COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: April 25, 2016
AGENDA NUMBER: 18
FILE NUMBER: 16-062
ITEM: Peterson Lake Preserve

RECOMMENDATION: Approve with 3 Stipulations

APPLICANT: George Schulze
Samjo LLC
3136 171st Ave NE
Ham Lake, MN 55304

PURPOSE: Development of six single-family residential lots on a 41.5 acre parcel

LOCATION: The site is located between 140th Ave NE to the north, Bunker Lake Blvd NE on the south, Goodhue St NE to the west, and Radisson Rd to the east in Ham Lake, Minnesota.
APPLICABILITY:
1) Any building within a designated shoreland zone (1.07 Sub 2)
2) Improvement of the bed, bank or shore of lakes and public drainageways (1.10)
3) Development of land not authorized by the municipal drainage plan (1.04)
4) Construction of 1 acre or greater of impervious surface
5) Any land alteration within 1 mile of an impaired water

EXHIBITS:
2. SWPPP Plan set (2 sheets) by Plowe Engineering, Inc., dated 4/13/16, received 4/14/16.
3. Drainage Calculations by Plowe Engineering, Inc., dated 4/12/16, received 4/14/16.
5. Wetland Delineation Report by Jacobson Environmental, PLLC, dated 4/11/16, received 4/13/16

HISTORY & CONSIDERATIONS: The existing site is mostly open area with one single-family residence. Lake Dianne, an old borrow pit is located on the west side of the development. This item has not been before the CCWD Board.
FINDINGS:

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 Isanti fine loamy sand and Lino loamy fine sand. Stabilizing vegetation is proposed for disturbed areas within two weeks (14 days) of rough grading. Adjacent properties and stormwater ponds are protected from sediment deposition. Project site is not greater than 1 acre, a NPDES permit is not required.

Floodplain: There is floodplain on the property according to the District model and FEMA. The project does not propose to place fill within the floodplain.

Groundwater: Geotechnical information has not been submitted.

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. The project proposes to collect, handle, use store, transfer or dispose of solid or liquid material or wastes. The containment system does not have
- a secondary containment system which is easily inspected and whose purpose it is to intercept any leak or release from the primary containment vessel or structure.
- Underground storage tanks which have double walls and inspectable sumps

The project does not have an acceptable contingency plan for preventing hazardous materials from contaminating the shallow/surficial aquifer should flood, fire, wind or other natural catastrophe, equipment failure or releases occur and one is not needed.

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 mottled soil or 100 yr.

Dewatering:  
The project does not require dewatering.  
An assessment of risks to other water and related resources has not been conducted or submitted and is not needed.

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 acknowledge the changes proposed.

Maintenance: The Owner of the Stormwater Management features and treatment practices is each individual lot. Stormwater Treatment Practices (STPs) consisting of the following:

<table>
<thead>
<tr>
<th>Stormwater Treatment Practices</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wetland Buffer</td>
<td>5 (one per lot)</td>
</tr>
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</table>

The owner has not submitted a Maintenance Plan for each Stormwater Treatment Practice and one is not needed.

A District Operations and Maintenance Agreement for Stormwater Facilities is not needed.

Easements: The proposed project does not include ditch maintenance easement. A maintenance access to all storm water management features is not provided and is not needed.

Inspection and maintenance of the wetland buffer will be the responsibility of each landowner. A maintenance agreement has not been executed and is not needed.

Stormwater & Hydrology: Infiltration is allowed within the project area. The 1-inch infiltration is achieved. The stormwater management system does use grass swales and wetland buffer. 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 not 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: 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 by a wetland buffer and grass swales 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 and drains to an Impaired Water. The Impaired Water is Coon Creek. Coon Creek is impaired for (Aquatic Life (Macro-invertebrates)). There is an EPA approved Total Maximum Daily Load (TMDL) or Waste Load Allocation (WLA) for this water.
The project does propose site stabilization within 14 days after construction. The site must be stabilized within 7 days after construction because it is within one (1) mile of an Impaired Water. The proposed stormwater system does retain at least one inch of runoff from the project site.

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 March 26, 2016. The wetland boundary has not been checked.

The wetland is not 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.

The project is not wetland dependent.

The project is exempt.

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

Zero alternatives need to be submitted as no impacts are proposed. On-site sequencing does not apply. The avoidance alternatives are considered good faith efforts. None of the avoidance alternatives are considered feasible and prudent.

**Wetland Replacement Plan:** A wetland replacement plan has not been submitted and is not needed.

**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.

Public access to the significant resource is proposed to be controlled to minimize intrusion and impact upon the resource.

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.

No Steps are proposed for avoiding or minimizing impacts and are not needed.

**NOTE** The Coon Creek Watershed District will generally oppose or deny any dewatering discharge that:
- Flows into wetlands, unless pre-treated and approved in writing by the Watershed District or Pollution Control Agency or Department of Natural Resources.
- Enters poorly defined waterways where the dewatering fluids could flood adjoining land and vegetation
- Is likely to compromise the values (beneficial uses) of any surface water or groundwater resource.
- Is likely to cause any of the adverse environmental impacts previously described in this policy.

**Performance Escrow:** $22,205.00  
**Wetland Escrow:** $ N/A

There are not ditch liens on the property.

**FINDINGS/ISSUES/CONCERNS:**

<table>
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<tr>
<th>Erosion &amp; Sediment Control: The project does provide sediment control however, silt fence is located downhill of proposed wetland buffer.</th>
<th>1. Relocated silt fence on plan set to be located uphill of proposed wetland buffer.</th>
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<td>2. Change the note on the plans to state site stabilization will be complete within 7 days after construction.</td>
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<td>Escrows: $2,000 + (40.41 ac * $500/ac) = $22,205.00</td>
<td>3. Receipt of escrows.</td>
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**RECOMMENDATION:** Approve with 3 Stipulations
**Stipulations:**

1) Receipt of escrows.
2) Change the note on the plans to state site stabilization will be complete within 7 days after construction.
3) Relocated silt fence on plan set to be located uphill of proposed wetland buffer.