COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: May 28, 2018
AGENDA NUMBER: 7
FILE NUMBER: 18-097
ITEM: CECO Concrete Building Addition

RECOMMENDATION: Approve with 2 Stipulations

APPLICANT: CECO Concrete Construction, LLC
15924 Lincoln Ave NE
Ham Lake, MN 55304

PURPOSE: 1890 SQ FT Building on 5.21 Acre Lot

LOCATION: 15924 Lincoln Ave NE, Ham Lake, MINNESOTA

APPLICABILITY:
1. Within 1 mile of an impaired waters.
2. High infiltration soils.
3. Any work in or adjacent to wetlands, lakes or water courses.
EXHIBITS:

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 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 not 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.
- Stabilization adequate to prevent erosion has been provided at the outlets of all storm sewer pipes.
- All storm sewer inlets are not 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 not 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 may exist on site. The project does not require dewatering.

**Floodplain:** There is no floodplain on the property according to the District model and FEMA.

**High Water Flooding:** Information has not been provided to substantiate low floor elevations and is not needed. Proposed FFE of concrete building addition matches existing FFE.

**Groundwater:** Geotechnical information is not 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.

Property owners affected by changes in drainage should be notified.

**Maintenance:** There are no stormwater management features or treatment practices proposed for this project.

Easements: The proposed project does not include ditch maintenance easement.

**Stormwater & Hydrology:** Less than one acre of new impervious proposed, stormwater requirements do not apply. 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. No increases in volume, velocity and peak water flow rates of storm water runoff are expected. No concentrated storm water proposed as part of this project. No on-site constructed storm water conveyance channels are proposed as part of this 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 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 an Impaired Water. The Impaired Water is Ham Lake. Ham Lake is impaired for mercury. There is an EPA approved Total Maximum Daily Load (TMDL) for this water.

There are new impervious surfaces proposed as part of this project which are replacing existing impervious surfaces.

**Wetlands:** Wetlands do exist to the east and west of the site, according to the 1987 Federal manual, NWI, PWI and Soil Survey. Wetlands have not been delineated. The wetlands are not DNR protected waters. The total proposed wetland impact is 0 square feet.

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

**Wildlife:** The proposed project does 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 are Cross-Leaved Milkwort, most recently observed in 1946, and Black Huckleberry, most recently observed in 1935. The applicant has not contacted the MDNR natural heritage or endangered species program.

If the project is present, the project does not propose substantial adverse alteration or significant detrimental impact on a species or removal of a plant species will occur.

**Performance Escrow:** $2,125.00
**Wetland Escrow:** $N/A
There are not ditch liens on the property.

**ISSUES/CONCERNS:**

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<tr>
<th>ISSUE</th>
<th>NEED</th>
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<tr>
<td>Escrows: $2,000 + (0.25 ac * $500/ac = $2,125.00</td>
<td>1. Receipt of escrows.</td>
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<td>Soils &amp; Erosion Control: District requires all stabilization vegetation be within seven days of rough grading or inactivity.</td>
<td>2. Update construction plans to include the following:</td>
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Construction schedule detailing when sediment trapping measures will occur is not provided.

All storm sewer inlets are not protected from sediment-laden water during construction.

Construction entrance points are not 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.

Sediment control logs should be provided around all stockpiles.

**RECOMMENDATION:** Approve with 2 Stipulations

**Stipulations:**
1. Receipt of escrows.
2. Update construction plans to include the following:
   a. Stabilize vegetation within 7 days of rough grading or inactivity.
   b. Construction schedule detailing when sediment trapping measures will occur.
   c. Provide inlet protection at all storm sewer inlets.
   d. Clearly label construction entrance location.
   e. Provide for the repair and maintenance of all temporary and permanent erosion and sediment control practices.
   f. Provide for sediment control practices around all stockpiles.