONSIDERATIONS: This application was initially submitted on April 13, 2016.

FINDINGS:
Ditches: There is not a public ditch on the property. The site is immediately adjacent to a Type 1 and Type 3 lentic wetland.

Land use in the area is trending toward open space and residential.
There are no flooding concerns downstream.

Erosion and Sediment Control: Soils affected by the proposal are Isanti. Stabilizing vegetation is not proposed for disturbed areas within two weeks (14 days) of rough
grading. Adjacent properties and stormwater ponds are protected from sediment deposition. A NPDES permit is not required.

**Floodplain:** There is floodplain on the property according to the District model and FEMA at 903.0. The project does not propose to place fill within the floodplain. The total floodplain impact is 0 acre-feet. Compensatory storage is not needed. There are no flooding concerns upstream and/or downstream.

**Groundwater:** A summary of geotechnical information has been submitted. Geotechnical information collected in March 2016 indicates long term groundwater elevation is present at 902.0.

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

The proposal does not contain a land use discouraged or prohibited by the Safe Drinking Water Supply Act (SDSA).

The project is not within the 10 Year Well Head Protection Area.

Storage and use of petroleum products exceeding fifty-five (55) gallons are not proposed on-site.

**High Water Flooding:**
Information has been provided to substantiate low floor elevations. Low floor elevations do meet the criteria for the City of Columbus; 3 ft above highest anticipated water table, 1 ft over 100 yr.

**Dewatering:**
The project does not require dewatering

**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.

Property owners affected by changes in drainage have not been notified and acknowledged the changes proposed and is not required for this project.

**Maintenance:** There are no proposed Stormwater Management features, so a Maintenance Plan is not required.

**Stormwater & Hydrology:** There is no proposed stormwater management system required, therefore hydrology and infiltration requirements were not assessed. Stormwater leaving the site is not 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.

**Water Quality:** The proposed project does not cause an exceedence 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 not pretreated by a sediment basin/water quality pond, but are protected by the minimum required buffer. 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 to an Impaired Water.

The project does not propose site stabilization within 14 days after construction.

There are new impervious surfaces proposed as part of this project.

**Wetlands:** Wetlands do exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey. Wetlands have been delineated. The most recent delineation was completed on April 1, 2016. The wetland boundary has been checked.

The wetland is a DNR protected water.

The total proposed wetland impact is 0 square feet.

TEP members have not been notified with a complete plan and have not been requested to submit comments as there are no wetland impacts proposed.

The project is not wetland dependent.

The applicant does not need to contact the DNR area hydrologist or the Corps of Engineers.

**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. 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.

There are Ground Water Dependent water resources on site. The Ground Water Dependent Water Resources are:

- Plant animal community and other organisms
- lakes, streams, and wetlands
The proposed project does not result in:
- Loss of any existing environmental value linked to receiving waters
- Pose a significant threat to aquatic fauna or flora, especially groundwater-dependent ecosystems,
- Soil erosion or local flooding
- Harm to native vegetation (via flooding or toxicity)
- Erosion of structures or services
- Sediment build-up in drains, waterways or wetlands
- Nuisance to the local community such as foul odors; harm to plants or property
- Hazard to human health or safety
- Loss or discernible reduction of flow in public or private water sources.

**Performance Escrow:** $2,020.00  
**Wetland Escrow:** $0

There are not ditch liens on the property.

**FINDINGS/ISSUES/CONCERNS:**

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| Erosion & Sediment Control: The project does not propose stabilizing disturbed areas within two weeks (14 days) of rough grading. | 1. The applicant did not specify that stabilization of disturbed areas shall receive temporary or permanent stabilization within two weeks (14 days) of rough grading.  
| Escrows: $2,000 + (0.04 ac * $500/ac) = $2,020.00 | 2. Receipt of escrows                                                  |

**RECOMMENDATION:** Approve with 2 Stipulations  
**Stipulations:**  
1. Receipt of escrows.  
2. Provide a note on the plans that disturbed areas shall receive temporary or permanent stabilization within two weeks (14 days) of rough grading.