COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: February 9, 2015
AGENDA NUMBER: 19
FILE NUMBER: 15 - 016
ITEM: Winandy Property

RECOMMENDATION: Approve with 2 Stipulations

APPLICANT: Jerry Winandy
19872 Austin St
East Bethel MN 55011

PURPOSE: New single family home construction

LOCATION: 960 157th Avenue NE, Ham Lake
APPLICABILITY:
1. Any work within or adjacent to a Public Ditch within the Watershed District.
2. Any work within or adjacent to wetlands, lakes or water courses.
3. Activities upstream from land that is dependent upon removal of water from the soil profile for their continued use (Drainage Sensitive Uses).

EXHIBITS:
1. Platt Map by E.G. Rud & Sons, Inc.; dated 8/12/2014, received 01/22/2015.
2. Geotechnical Report by ITT; dated 04/10/2014, received 01/22/2015.
3. LOMR by FEMA; dated 12/04/2014, received 01/22/2015.

HISTORY & CONSIDERATIONS:
The area of construction has been removed from the SFHA by FEMA.

FINDINGS:
Ditches and Drainage: There is a public ditch on the property. The ditch is County Ditch 58. The ditch has not been inspected. There are approximately 100 acres of existing agricultural land affected by this ditch. The trend in land use for this drainage area is toward open space, agriculture and residential. There are no flooding concerns downstream. Alternatives to additional drainage considered and reviewed include filtration.

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 8.5 to 11 feet below the surface. The site does not include groundwater sensitive areas. Building will be built on slab, information is not needed 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 include a ditch maintenance easement or utility line crossings. Property owners affected by changes in drainage have not been notified and have not acknowledged the changes proposed.

Soils & Erosion Control: Soils affected by the proposal are Rifle 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. 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 exist downstream from the proposed site. It is unknown if the rate of post development runoff from the site does exceeds 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. 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 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.

**Performance Escrow:** $2,250.00

**ISSUES/CONCERNS:**

| **Stormwater & Hydraulics:** The applicant is not meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation. However, most of the proposed impervious is equally distributed around the site. The proposed impervious is less than 1 acre and the site is well drained. Therefore, the District will not require storm water calculations. |
| **Soils & Erosion Control:** Stabilizing vegetation is not proposed for disturbed areas within two weeks of rough grading. |
| 1. Include a note to the plans that requires stabilizing vegetation to be used in disturbed areas within two weeks of rough grading. |
Escrows: $2,000 + (0.5 ac * $500/ac) = $2,250.00

2. Receipt of escrows.

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Stipulations:
1. Receipt of escrows.
2. Include a note to the plans that requires stabilizing vegetation to be used in disturbed areas within two weeks of rough grading.