COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: September 26, 2016
AGENDA NUMBER: 6
FILE NUMBER: 16-113
ITEM: 15135 Lever St - Brand Home Site

RECOMMENDATION: Approve with 3 Stipulations

APPLICANT: Jon Brand
7154 2nd Ave.
Lino Lakes, MN 55014

PURPOSE: Proposed slab on grade homestead and shed

LOCATION: 15135 Lever Street, Ham Lake

APPLICABILITY:
1. Any work within or adjacent to a Public ditch within the Watershed District.
2. Any work in or adjacent to wetlands, lakes or water courses
3. High water table, outwash and organic soils
4. High infiltration soils
5. Highly erodable soils
6. Endangered, Threatened or Special concern species, elements or communities

EXHIBITS:
1) Certificate of Survey, by Carlson McCain; Dated 9/9/2016; Received 9/14/2016
2) Grading and Erosion Control Plan; by Carlson McCain; Dated 9/7/2016; Received 9/14/2016

HISTORY AND CONSIDERATION:
The crossing leading into the proposed site was approved as permit number 1733 in May of 2016.

PREVIOUS ACTION TAKEN: This is the first application.

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

Ditches: There is a public ditch on the property. The public ditch is County Ditch 44 according to the public drainage map. County Ditch 44 was established in 1903. The ditch was last inspected in 2011. The ditch is not in need of repair.
The approved elevations and grades through this property are 888.29 ft NAVD 88 (D/S) and 888.32 ft NAVD 88 (U/S) and 0.04% slope. Existing elevations, slopes and condition of the ditch are fair and represent approximately a 0.5 ft variance from the approved elevations. Alternatives to repair and additional drainage have not been considered and reviewed.

The ditch is a second order stream. The ditch serves the primary role of
a. Agricultural drainage

The ditch serves approximately 336 acres of agricultural land. Land use in the area is agriculture, vacant and single family residential. There are flooding concerns upstream and downstream.

A 16.5 foot grass strip is required.
A 16.5 foot grass strip is present
The 16.5 foot grass strip has been inspected. (103E.075 subd 4)
The grass strip is not in need of repair or maintenance.

**Erosion and Sediment Control:** Soils affected by the proposal are Lino, and Isanti.
- Stabilizing vegetation is not proposed for disturbed areas within seven (7) days of rough grading.
- Soil stockpiles have not 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 not 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 not provide for the repair and maintenance of all temporary and permanent erosion and sediment control practices.
Dewatering:
The project does not require dewatering

**Floodplain:** There is floodplain on the property according to the District model and FEMA. The project does propose to place fill within the floodplain. The total floodplain impact is 0 acre-feet. Compensatory storage is not needed. 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 mottled soil or 100 yr).

**Groundwater:** Geotechnical was not provided and is not needed.

**Historic Sites:** The proposed project does not include sites of historic or archeological significance.

**Hydraulics:** A crossing of the ditch is proposed. The proposed crossing involves the installation/replacement of a bridge/culvert. The proposed bridge/culvert is of sufficient hydraulic capacity.

**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 been notified and acknowledge the changes proposed.

**Maintenance:** There are no stormwater features on site.

**Easements:**
The proposed project does include ditch maintenance easement. A ditch maintenance easement is required.

**Stormwater & Hydrology:** Infiltration is allowed within the project area. The 1-inch infiltration is achieved. Stormwater leaving the site is discharged into a well-defined receiving channel or pipe and routed to a public drainage system.

Drainage sensitive uses 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 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) / Aquatic Recreation (E. coli)). The major stressors of 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 indirectly connected new impervious surfaces proposed as part of this project.

**Wetlands:** Wetland 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 September 15, 2016. The wetland boundary has not been checked. No wetland impacts are proposed.

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

**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.

There are not Ground Water Dependent water resources on site.

**Performance Escrow:** $2,500.00

**Wetland Escrow:** N/A

There are not ditch liens on the property.

**ISSUES/CONCERNS:**

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<thead>
<tr>
<th>ISSUE</th>
<th>NEED</th>
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<tr>
<td>Escrows: $2,000 + (1 ac * $500/ac) = $2,500.00</td>
<td>1. Receipt of escrows.</td>
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<tr>
<td>Soils &amp; Erosion Control: District requires all stabilization vegetation be within seven (7) days of rough grading or inactivity.</td>
<td>2. Update construction plans to stabilize vegetation in 7 days of rough grading or inactivity.</td>
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<tr>
<td>Wildlife: The proposed project has the potential to include the threatened Black Huckleberry (Gaylussacia baccata).</td>
<td>3. Contact the DNR to have a DNR Natural Heritage Information System (NHIS) data review completed to determine if any records of state-protected species may be located within the boundary of this project.</td>
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Stipulations:

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