COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: January 12, 2015
AGENDA NUMBER: 19
FILE NUMBER: 14 - 152
ITEM: QC Companies

RECOMMENDATION: Table with 2 Stipulations

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

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 wetland 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:**

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<th><strong>Stormwater &amp; Hydraulics:</strong> The design does not meet the volume management requirement equivalent to infiltrate runoff from the first inch of precipitation for the proposed addition. The site intends to use a pond to the north of a drainage ditch. The approved plan for the 1999 Majestic Oaks Commercial Center shows the outlet for the pond to the north as flowing south while the QC Companies plan show it flowing north or as an inlet. In any case water from the QC Companies property will not flow across the ditch to enter the pond and what is assumed as the pond inlet is the outlet.</th>
<th>1. Direct drainage from proposed building to the regional pond on the south of the property and possibly combine with a sedimentation collection BMP at the existing spillway.</th>
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<tr>
<td>Runoff from the proposed addition drains to the north where it enters a private ditch before entering Ditch 59 on the east side of Central Ave. This site is part of the Majestic Oaks Commercial Center that was</td>
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developed in the late 90’s. The approved drainage plan for the entire site (including proposed addition) is to drain to a regional pond to the south of the site. To meet the district standards, direct runoff from proposed addition into the regional pond on the south end of the property.

**Water Quality:** The use of the pond to the north is not feasible and water should be routed to the southerly pond and possibly combined with a sedimentation basin for the drainage area that can’t flow south.

**Escrows:** $2000 + (.13 ac * $500/ac) = $2,065.00

2. Receipt of escrows.

**RECOMMENDATION:** Table with 2 Stipulations

**Stipulations:**
1. Receipt of escrows.
2. Direct drainage from proposed building to the regional pond on the south of the property and possibly combine with a sedimentation collection BMP at the existing spillway.