COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: June 9, 2014
AGENDA NUMBER: 16
FILE NUMBER: 14-029
ITEM: Magnum Freight

RECOMMENDATION: Approve with 3 Stipulations

APPLICANT: Scott Quiring/Mark Huus Wayne Gadberry
Amcon Corporation Magnum Companies
5565 Blaine Ave, Ste 250 3000 7th Ave N
Inver Grove Heights MN 55076 Fargo ND 58102

PURPOSE: Site grading, sewer, and landscape improvements

LOCATION: North of the intersection of Evergreen Blvd. and 87th Ln. NW,
Coon Rapids, MN
APPLICABILITY:
1. Any work within or adjacent to a Public Ditch within the Watershed District.
2. Any work in or adjacent to wetlands, lakes or water courses.
3. One or more cumulative acres of land disturbance.
4. High infiltration soils.
5. Highly erodible soils

EXHIBITS:
1. Plan set by Oliver Surveying and Engineering Inc.; dated 4-30-14; received 4-30-2014
2. Proposed Conditions HydroCad reports by Oliver Surveying and Engineering Inc.; dated 4/30/14; received 4/30/14.
3. Existing Conditions HydroCad reports by Oliver Surveying and Engineering Inc.; dated 4/29/14; received 4/30/14.
4. Impervious surface computations by John Oliver and Associates; dated 4-30-14 received 4-30-14
5. Existing conditions drainage map dated 4-30-14; received 4-30-30-14
6. Atlas 14 information dated 3-30-2014; received 4-30-2014
8. Revised plan set by Oliver Surveying and Engineering; dated 5/27/2014; received 5/28/2014
9. Revised proposed conditions HydroCAD reports by Oliver Surveying and Engineering; dated 5/27/2014; received 5/28/2014

HISTORY & CONSIDERATIONS:
This site is on an old alignment of CD 17 (Springbrook Creek). An earlier application was reviewed under 13-056 Stanton CD 17 in 2013.

FINDINGS:
Ditches and Drainage: There is a public ditch on the property. The ditch is old County Ditch 17. The project site is tributary to County Ditch 17. The trend in land use for this drainage area is toward industrial. There are flooding concerns downstream. Alternatives to additional drainage considered and reviewed include storage, and retention.

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 875.2 feet as referenced to the NGVD 1929 vertical datum. The conversion between NGVD 1929 and NAVD 1988 is +0.22 feet. Therefore, the 1988 date Atlas 14 100-year is 875.4.

Groundwater: No groundwater information was provided, and is not needed for slab on grade construction.
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 crossing. A drainage and utility easement is provided for the storm water/infiltration ponds shown on the drainage plan. 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 not protected from sediment deposition. All wetlands, water bodies, ponds, infiltration basins and water conveyance systems are not protected from erosion and sedimentation. Project site is greater than 1 acre; an NPDES permit is required.

Stormwater & Hydraulics: The applicant is meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation. 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. The rate of post development runoff from the site does not exceed predevelopment rates, or rates which would interfere with sensitive downstream land uses.

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

Wetlands: Wetlands do exist on-site according to the 1987 Federal Manual and its associated supplement(s), NWI, and Soils Survey. A wetland delineation was completed in 2005. The Wetland Conservation Act states that wetland delineations are only good for 5 years. A new wetland delineation has been completed for this project.

Wildlife: The proposed project does not include endangered & threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas, wildlife travel corridors. No substantial adverse alteration or significant detrimental impact on a species food supply, security or reproductive cycle or the alteration or removal of a plant species will occur.

Performance escrow: $13,545.00
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<tr>
<th>ISSUES/CONCERNS</th>
<th>NEEDS</th>
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<tbody>
<tr>
<td>Soils &amp; Erosion Control:</td>
<td>1. After initial grading completely surrounded the proposed basins with erosion control measures.</td>
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<tr>
<td>Ponds are not protected from erosion and sedimentation during construction. After initial grading the District requires that basins be completely surrounded by erosion control measures.</td>
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<td>An operations and maintenance plan for the hydrodynamic separator must be provided.</td>
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<td>Escrows:</td>
<td>3. Receipt of escrows</td>
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<td>$2,000 + (23.09 ac x $500/ac) = $13,545.00</td>
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**RECOMMENDATION:** Approve with 3 Stipulations

**Stipulations:**
1. Receipt of escrows.
2. After initial grading completely surrounded the proposed basins with erosion control measures. Please show the extents of the silt fencing on the plans rather than in the notes.
3. Provide an Operations and Maintenance plan for the hydrodynamic separator.