COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: November 26, 2018
AGENDA NUMBER: 7
FILE NUMBER: 18-181
ITEM: 110 132nd Ave NE

RECOMMENDATION: Approve with 1 Stipulations

APPLICANT: Alex Fabian Zamora Alvarez
110 132nd Ave NE
Blaine, MN 55434

PURPOSE: 1,700 sq ft building addition on 5.4-acre lot

LOCATION: 4,000 feet west of the intersection of Terrace Rd NE and 132nd Ave NE, Blaine MN

APPLICABILITY:
1. Any work in or adjacent to wetlands, lakes or water courses
2. The lands and waters that have been or may be covered by the regional flood.

EXHIBITS:
1. Building and Erosion Control Plan; by Architectural Drafting and Imagery, dated 10/26/18, received 11/14/18.

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 not a public ditch on the property.

Ditch Hydraulics: A crossing of the ditch is not proposed.

Erosion and Sediment Control: Soil affected by the proposal is 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 not been provided.
- No storm sewer pipes proposed or impacted as part of the project.
- 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:** Shallow ground water does not 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 889.9 feet. The project does not propose to place fill within the floodplain. There are no flooding concerns upstream and/or downstream.

**High Water Flooding:** Information has been provided to substantiate low floor elevations, proposed addition will be set at same elevation existing structure is at. Low floor elevations do meet the criteria for the City of Blaine; 2 ft above mottled, 2 ft above 100 yr.

**Groundwater:** Geotechnical information has not been provided and is not needed.

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:** No Stormwater Management features or treatment practices proposed as part of the project.
Easements: The proposed project does not include ditch maintenance easement. A ditch maintenance easement is not required.

**Stormwater & Hydrology:** Infiltration is allowed within the project area. The 1-inch infiltration is achieved via overland flow.

Drainage sensitive uses do not exist downstream from the proposed site. The rate of post-development runoff from the site may exceed predevelopment rates. However, the rates will not 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 a site is not discharged directly into a well-defined natural or man-made off-site receiving channel or pipe. No on-site constructed storm water conveyance channels are proposed as part of the project.

**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. 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 not within one (1) mile of an Impaired 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 not been delineated.

The wetland is a DNR protected water with a Public Water Inventory number of 2007300P.

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

**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.
Performance Escrow: $2,075
Wetland Escrow: $N/A
There are not ditch liens on the property.

**ISSUES/CONCERNS:**

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<th>ISSUE</th>
<th>NEED</th>
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<td>Escrows: $2,000 + (0.15 ac * $500/ac = $2,075</td>
<td>1. Receipt of escrows.</td>
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**RECOMMENDATION:** Approve with 1 Stipulations

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