COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: May 11, 2015
AGENDA NUMBER: 16
FILE NUMBER: 15 - 059
ITEM: Werlinger Home Construction

RECOMMENDATION: Approve with 3 Stipulations

APPLICANT: Adam Werlinger
10xx 154the Ave NE.
Ham Lake, MN 55304

PURPOSE: New Home Construction

LOCATION: 10xx 154th Ave NE, Ham Lake, MN
APPLICABILITY:
1. Any work in or adjacent to wetlands, lakes or water courses.
2. High infiltration soils.
3. Highly erodible soils
4. Endangered, Threatened or Special concern species, elements of communities.

EXHIBITS:

HISTORY & CONSIDERATIONS:
This item has not been before the Board.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The ditch is County Ditch 58. There are no alternatives to additional drainage considered.

Floodplain: There is floodplain on the property according to FEMA. The District Atlas 14 model predicts the 100-year elevation for the subwatershed at 894.5 feet. The total floodplain impact is 0 acre-feet, within the floodplain. Compensatory storage is not needed.

Groundwater: Surficial ground water is present at 899.7 feet. The site does not include groundwater sensitive areas. Information has been provided to substantiate low floor elevations. Low floor elevations do meet the criteria for the City of Ham Lake (1 ft above mottled soil elevation, 1 ft above 100-year.

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 or utility line crossings. It is unknown if 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 Isanti 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 protected from erosion and sedimentation. Project site is not greater than 1 acre; an NPDES permit is not required.
**Stormwater & Hydraulics:** The applicant is not meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation. However, there is an increase in impervious of 0.14 ac which will have a negligible increase in the amount of stormwater runoff leaving the site. 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. The rate of post development runoff from the site does 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. All discharges into wetlands are not pretreated by a sediment basin/water quality pond. However, the increase in stormwater runoff is negligible and 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 exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey. No wetland impacts are proposed.

**Wildlife:** The proposed project may include the threatened Black Huckleberry (*Gaylussacia baccata*). The applicant must check with the DNR to determine if there are any special considerations required.

**Performance Escrow:** $2,200

**ISSUES/CONCERNS:**

<table>
<thead>
<tr>
<th>Soils &amp; Erosion Control: Stabilizing vegetation is not proposed for disturbed areas within two weeks of rough grading.</th>
<th>1. Add note on erosion control plan that stabilizing vegetation is required for all disturbed areas within 14 days of rough grading.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Wildlife:</strong> The proposed project may include the threatened Black Huckleberry (<em>Gaylussacia baccata</em>).</td>
<td>2. The applicant must check with the DNR to determine if there are any special considerations required.</td>
</tr>
<tr>
<td><strong>Escrows:</strong> $2,000 + (0.44 ac * $500/ac) = $2,200</td>
<td>3. Receipt of escrows.</td>
</tr>
</tbody>
</table>

**RECOMMENDATION:** Approve with 3 Stipulations

**Stipulations:**
1. Receipt of escrows.
2. Add note on erosion control plan that stabilizing vegetation is required for all disturbed areas within 14 days of rough grading.
3. The applicant must check with the DNR to determine if there are any special considerations required.