COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: May 14, 2018
AGENDA NUMBER: 19
FILE NUMBER: 18-053
ITEM: Custom Solutions Building and Parking Lot Addition

RECOMMENDATION: Approve with 4 Stipulations

APPLICANT: Custom Solutions Manufacturing
14022 Lincoln Street NE
Ham Lake, MN  55304

PURPOSE: 7,124SF building addition and parking and driveway on Lot 2 Majestic Oaks Commercial Center

LOCATION: 14022 Lincoln St. NE, Ham Lake

APPLICABILITY:
1. Within 1 mile of an impaired waters.
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 Plan set (6 sheets); by Hakanson Anderson, dated 4/30/18, received 5/2/18.
2. Stormwater Management Report; by Hakanson Anderson, dated 4/30/18, received 5/2/18.
3. Project schedule by Lampert Architects, 3/13/18, received 3/14/18.

PREVIOUS ACTION TAKEN: This is a new application.

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

Ditches: There 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 Lino, Isanti, and Zimmerman.
• Stabilizing vegetation is proposed for disturbed areas within seven (7) days of rough grading.
• There are no proposed soil stockpiles.
• Adjacent properties and stormwater ponds are not 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.
• 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 not 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. The District’s floodplain elevation is at 890.3 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 been provided to substantiate low floor elevations. Low floor elevations meet the criteria for the City of Ham Lake; 1 ft above mottled soil or 100 yr.

_Groundwater:_ Geotechnical information has not been collected and is not needed. Proposed LFE matches LFE of existing building.

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:** The Owner of the Stormwater Management features and treatment practices is Custom Solutions Manufacturing. The Stormwater Treatment Practices (STPs) consisting of the following:

<table>
<thead>
<tr>
<th>Stormwater Treatment Practices</th>
<th>Number</th>
<th>Maintenance Responsibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sedimentation Basin</td>
<td>1</td>
<td>Custom Solutions Manufacturing</td>
</tr>
<tr>
<td>Sump</td>
<td>1</td>
<td>Custom Solutions Manufacturing</td>
</tr>
</tbody>
</table>

The applicant has not submitted a Maintenance Plan for each Stormwater Treatment Practice.

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

**Stormwater & Hydrology:** Infiltration is allowed within the project area. The 1-inch infiltration is achieved to the maximum extent practicable. 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. 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. 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 are pretreated but are not 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). The major stressors are Total Suspended Solids (TSS)/ Total Phosphorus (TP). There is not 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. The most recent delineation was completed on 4/26/18. The wetland boundary has been checked and there are not wetland impacts proposed.

**Wetland Replacement Plan:** A wetland replacement plan has 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 Black Huckleberry. The applicant has contacted the MDNR natural heritage or endangered species program.

**Performance Escrow:** $2490.00

**Wetland Escrow:** $ N/A

There are not ditch liens on the property.

**ISSUES/CONCERNS:**

<table>
<thead>
<tr>
<th>ISSUE</th>
<th>NEED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Escrows: $2,000 + (0.98 ac * $500/ac) = $2490.00</td>
<td>1. Receipt of escrows.</td>
</tr>
<tr>
<td>Water Quality: Stormwater is discharge into a Type 1 or 2 wetland which requires sedimentation basins to be sized to capture the 0.5” runoff.</td>
<td>2. Provide calculations that indicate this size of the proposed sedimentation basin is sufficient to capture the 0.5” runoff from impervious surface.</td>
</tr>
<tr>
<td>Maintenance: A maintenance agreement has not been executed. The applicant has not submitted a Maintenance Plan for each Stormwater Treatment Practice.</td>
<td>3. Provide an O&amp;M Agreement that meets District requirements.</td>
</tr>
<tr>
<td>Wildlife: The proposed project may include endangered or threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas or wildlife travel corridors.</td>
<td>4. Provide documentation from the DNR if the proposed project includes endangered or threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas or wildlife travel corridors</td>
</tr>
</tbody>
</table>
RECOMMENDATION: Approve with 4 Stipulations

Stipulations:
1. Receipt of escrows.
2. Provide calculations that indicate this size of the proposed sedimentation basin is sufficient to capture the 0.5” runoff from impervious surface.
3. Provide an O&M Agreement that meets District requirements.
4. Provide documentation from the DNR if the proposed project includes endangered or threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas or wildlife travel corridors