COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: February 9, 2015
AGENDA NUMBER: 16
FILE NUMBER: 15 - 013
ITEM: 10070 Davenport

RECOMMENDATION: Approve with 2 Stipulations

APPLICANT: Truckaline
10070 Davenport Street
Blaine, MN 55449

PURPOSE: Parking lot expansion.

LOCATION: 10070 Davenport Street, Blaine MN
APPLICABILITY:
1. Any work in or adjacent to wetlands, lakes or water courses.

EXHIBITS:
1. Grading, Drainage & Erosion Control Plan set (2 sheets) by Plowe Engineering, dated 01/16/2015, received 1/20/2015.
2. Wetland delineation by Jacobsen Environmental, dated 8/5/14, received 9/2/14
3. Revised Wetland delineation by Jacobsen Environmental, dated 8/5/14, received 12/17/14

HISTORY & CONSIDERATIONS:

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to County Ditch 41. The trend in land use for this drainage area is toward open space and residential. There are no flooding concerns downstream. Alternatives to additional drainage considered and reviewed include 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 899.5 feet.

Groundwater: Surficial ground water is present at unknown feet. The site does not include groundwater sensitive areas. Information is not needed to substantiate low floor elevations, no buildings proposed.

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 not been notified and have not acknowledged the changes proposed.

Soils & Erosion Control: Soils affected by the proposal are Lino and Isanti. Stabilizing vegetation is not proposed for disturbed areas within two weeks of rough grading. Adjacent properties are protected from sediment deposition. All wetlands and water conveyance systems are not protected from erosion and sedimentation. Project site is not greater than 1 acre; an NPDES permit is not required.

Stormwater & Hydraulics: The applicant is meeting the volume management requirement equivalent to filtrating runoff from the first inch of precipitation by using a filtration trench. 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 not include new impervious drainage areas greater than 1 acre. All discharges into wetlands are pretreated by a filtration trench and are designed correctly. 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.

**Wetlands:** Wetlands do exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey. A wetland delineation was completed and approved by the TEP. 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 Escrows:** $2,200.00

**ISSUES/CONCERNS:**

<table>
<thead>
<tr>
<th>Soils &amp; Erosion Control: Wetlands are not protected from erosion and sedimentation during construction. Erosion control fence should be on the east side of the wetlands to protect from construction area.</th>
<th>1. Move silt fence to the east side of the wetland delineated area to protect wetlands.</th>
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<tbody>
<tr>
<td>Escrows: $2,000 + (0.4 ac* $500/ac) = $2,200.00</td>
<td>2. Receipt of escrows.</td>
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</tbody>
</table>

**RECOMMENDATION:** Approve with 2 Stipulations

**Stipulations:**
1. Receipt of escrows.
2. Move silt fence to the east side of the wetland delineated area to protect wetlands.