COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: February 9, 2015
AGENDA NUMBER: 13
FILE NUMBER: 14 - 152
ITEM: QC Companies

RECOMMENDATION: Approve with 1 Stipulation

APPLICANT: QC Companies
14043 Lincoln St NE
Ham Lake, MN

PURPOSE: Building Addition

LOCATION: Lincoln Street NE, North of Bunker Lake Rd
APPLICABILITY:
1. Any work in or adjacent to wetlands, lakes or water courses.
2. High water table, outwash and organic soils.
3. High infiltration soils.
4. Highly erodible soils

EXHIBITS:
1. Grading and Drainage Plan by Plowe Engineering, Inc.; dated 12/30/2014, received 12/31/2014
2. Grading and Drainage Plan by Plowe Engineering, Inc.; dated 12/30/2014, received 1/8/2015
3. Revised Grading and Drainage Plan by Plowe Engineering, Inc.; dated 2/2/2015, received 2/2/2015

HISTORY & CONSIDERATIONS:
Disturbed area drains to a regional pond to the north that was constructed as part of Majestic Oaks Commercial Center, permit 1998-22 the majority of the site drains to a pond on the south side.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to County Ditch 59. The trend in land use for this drainage area is toward open space commercial and residential. There are no flooding concerns downstream. Alternatives to additional drainage considered and reviewed include storage.

Floodplain: There is no floodplain on the property according to FEMA. The District Atlas 14 model predicts the 100-year elevation for the subwatershed at 889.1 feet. The total floodplain impact is 0 acre-feet, within the floodplain. Compensatory storage is not needed.

Groundwater: Surficial ground water is present at unknown elevation. The site does not include groundwater sensitive areas. Proposed construction is slab on grade and therefore information is not needed to substantiate low floor elevations.

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: The proposed project does not include a ditch maintenance easement or utility line crossings. Property owners affected by changes in drainage have been notified and have acknowledged the changes proposed.
**Soils & Erosion Control:** Soils affected by the proposal are Isanti and Zimmerman. Stabilizing vegetation is proposed for disturbed areas within two weeks of rough grading. Adjacent properties are protected from sediment deposition. All wetlands and water conveyance systems are protected from erosion and sedimentation. Project site is not greater than 1 acre; an NPDES permit is not required.

**Stormwater & Hydraulics:** The applicant is not meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation and rate control through the regional pond to the north of the site. Stormwater leaving the site is discharged into a well-defined receiving channel or pipe and routed to a public drainage system. Drainage sensitive uses do not exist downstream from the proposed site.

**Water Quality:** Project does not include new impervious drainage areas greater than 1 acre. All discharges into wetlands are not pretreated by a sediment basin/water quality pond and are designed correctly. The proposal will detrimentally affect the existing water quality of the receiving water. The proposal will not cause extreme fluctuations of water levels or temperature changes.

**Wetlands:** Wetlands do exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey. No impacts are proposed.

**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:** $2,065.00

**ISSUES/CONCERNS:**

| Escrows: $2,000 + (.13 ac * $500/ac) = $2,065.00 | 1. Receipt of escrows. |

**RECOMMENDATION:** Approve with 1 Stipulation

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