COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: March 11, 2019
AGENDA NUMBER: 17
FILE NUMBER: 18-178
ITEM: Coon Creek Commercial Park

RECOMMENDATION: Approve with 1 Stipulations

APPLICANT: Jeff Entsminger
14913 Central Ave NE
Ham Lake, MN 55304

PURPOSE: Commercial Development
5 Lots on 19.5 Acres

LOCATION: 1189 County Highway 16, Ham Lake, MN

APPLICABILITY:
1. Within 1 mile of an impaired waters.
2. Any work within or adjacent to a Public ditch within the Watershed District.
3. Any work in or adjacent to wetlands, lakes or water courses
4. One or more cumulative acres of land disturbance
5. The lands and waters that have been or may be covered by the regional flood.
6. High water table, outwash and organic soils
7. Endangered, Threatened or Special concern species, elements or communities

EXHIBITS:

PREVIOUS ACTION TAKEN: This is a new application.

FINDINGS:
Pre-application Meeting: The project as submitted has received a general review during a pre-application meeting.

Ditches: There is a public ditch on the property. The public ditch is County Ditch 57 (Coon Creek) according to the public drainage map.

Ditch Hydraulics: A crossing of the ditch is not proposed.
**Erosion and Sediment Control:** Soils affected by the proposal are Seelyeville, Lino, Isanti, 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.
- Stormwater runoff does pass through a sediment basin or other sediment trapping BMP with equal or greater storage capacity.
- Stabilization adequate to prevent erosion has been provided at the outlets of all storm sewer pipes.
- 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 require dewatering.

**Floodplain:** There is floodplain on the property according to the District model and FEMA. District’s floodplain elevation is at 882.1 feet. The project does propose to place fill within the floodplain. The total floodplain impact is 156 cubic yards. The proposed impact is within the flood fringe. Compensatory storage is provided. There are no flooding concerns upstream and/or downstream.

**High Water Flooding:** 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 100 yr. Low floor elevations do not meet the criteria for the City of Ham Lake; 1 ft above mottled soil. However, the City of Ham Lake has indicated that the LFE can be below septic mottling elevations (see memo dated January 17, 2019).
Groundwater: Geotechnical information collected in August 2018 indicates long term groundwater elevation is present at 4 - 11 feet below the surface. Geotechnical information collected in November 2018 indicates groundwater elevation is present at 3.8 – 4.5 feet below the surface.

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.

Property owners affected by changes in drainage should be notified and acknowledge the changes proposed.

Maintenance: The owner of the Stormwater Management features and treatment practices is Ham Lake. The Stormwater Treatment Practices (STPs) consisting of the following:

<table>
<thead>
<tr>
<th>Stormwater Treatment Practices</th>
<th>Number</th>
<th>Inspection &amp; Maintenance Responsibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>Swales</td>
<td>3</td>
<td>Ham Lake</td>
</tr>
<tr>
<td>Sediment basin w/ bench</td>
<td>1</td>
<td>Ham Lake</td>
</tr>
<tr>
<td>Rain Guardians</td>
<td>5</td>
<td>Ham Lake</td>
</tr>
<tr>
<td>Sump</td>
<td>1</td>
<td>Ham Lake</td>
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</table>

As a requirement of the City’s MS4 program, the city will inspect and maintain the stormwater facilities.

Easements: The proposed project does include ditch maintenance easement. A ditch maintenance easement is required. A maintenance access to all storm water management features is provided.

Stormwater & Hydrology: Infiltration is allowed within the project area. The 1.1-inch filtration is achieved. The stormwater management system utilizes a sedimentation basin with a filtration bench due to high groundwater and peat soils. Calculations have been provided that illustrate the 1.1-inch filtration volume is achieved below outlet.

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. 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 the site is discharged directly into a well-defined natural or man-made off-site receiving channel or pipe. All on-site constructed storm water conveyance channels are constructed to withstand the expected velocity from a 2-year frequency storm without erosion.

**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/stormwater basins are pretreated by a sediment basin/water quality pond and are designed correctly. 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 within one (1) mile of and drains to an Impaired Water. The Impaired Water is Coon Creek. Coon Creek is impaired for Aquatic Life (Macro-invertebrates)/Aquatic Recreation (E. coli). The major stressors are Total Suspended Solids (TSS)/Total Phosphorus (TP)/E.coli. There is an EPA approved Total Maximum Daily Load (TMDL) or Waste Load Allocation (WLA) for this 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 by Kjolhaug Environmental Services (KES) and Hakanson Anderson (HA). The delineations were completed on 6/23/17 (HA) and 8/9/18 (KES) and approved on 8/3/17 and 11/16/18, respectively. The wetland boundary has been checked.

The wetland is not a DNR protected water.

The total proposed wetland impact is 95 square feet. The impact is through fill in 1 location as shown below. Excavation is proposed in Wetland 1. The excavation as proposed is not regulated under WCA.
A de minimis and no-loss application have been submitted. The de minimis is 100 sf (type 3) for Wetland 2. Wetland 1 has proposed excavation with material hauled offsite. TEP members have been notified with a complete plan and have been requested to submit comments. The project is not wetland dependent.

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

**Wetland Replacement Plan:** A wetland replacement plan has not been submitted and is not needed.
**Wildlife:** The proposed project does include endangered or threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas or wildlife travel corridors. The applicant has contacted the MDNR natural heritage or endangered species program. The DNR has provided a response and recommendations to avoid harm to Blanding’s Turtles that are likely to be found on site. The plans require contractors to follow recommendations.

If the project is present, the project may propose substantial adverse alteration or significant detrimental impact on a species or removal of a plant species.

**Performance Escrow:** $8,050
**Wetland Escrow:** $N/A
There are not ditch liens on the property.

**ISSUES/CONCERNS:**

<table>
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<tr>
<th>ISSUE</th>
<th>NEED</th>
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<tr>
<td>Escrows: $2,000 + (12.1 ac * $500/ac) = $8,050</td>
<td>1. Receipt of escrows.</td>
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**RECOMMENDATION:** Approve with 1 Stipulations

**Stipulations:**
1. Receipt of escrows.