COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: August 27, 2018
AGENDA NUMBER: 16
FILE NUMBER: 18-135
ITEM: Whitby House Construction

RECOMMENDATION: Approve with 1 Stipulation

APPLICANT: Evan Whitby
15051 Zodiac St NE
Columbus, MN 55025

PURPOSE: Single family home on 40-acre lot

LOCATION: South of 153rd Ave NE and Zodiac St NE, Columbus MN

APPLICABILITY:
1. One or more cumulative acres of land disturbance
2. Any work in or adjacent to wetlands, lakes or water courses
3. The lands and waters that have been, or may be covered by the regional flood.
4. High water table, outwash and organic soils
5. Endangered, Threatened or Special concern species, elements or communities
EXHIBITS:
1. Construction Narrative and Figures (12 sheets); by Evan Whitby, dated 7/17/18, received 7/17/18.
2. LFE Figure (1 page); by Evan Whitby, undated, received 8/14/18.
4. E-mail addressing DNR concerns, by Becky Horton, DNR, dated 8/14/18, received 8/14/18.

PREVIOUS ACTION TAKEN: This application was tabled at the August 13, 2018 board meeting with 4 stipulations:
1. Receipt of escrows.
2. Provide elevation of low floor to ensure City of Columbus’s separation requirements are met; 2 feet above 100-Yr flood elevation of 900.3 and 3 feet above mottled soils.
3. Provide clarification of PWI impact.
4. Provide documentation from the DNR if additional rare plant surveys are required.

FINDINGS:
Pre-application Meeting: The project as submitted has not received a general review during a pre-application meeting.

Ditches: There is not a public ditch on the property.

Ditch Hydraulics: A crossing of the ditch is not proposed.

Erosion and Sediment Control: Soils affected by the proposal are Markey, Isanti, Soderville and Zimmerman.
- Stabilizing vegetation is proposed for disturbed areas within seven (7) days of rough grading.
- Soil stockpiles have been proposed to be fitted with sediment-trapping measures to prevent soil loss.
- Adjacent properties and stormwater ponds are protected from sediment deposition.
- Construction schedules detailing when sediment trapping measures will occur; stabilization of earthen structures and the general timing of construction phases have been provided.
- No outlets or inlets impacts as part of the project.
- All storm sewer inlets are protected from sediment-laden water during construction.
- All work adjacent to water or related resource has taken precautions to contain sediment, and stabilize the work area during construction.
- Provisions have been made to minimize transport of sediment (mud) by runoff or vehicle racking onto the paved surface.
- Provisions have been made for cleaning road surfaces where sediment is transported by the end of the day.
- Construction entrance points are clearly located on the erosion and sediment control plan.
- The erosion and sediment control plan does provide for the repair and maintenance of all temporary and permanent erosion and sediment control practices.

Dewatering: Shallow ground water does exist on site. The project does not require dewatering.

Floodplain: There is floodplain on the property according to the District model and FEMA. FEMA’s floodplain elevation is at 903.0 feet. The project does not propose to place fill within the floodplain. There are no flooding concerns upstream or downstream.

High Water Flooding: Information has not been provided to substantiate low floor elevations. Low floor elevations meet the criteria for the City of Columbus; 3 ft above mottled soil elevation, 2 ft above 100 yr.

Groundwater: Geotechnical information has not been provided. Aerial images indicate adjacent wet basins have a NWL of 902 which corresponds to groundwater levels.
The project site is not within the Emergency Response Area/10 Year Well Head Protection Area/Drinking Water Supply Management Area.

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

**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:** No Stormwater Management features or treatment practices proposed as part of the project.

Easements: The proposed project does not include ditch maintenance easement. A ditch maintenance easement is not required.

**Stormwater & Hydrology:** Infiltration is allowed within the project area. The 1-inch infiltration is achieved via overland flow.

Drainage sensitive uses do not exist downstream from the proposed site. The rate of post-development runoff from the site may exceed predevelopment rates; however, rates will not interfere with downstream land uses. Properties and waterways downstream from the project are protected from erosion due to increases in the volume, velocity and peak water flow rates of stormwater runoff. Concentrated storm water leaving a site is discharged directly into a well-defined natural or man-made off-site receiving channel or pipe. No on-site constructed storm water conveyance channels are proposed as part of the project.

**Water Quality:** The proposed project does not cause an exceedance 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 pretreated. 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 of an Impaired Water.

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 in 1997. The wetland boundary has been checked.
The wetland is not a DNR protected water.

The total proposed wetland impact is 0 square feet.

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

**Wetland Replacement Plan:** A wetland replacement plan has not been submitted and 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. The endangered or threatened species, rare natural community is the Tubercled Rein Orchid (Platanthera flava var. herbiola).

The applicant has contacted the MDNR natural heritage or endangered species program. The applicant has indicated that contact was made 8/8/2018. MDNR has responded to the applicant with requirements for construction. These requirements are consistent with the submitted documents.

If the project is present, the project will not propose substantial adverse alteration or significant detrimental impact on a species or removal of a plant species.

**Performance Escrow:** $3,000.00

**Wetland Escrow:** $N/A

There are not ditch liens on the property.

**ISSUES/CONCERNS:**

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<td>Escrows: $2,000 + (2.0 ac * $500/ac = $3,000.00)</td>
<td>1. Receipt of escrows.</td>
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**RECOMMENDATION:** Approve with 1 Stipulation

**Stipulations:**

1. Receipt of escrows.