COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: June 25, 2018
AGENDA NUMBER: 9
FILE NUMBER: 18-113
ITEM: Crossroad Construction Building

RECOMMENDATION: Table with 11 Stipulations

APPLICANT: Crossroad Construction
Attn: Greg Boelter
232 171st Lane NE, Suite #200
Ham Lake, MN 55304

PURPOSE: 18,000 SQ FT Building on 2.1 Acre Lot

LOCATION: SE Corner of Lincoln St NE and 171st Ln NE, Ham Lake

APPLICABILITY:
1. One or more cumulative acres of land disturbance
2. Endangered, Threatened or Special concern species, elements or communities

EXHIBITS:
1. Construction Plan set (5 sheets); by Plowe Engineering, dated 6/5/18, received 6/8/18.
3. Geotechnical Report; by Braun Intertec, dated 2/18/02, received 6/13/18.
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 Soderville.
- 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 not 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.
- 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 not clearly located on the erosion and sediment control plan.
• The erosion and sediment control plan does 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 no floodplain on the property according to the District model and FEMA.

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 information collected in February 2002 indicates long term groundwater elevation is present at 903 feet.

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 and acknowledge the changes proposed.

Maintenance: The Owner of the Stormwater Management features and treatment practices is Crossroad Construction. The Stormwater Treatment Practices (STPs) consisting of the following:
### Stormwater Treatment Practices

<table>
<thead>
<tr>
<th>Stormwater Treatment Practices</th>
<th>Number</th>
<th>Inspection &amp; Maintenance Responsibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basin</td>
<td>1</td>
<td>Crossroad Construction</td>
</tr>
<tr>
<td>Sumps</td>
<td>1</td>
<td>Crossroad Construction</td>
</tr>
</tbody>
</table>

A maintenance agreement has not been executed. The applicant has not submitted a Maintenance Plan for each Stormwater Treatment Practice.

Easements: The proposed project does not include ditch maintenance easement. A ditch maintenance easement is not required. A maintenance access to all storm water management features is provided.

**Stormwater & Hydrology:** Infiltration is allowed within the project area. The 1-inch infiltration is achieved. The stormwater management system utilizes an infiltration basin and regional ponding.

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. Concentrated storm water leaving a site is discharged directly into a well-defined natural or man-made off-site receiving channel or pipe. All on-site constructed storm water conveyance channels are constructed to withstand the expected velocity from a 2-year frequency storm without erosion.

**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 basins are not pretreated by a sediment basin/water quality pond. All work adjacent to wetlands, waterbodies and water conveyance systems are not protected from potential 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 not exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey. Wetlands have not been delineated.

**Wetland Replacement Plan:** A wetland replacement plan has not been submitted, and is not required
Wildlife: The proposed project is not likely to 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 in the area is swamp blackberry (*Rubus semisetosus*). The most recent sighting of this species was 1953. Based on land use patterns this species is unlikely to be present at the site. The applicant does not need to contact 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:** $2,895.00  
**Wetland Escrow:** $ N/A  
There are not ditch liens on the property.

<table>
<thead>
<tr>
<th>ISSUES/CONCERNS:</th>
<th>NEED</th>
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</thead>
<tbody>
<tr>
<td><strong>Escrows:</strong></td>
<td>1. Receipt of escrows.</td>
</tr>
<tr>
<td>$2,000 + (1.79 ac * $500/ac = $2,895.00</td>
<td></td>
</tr>
<tr>
<td><strong>Stormwater &amp; Hydraulics:</strong> A post construction test on the infiltration basin will be required to verify the assumed infiltration rates are obtained.</td>
<td>2. The applicant must acknowledge that they will conduct a post construction test on the infiltration basin by filling the basin to a minimum depth of 6 inches with water and monitor the time necessary to drain. The Coon Creek Watershed District shall be notified prior to the test to witness the results.</td>
</tr>
<tr>
<td>Unclear how roof runoff will drain to the infiltration basin.</td>
<td>3. Provide details on how roof runoff will be directed into infiltration basin.</td>
</tr>
<tr>
<td>Unclear if trench drain at loading dock provides sediment capture prior to discharging to regional basin.</td>
<td>4. Provide trench drain detail with sediment capture.</td>
</tr>
<tr>
<td>HWL of basin is not contained on-site and EOF is not shown on plans.</td>
<td>5. Provide EOF location on plans along with detail.</td>
</tr>
<tr>
<td>Adjacent property to the east appears to drain into proposed infiltration basin.</td>
<td>6. Basins HWL needs to be contained on-site. A piped outlet or overland weir is recommended to connect to existing regional basin within the D&amp;U easement to prevent flooding onto adjacent property.</td>
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<tr>
<td></td>
<td>7. Include runoff from adjacent property to the east to ensure correct HWL is modeled.</td>
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</tbody>
</table>
**Soils & Erosion Control:** District requires all stabilization vegetation be within seven (7) days of rough grading or inactivity.

Adjacent properties and infiltration basins are not protected from erosion and sedimentation during construction.

It is unclear if dewatering is needed during the construction of the proposed project.

8. Update construction plans to stabilize vegetation within 7 days of rough grading or inactivity.
9. Show construction entrance with erosion control.
10. Silt fence:
   a. After initial grading completely surround the proposed infiltration basins with erosion control measures to prevent the basin from clogging.
   b. Provide silt fence along southwestern corner of property boundary. Clarify locations of erosion control throughout project to match notes.

**Maintenance:** A maintenance agreement has not been executed. The applicant has not submitted a Maintenance Plan for each Stormwater Treatment Practice.

11. Provide an O&M Agreement that meets District requirements.

**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.

12. Provide documentation from the DNR if the proposed project includes endangered or threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas or wildlife travel corridors

**RECOMMENDATION:** Table with 11 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. The applicant must acknowledge that they will conduct a post construction test on the infiltration basin by filling the basin to a minimum depth of 6 inches with water and monitor the time necessary to drain. The Coon Creek Watershed District shall be notified prior to the test to witness the results.
3. Provide details on how roof runoff will be directed into infiltration basin.
4. Provide trench drain detail with sediment capture.
5. Provide EOF location on plans along with detail.
6. Basins HWL needs to be contained on-site. A piped outlet or overland weir is recommended to connect to existing regional basin within the D&U easement to prevent flooding onto adjacent property.
7. Include runoff from adjacent property to the east to ensure correct HWL is modeled.
8. Update construction plans to stabilize vegetation within 7 days of rough grading or inactivity.
9. Show construction entrance with erosion control.
10. Silt fence:
   a. After initial grading completely surround the proposed infiltration basins with erosion control measures to prevent the basin from clogging.
   b. Provide silt fence along southwestern corner of property boundary.
      Clarify locations of erosion control throughout project to match notes.
11. Provide an O&M Agreement that meets District requirements.