COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE:    July 25, 2016
AGENDA NUMBER:  7
FILE NUMBER:    16-118
ITEM:           Hentges - Ham Lake

RECOMMENDATION: Approve with 5 Stipulations

APPLICANT:      Eldon Hentges
                15610 Naples Street, NE
                Ham Lake, MN 55304

PURPOSE:        Development of lot for single-family home and septic system

LOCATION:       The south 246.00 feet of the North 446.00 feet of the West 350.00 feet of the Northwest Quarter of the Southeast Quarter of Section 11, Township 32 North, Range 23 West, Anoka County, MN
APPLICABILITY:
1. Any work in or adjacent to wetlands, lakes or water courses.
2. One or more cumulative acres of land disturbance.
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. High infiltration soils.
6. Highly erodible soils.
7. Endangered, Threatened or Special concern species, elements or communities.

EXHIBITS:
1) Minor Subdivision for Eldon Hentges (2 pages of plan set); Dated 6/24/2014; received 7/12/2016.
2) Minnesota Wetland Conservation Act Notice of Decision; Dated 9/24/2014; received 7/12/2016.
3) Soil Boring Test Report; Dated 7/1/2014; received 7/12/2016.
4) Coon Creek WD Permit Application Grading & Filling; Dated 7/12/2016; received 7/12/2016.

PREVIOUS ACTION TAKEN: None.

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: Soils affected by the proposal are in order of percentage are Rifle, Isanti and Zimmerman.
- 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 not been provided.
- All work adjacent to water or related resource has taken precautions to contain sediment, and stabilize the work area during construction.
- Provisions have not been made to minimize transport of sediment (mud) by runoff or vehicle racking onto the paved surface.
- Provisions have not 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:
It is unknown if the project requires dewatering.

Floodplain: There is floodplain on the property according to the District model and FEMA. The Atlas 14 model shows a floodplain elevation between 899.9-feet and 899.8-feet from west to east across the subject property. The project does not 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. The low floor elevation does meet the criteria for the City of Ham Lake; 1 ft above mottled soil or 100 yr.

Groundwater: Geotechnical information collected in July 2014 indicates long term groundwater elevation is present at 18-48 inches below the surface as mottled soils.

The site is not within a Municipal Drinking Water Supply Area (DWSMA).

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).

The project does not propose a containment system.

The project does not propose a secondary containment system which is easily inspected and whose purpose it is to intercept any leak or release from the primary containment vessel or structure.

Underground storage tanks are not proposed and do not have double walls and inspectable sumps.

Storage and use of petroleum products exceeding fifty-five (55) gallons are not proposed to be elevated and does not have secondary containment system.

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

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

**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 Treatment Practices (STPs) as part of this 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.

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.

Properties and waterways downstream from the project are not protected from erosion due to increases in the volume, velocity and peak water flow rates of stormwater runoff, as there is not concentrated storm water leaving the site.
**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. There are no discharges into wetlands.

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 and drains to 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 been delineated. The most recent delineation was completed on August 9, 2014. The wetland boundary has been checked.

The wetland is not a DNR protected water.

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

**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 Blanding’s Turtle (*Emydoidea blandingii*) and Black Huckleberry (*Gaylussacia baccata*)

The applicant has not contacted the MDNR natural heritage or endangered species program.

**Performance Escrow:** $3,000.00  
**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><strong>Soils &amp; Erosion Control:</strong></td>
<td>District requires all stabilization vegetation be within seven (7) days of rough grading or inactivity.</td>
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<tr>
<td>Soils &amp; Erosion Control: No SWPPP provided.</td>
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<td>2. Provide SWPPP that addresses all items under the Erosion and Sediment Control section above.</td>
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<td>Soils &amp; Erosion Control: It is unclear if dewatering is needed during the construction of the proposed project.</td>
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<td>3. Provide statement whether dewatering will be required for the construction of the proposed project. If yes, provide well-field location, rates, discharge location, schedule and quantities</td>
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<td>Wildlife: The proposed project may include the endangered or threatened species, Black Huckleberry (<em>Gaylussacia baccata</em>) and Blanding’s Turtle (<em>Emydoidea blandingii</em>)</td>
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<td>4. 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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<td>Escrows: $2,000 + (2 ac * $500/ac) = $3,000.00</td>
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<td>5. Receipt of escrows</td>
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**RECOMMENDATION:** Approve with 5 Stipulations

**Stipulations:**
1. Receipt of escrows.
2. Update construction plans to state stabilize vegetation in 7 days of rough grading or inactivity.
3. Provide SWPPP that addresses all items under the Erosion and Sediment Control section above.
4. Provide statement whether dewatering will be required for the construction of the proposed project. If yes, provide well-field location, rates, discharge location, schedule and quantities.
5. 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.