

Permit Application Review Report
Date: 9/9/2026

Board Meeting Date: 9/14/2026
Agenda Item: 14

Applicant/Landowner:

Vermak Windows and Doors
Attn: Vera Paskar
2794 103rd Ct NE
Blaine, MN 55449

Project Name: MSP Trucking

Project PAN: P-26-043

Project Purpose: Construction of a new warehouse building with parking and stormwater management features

Project Location: 9350 Holly St NW, Coon Rapids

Site Size: size of parcel - 1.23 acres; size of disturbed area - 1.27 acres; size of regulated impervious surface - 0.84 acres

Applicable District Rule(s): Rule 2, Rule 3, Rule 4

Recommendation: Approve with 3 Conditions and 5 Stipulations

Description: The project is proposing the construction of a new commercial building with associated stormwater treatment features. The project will disturb 1.27 acres and create 0.84 acres of new/regulated impervious surface. The area drains toward Pleasure Creek. The relevant water resource concerns are Stormwater Management (District Rule 3) and Soils & Erosion Control (District Rule 4). See attached Figure 1: Project Location and Figure 2: Soils & Erosion Control.

Conditions to be Met Before Permit Issuance:

Rule 2.7 – Procedural Requirements

1. Provide a performance escrow in the amount of \$5,080.00 and execute a signed escrow agreement.

Rule 3.0 – Stormwater Management

2. Provide proof of recording of a fully executed Operations and Maintenance Agreement for the perpetual inspection and maintenance of all proposed stormwater management practices after review and approval by the District.

Rule 4.0 – Soils and Erosion Control

3. Updates the soils & erosion control plan to include the following:
 - a. A note to stabilize soils and soil stockpiles within 24 hours of inactivity.

- b. Show perimeter surrounding the infiltration basin to prevent compaction during construction.

Stipulations: The permit will be issued with the following stipulations as conditions of the permit. By accepting the permit, the applicant agrees to these stipulations:

1. If dewatering is required, provide DNR dewatering permit prior to construction. If a DNR permit is not required, provide well-field location, rates, discharge location, schedule and quantities prior to construction.
2. Completion of a post excavation (prior to rock placement) infiltration test on the Underground Infiltration System by filling the basin to a minimum depth of 6 inches with water and monitoring the time necessary to drain, or multiple double ring infiltration tests to ASTM standards. The Coon Creek Watershed District shall be notified prior to the test to witness the results.
3. Completion of post construction infiltration tests on the Infiltration Basin by filling the basin to a minimum depth of 6 inches with water and monitoring the time necessary to drain, or multiple double ring infiltration tests to ASTM standards. The Coon Creek Watershed District shall be notified prior to the test to witness the results.
4. Submittal of as-builts for the stormwater management practices and associated structures listed in Tables 2 and 3, including volume, critical elevations and proof of installation for hydrodynamic separators.
5. The applicant must apply for coverage under the Minnesota Pollution Control Agency's (MPCA's) Construction Stormwater Permit (Permit No: MNR100001).

Exhibits:

Exhibit Type	Exhibit Author	Signature Date	Received Date
Geotechnical Engineering Services Report	Kilo Engineering	07/10/2026	08/20/2026
Stormwater Management Plan	Anderson Engineering	08/19/2026	08/20/2026
SWPPP	Anderson Engineering	07/08/2026	07/08/2026
Construction Plans	Anderson Engineering	08/20/2026	08/20/2026

Findings

Fees and Escrows (Rule 2.7):

The applicant has submitted a \$5,000 review and inspection fee deposit which corresponds with the sum of fees associated with the following rules. Rule 3.0 (\$3,000 + \$100/1 lots) and Rule 4.0 (\$2,000 for 1.27 acres of land disturbance proposed).

The applicant will be required to submit a performance escrow in the amount of \$5,080.00. This corresponds to \$4,000/acre of disturbance (1.27 acres of land disturbance proposed).

Stormwater Management (Rule 3.0):

Rule 3.0 applies to the proposed project because it includes land disturbing activities creating a cumulative total of 10,000 sf or more of new or fully reconstructed impervious surface.

The Hydrologic Soil Group (HSG) of soils on site are HSG A. Curve Numbers have been shifted down ½ classification to account for the impacts of grading on soil structure.

Rate Control: Peak stormwater flow rate at the north discharge point increases from the pre-development condition for the 24-hour precipitation event with a return frequency of 2-, 10-, 100-years as shown in Table 1. The City of Coon Rapids has approved the rate increase, which is to Holly St and the city's storm system. The project will not impact Drainage Sensitive Use areas. The rate control standard is met.

Point of Discharge	2-year (cfs)		10-year (cfs)		100-year (cfs)	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
South(4R)	0	0	0	0	0.16	0
West (3R)	0	0	0	0.01	0.63	0.05
North (11R)	0	0.11	0	0.17	0	2.13

Table 1.

Volume Control: The proposed project is new development; therefore, the volume reduction requirement is equal to 1.1 inches over the area of all impervious surface. The amount of proposed impervious required to be treated is 36,851 ft².

The applicant is proposing the Stormwater Management Practices (SMPs) described below:

Drainage Area	Impervious required to be treated (ft ²)	Proposed SMP	TP Removal Factor	Required Water Quality Volume (ft ³)	Water Quality Volume Provided (ft ³)
Untreated (30S+11S)	1,273	N/A		117	0
UG Infiltration Basin (12S)	1,204	UG Infiltration System 12P	1	110	609
Infiltration Basin Above Ground (10S+20S)	34,374	Infiltration Basin 21P	1	3,151	11,388
Totals:	36,851			3,378	11,997

Table 2.

The following pretreatment has been provided:

SMP ID	Pretreatment Device/Method	Percent TSS Removal
Infiltration Basin (21P) - Rain Guardian 1&2	Rain Guardian 1&2	80
UG Infiltration System (12P) - MH 1	Sump with SAFL Baffle	83

Table 3.

Pretreatment is required to be designed such that the device/method provides removal of 80% TSS entering an infiltration or filtration Stormwater Management Practice. The proposed project meets pretreatment requirements as shown in Table 3.

The untreated areas 30S and 11S are portions of the drive entrance and a small area in the back of the proposed building that cannot be routed to a treatment feature. The volume control standard has been met to the maximum extent practicable as shown in Table 2.

Water Quality: The total Water Quality Volume has been provided in aggregate.

Stormwater treatment on site must remove at least 80% of the average annual post development TSS per discharge location. The following TSS removal has been provided:

Discharge Point	TSS Removal Provided
South	90
West	90
North	90

Table 4.

The TSS removal standard is met at each discharge point as shown in Table 4.

Discharges to Wetlands: Stormwater from the proposed project is not being discharged into any wetlands, therefore this section does not apply.

Landlocked Basins: The proposed drainage system does outlet to a landlocked basin. The underground system is capable of holding the back-to-back 100-year event as required.

Low Floor Freeboard: The proposed project is new development which includes buildings and habitable structures. Therefore, SMPs must be designed such that the lowest basement floor elevations are at least 2 feet above the 100-yr high water level or 1 foot above the emergency overflow. The lowest basement floor elevation proposed is 880.1 NAVD 88. The applicable 100-year high water levels are 875 and 878.4 NAVD 88 and the applicable emergency overflows are 878.4 and 879.96 NAVD 88. The freeboard requirement is met.

Maintenance:

Access: Sufficient maintenance access has been provided on the plans for all stormwater management practices.

Easements: All required maintenance easements have been provided on the plans.

Maintenance Agreements: The proposed stormwater management practices will not be maintained as part of standard municipal public work activities. Therefore, a maintenance agreement that meets District standards will be required.

Soils and Erosion Control (Rule 4.0)

Rule 4.0 applies to the proposed project because it is a land disturbing activity that requires a permit under another District rule.

The proposed project drains to Pleasure Creek. The soils affected by the project include Seelyeville and Isanti which have a soil erodibility factor of 0.15 or greater. Disturbed areas are not proposed to be stabilized within 24 hours, as required. The proposed erosion and sediment control plan includes stabilized construction entrance, perimeter control, street sweeping, and inlet protection. The erosion control plan does not meet District requirements because soils and soil stockpiles are not proposed to be stabilized within 24 hours and infiltration basins do not have perimeter control to prevent compaction during construction. The site does require an NPDES permit. See attached Figure 3: Soils and Erosion Control Plan.

Wetlands (Rule 5.0)

The proposed project does not include activities which result in the filling, draining, excavating, or otherwise altering the hydrology of a wetland. Rule 5.0 does not apply.

Floodplain (Rule 6.0)

The proposed project does not include land disturbing activities within the floodplain as mapped and modeled by the District. Rule 6.0 does not apply.

Drainage, Bridges, Culverts, and Utility Crossings (Rule 7.0)

The proposed project does not include land disturbing activities which construct, improve, repair, or alter the hydraulic characteristics of a bridge profile control or culvert structure on a creek, public ditch, or major watercourse. The proposed project does not include land disturbing activities which involve a pipeline or utility crossing of a creek, public ditch, or major watercourse.

The proposed project does not include land disturbing activities which construct, improve, repair or alter the hydraulic characteristics of a conveyance system that extends across two or more parcels of record not under common ownership and has a drainage area of 200 acres or greater. Rule 7.0 does not apply.

Buffers (Rule 8.0)

The proposed project does not include a land disturbing activity on land adjacent or directly

contributing to a Public Water, Additional Waters, High or Outstanding Ecological Value Waters, a Public Ditch, or Impaired Waters/waters exceeding state water quality standards. Rule 8.0 does not apply.

Variances (Rule 10.2)

The proposed project is not requesting a variance from the District's rules, regulations, and policies. Rule 10.2 does not apply.

Figure 1: MSP Trucks Project Location



8/26/2026

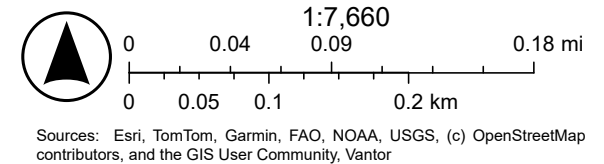
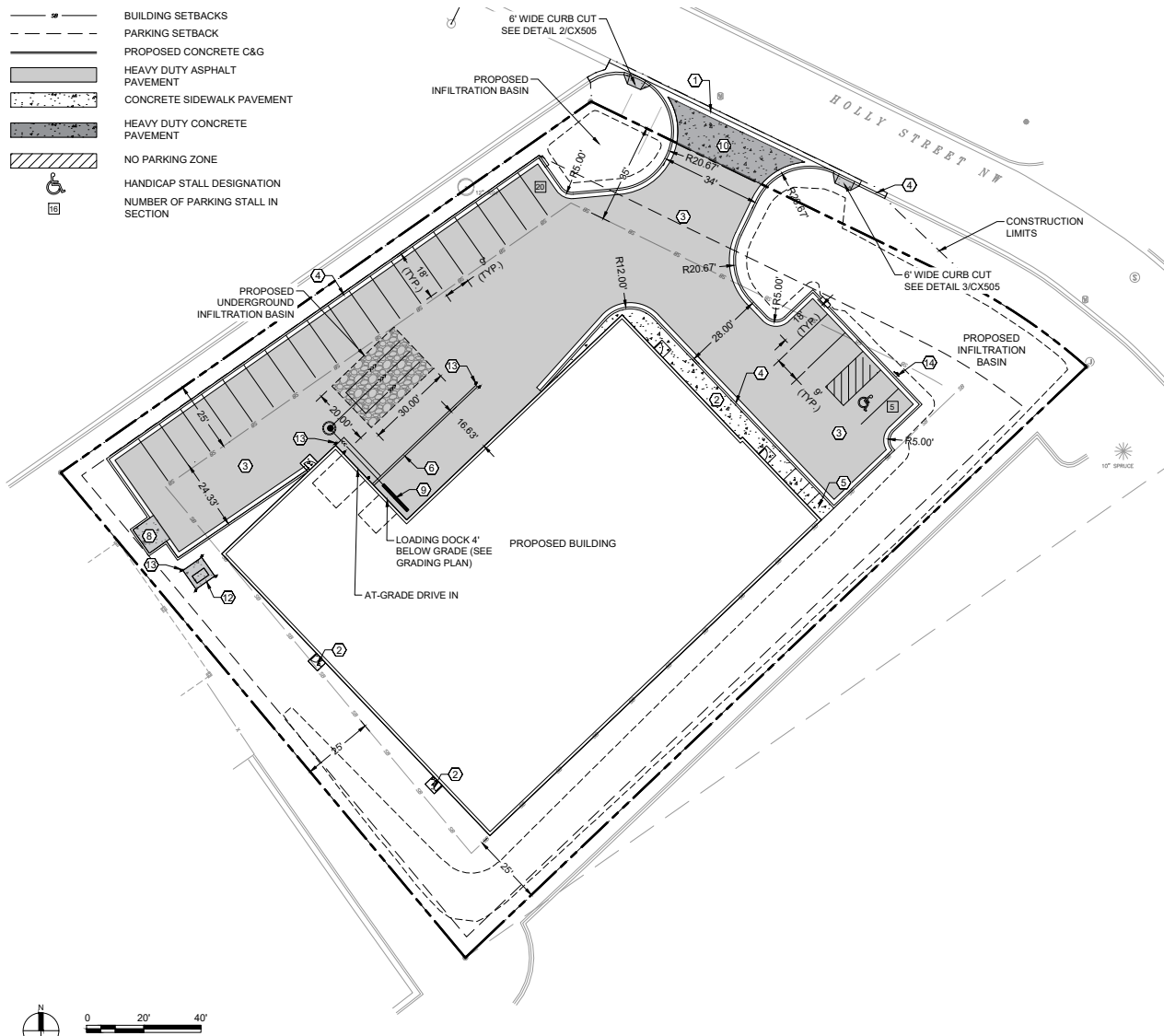


Figure 2: Site Plan

- BUILDING SETBACKS
- PARKING SETBACK
- PROPOSED CONCRETE C&G
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- NO PARKING ZONE
- HANDICAP STALL DESIGNATION
- NUMBER OF PARKING STALL IN SECTION



KEY NOTES

- CONCRETE VALLEY GUTTER (SEE DETAIL STR-5/CX502).
- CONCRETE SIDEWALK (SEE DETAIL STR-6/CX502).
- HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL 1/CX502).
- CONCRETE B618 CURB AND GUTTER (SEE DETAIL STR-2/CSX501).
- CURB RAMP (SEE GRADING PLAN FOR CURB TRANSITIONS).
- LOADING DOCK WALL (SEE ARCHITECTURAL PLANS).
- ADA PARKING STALLS. (SEE DETAIL 4/CX503).
- TRASH ENCLOSURE. (SEE ARCHITECTURAL PLANS).
- TRENCH DRAIN (SEE UTILITY PLAN).
- CONCRETE DRIVEWAY (SEE DETAIL STR-10/CX502).
- CONCRETE PAVEMENT (SEE DETAIL 2/CS502).
- TRANSFORMER PAD (SEE ARCHITECTURAL PLANS).
- BOLLARDS (SEE ARCHITECTURAL PLANS).
- HANDICAP SIGNAGE (SEE DETAIL 5/CX503).

SITE NOTES

- THE CONTRACTOR, RESPONSIBLE FOR THE WORK'S COMPLETION, MUST COORDINATE CONSTRUCTION STAGING, WHETHER ON OR OFFSITE. IN THE EVENT OF AN OFFSITE STAGING AREA REQUIREMENT, THE CONTRACTOR MUST IDENTIFY, SECURE, AND COVER THE COST OF SAID AREA, WITH NO ADDITIONAL EXPENSE TO THE OWNER. PRIOR TO INITIATING WORK, SUBMIT A STAGING PLAN FOR REVIEW BY THE ENGINEER.
- BEFORE CONSTRUCTION, BOTH THE CONTRACTOR AND SURVEYOR MUST FIELD-VERIFY THE BUILDING FOOTPRINT/OUTLINE AND OUTERMOST EXTRUSIONS TO EXAMINE POTENTIAL CONFLICTS WITH ADJACENT WORK, EXISTING SITE FEATURES, PROPERTY LINES, SETBACKS, ETC.
- THE PAVEMENT SURFACE IS TO BE CLEANED AS DIRECTED BY THE CITY, COUNTY, MINDOT, OR ENGINEER JUST BEFORE THE APPLICATION OF PAVEMENT MARKINGS. CLEANING SHOULD INVOLVE BRUSHING WITH A NON-METALLIC ROTARY BROOM OR AS RECOMMENDED BY THE MATERIAL MANUFACTURER AND ACCEPTED BY THE CITY, COUNTY, MINDOT, OR ENGINEER (INCIDENTAL).
- IMMEDIATELY FOLLOWING PAVEMENT CLEANING, APPLY PAVEMENT MARKINGS.
- WHEN CONNECTING TO EXISTING ROADWAYS/PAVEMENT SECTIONS AT THE TERMINI OF PROPOSED NEW CONSTRUCTION, CUT VERTICALLY TO THE BOTTOM OF THE IN-PLACE SURFACING OR TO THE BOTTOM OF THE NEW SURFACING DESIGN, WHICHEVER IS DEEPER, THEN AT A 1V:20H TAPER TO THE BOTTOM OF THE RECOMMENDED SUBGRADE EXCAVATION.
- THE CONTRACTOR MUST HAVE A MINIMUM OF TWO INDIVIDUALS WITH CURRENT ACI CONCRETE FLATWORK TECHNICIAN OR FLATWORK CERTIFICATION, AND AT LEAST ONE OF THEM MUST BE PRESENT ONSITE FOR ALL CONCRETE POURS.
- TAKE MEASURES TO PROTECT CONCRETE PAVING FROM DAMAGE, EXCLUDING TRAFFIC FROM PAVING FOR A MINIMUM OF 14 DAYS AFTER PLACEMENT. REPAIR OR REPLACE STAINED CONCRETE TO THE SATISFACTION OF THE OWNER AT NO COST TO THE OWNER.
- CONSTRUCTION AND MATERIALS WITHIN THE PUBLIC RIGHT-OF-WAY MUST ADHERE TO CITY, COUNTY, AND MINDOT SPECIFICATIONS AND STANDARDS. MINDOT SPECIFICATIONS AND STANDARDS APPLY IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS. PAVING, PAVEMENT MARKINGS, AND SIGNAGE WITHIN THE SITE MUST MEET SPECIFIC REQUIREMENTS.
- A. SITE BITUMINOUS SHALL MEET MINDOT SPEC 2360 AND IN ACCORDANCE WITH DRAWING SPECIFICATIONS. MAXIMUM ALLOWABLE LIFT THICKNESS SHALL NOT BE GREATER THAN 3 INCHES. PLACE TACK COAT BETWEEN EACH LIFT AT A RATE SPECIFIED ON DRAWING DETAILS.
- B. CONCRETE WALKS TO CONFORM TO MINDOT SPEC 2461
- C. CONCRETE CURB AND GUTTER TO CONFORM TO MINDOT SPEC 2461
- D. CONCRETE ISOLATION/EXPANSION JOINT MATERIAL, MINDOT SPEC 3702, TYPE D-1 OR TYPE D-2. PROVIDE CAULKING/Joint SEALANT AND BACKER ROD AS RECOMMENDED BY JOINT MANUFACTURER.
- E. CONCRETE CURBING MATERIAL TO CONFORM TO MINDOT SPEC 3754. CONCRETE SEALER TO BE SILOX-TK 8500, ARMOR SX5000, OR APPROVED EQUAL AND TO BE APPLIED PER MANUFACTURER INSTRUCTIONS.
- F. CONCRETE PLACING, FINISHING, CURING, AND PROTECTION TO CONFORM TO MINDOT SPEC 2461, 2521, AND 2531 AND APPLICABLE ACI STANDARDS.
- G. AGGREGATE BASE TO CONFORM TO MINDOT SPEC 3138, CLASS 5 AGGREGATE BASE, 100% GRUSHED VIRGIN AGGREGATE OR APPROVED EQUAL.
- H. PAVEMENT MARKINGS TO CONFORM TO MINDOT SPEC 2582. ALLOW NEW PAVEMENT TO CURE FOR A MINIMUM OF 14 DAYS MINIMUM PRIOR TO APPLYING PAVEMENT MARKINGS.
- I. IMPLEMENT FIELD QUALITY CONTROL MEASURES.
- A. TEST THE CONCRETE AIR CONTENT (ASTM C231), CONCRETE SLUMP (ASTM C143), AIR AND CONCRETE TEMPERATURE, AND 7- AND 28-DAY COMPRESSIVE STRENGTH (ASTM C31, C39, AND C172) WHERE APPLICABLE. CONDUCT TESTS IN ACCORDANCE WITH THE MINDOT SCHEDULE OF MATERIALS CONTROL.
- B. ENSURE THAT ALL BITUMINOUS PAVEMENT DENSITY ADHERES TO MINDOT SPEC 2360.3.D.2 USING THE ORDINARY COMPACTION METHOD. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING A ROLL PATTERN FOR EACH COURSE OF PAVING DAILY.
- C. CONDUCT A TEST ROLL OF THE SUBGRADE AND AGGREGATE BASE FOLLOWING MINDOT SPECS 2211 FOR AGGREGATE BASE AND 2111 FOR TESTING ROLLING. THE TEST ROLL MUST BE WITNESSED BY THE ENGINEER OR GEOTECHNICAL ENGINEER.
11. TOLERANCES:
 - A. ENSURE THAT BITUMINOUS PAVEMENT LINE, GRADE, AND THICKNESS CONFORM TO MINDOT SPEC 2360.3.E
 - B. CONCRETE PAVEMENT TO CONFORM TO MINDOT SPEC 2521.3.D.3
 - C. CONCRETE CURB AND GUTTER TO CONFORM TO MINDOT SPEC 2531.3
 - D. PAVEMENT MARKINGS TO CONFORM TO MINDOT SPEC 2582.3.C
12. CONTRACTOR SHALL PROVIDED CONCRETE JOINTS TO MATCH EXISTING ADJACENT WORK AND AS FOLLOWS:
 - A. CONTROL JOINTS - MAINTAIN AN ASPECT RATIO (LENGTH TO WIDTH) OF CONTROL JOINTS AS CLOSE TO 1:1 AS FEASIBLE, AVOIDING AN ASPECT RATIO GREATER THAN 1.5:1. MATCH THE EXISTING PATTERN WHERE APPLICABLE. THE MAXIMUM SPACING FOR CONTROL JOINTS SHOULD BE 24 TIMES THE SLAB THICKNESS, UP TO A MAXIMUM OF 12 FEET ADDITIONALLY. JOINT INTERSECTION ANGLES LESS THAN 60 DEGREES ARE NOT ALLOWED, AND PANEL WIDTHS LESS THAN 6 INCHES AT ANY POINT ARE PROHIBITED. JOINTING MUST ACCOMMODATE IN-PAVEMENT STRUCTURES THROUGH JOINTING AND BOXOUTS. THE CONTRACTOR IS REQUIRED TO SUBMIT A JOINTING PLAN FOR ENGINEER ACCEPTANCE.
 - B. EXPANSION JOINTS - EXPANSION/ISOLATION JOINTS MUST BE PROVIDED AT VARIOUS LOCATIONS, INCLUDING THOSE WHERE ABRUPT CHANGES IN DIRECTION OCCUR, WHERE CHANGES IN WIDTH TAKE PLACE, WHERE ADJOINING EXISTING CONCRETE IS PRESENT, AT LOCATIONS ABUTTING THE BUILDING AND OTHER SITE FEATURES SUCH AS RAMPS, STAIRS, LANDINGS, CONCRETE APRONS, ARCHITECTURAL AND LANDSCAPE FEATURES, ETC., AND AT LOCATIONS WITH CHANGES IN DEPTH, INCLUDING PAVEMENT ADJACENT TO THE CURB.
 - C. INSTALL A MINIMUM 6-INCH CLASS 5 AGGREGATE BASE UNDER CURB AND GUTTER AS DETAIL.



ANDERSON

13605 1st Avenue N. #100
Plymouth, MN 55441 | ae-mn.com
P 763.412.4000 | F 763.412.4090
Anderson Engineering of Minnesota, LLC

**VERMAK
WINDOWS AND
DOORS SHOP**

9350 HOLLY ST. NW
COON RAPIDS, MN 55433

VERMAK

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MINNESOTA.

PRINT NAME: MALE E. BELSONIPE

SIGNATURE:

DATE: 08/20/2026 LICENSE NO. 54780

REVISION LOG

NO. DATE DESCRIPTION OF REVISIONS

CONSTRUCTION DOCUMENTS

08-20-2026

DESIGNED: VRB DRAWN: VRB CHECKED BY: AT

DRAWING TITLE

SITE PLAN

DRAWING NO.

CS101

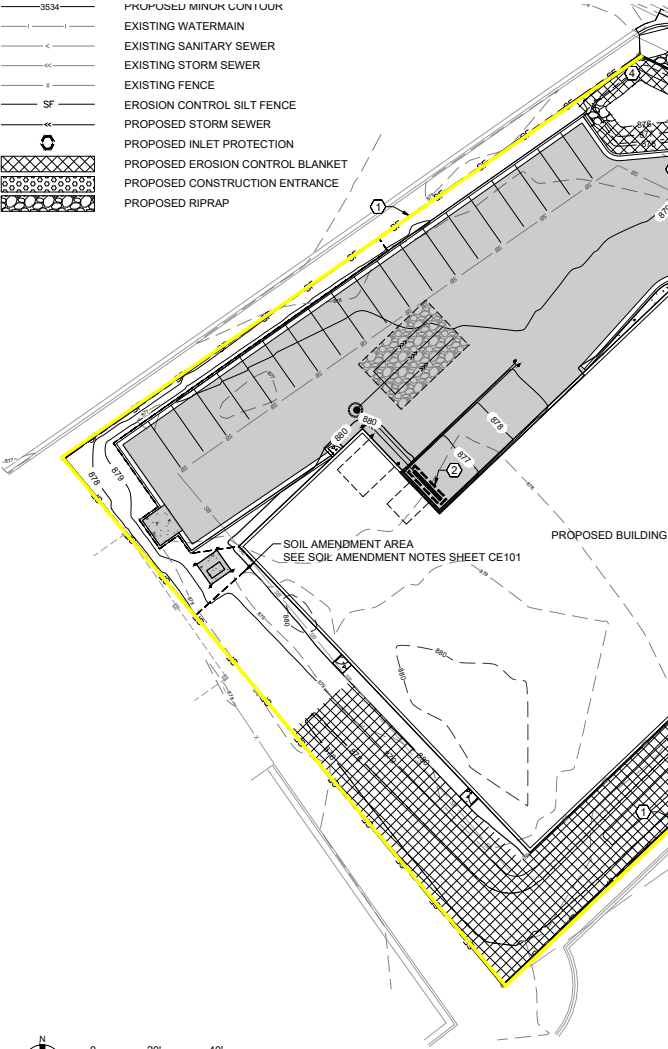
PLOTTED:

COMM. NO.

19063



Figure 3: Soils & Erosion Control



KEY NOTES

1. INSTALL & MAINTAIN PERIMETER SILT FENCE (SEE DETAIL 1/CX504).
2. INSTALL & MAINTAIN INLET SEDIMENT PROTECTION (SEE DETAIL 5/CX504).
3. INSTALL RIPRAP AT FES (SEE DETAIL STM-12/CX504).
4. INSTALL & MAINTAIN EROSION CONTROL BLANKET (SEE DETAIL 3/CX504).
5. INSTALL CONSTRUCTION ENTRANCE (SEE DETAIL 2/CX504).

EROSION CONTROL NOTES

1. GRADING CONTRACTORS SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
 2. ALL EROSION CONTROL MEASURES CALLED FOR ON THESE PLANS AND SPECIFICATIONS, WHICH MAY INCLUDE SILT FENCE, SEDIMENTATION BASINS OR TEMPORARY SEDIMENT TRAPS, SHALL BE CONSTRUCTED AND SERVICEABLE IN THE FOLLOWING ORDER:
 - A. ROCK CONSTRUCTION ENTRANCES A MINIMUM OF 50 FEET
 - B. SILT FENCE
 - C. STORMWATER POND CONSTRUCTION
 - D. COMMON EXCAVATION AND EMBANKMENT (GRADING)
 - E. SEED AND MULCH OR SOD
 - F. BIO-ROLL BARRIERS IN FINISHED GRADED AREAS
 - G. INLET AND OUTLET FACILITIES SUBSEQUENT TO STORM SEWER WORK
 3. GRADING CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY AND NPDES PHASE II PERMITTING REQUIREMENTS AS WELL AS EROSION CONTROL MEASURES AS MAY BE SHOWN ON THESE PLANS OR SPECIFICATIONS. GRADING CONTRACTOR SHALL IMPLEMENT ANY ADDITIONAL EROSION CONTROL MEASURES AS MAY BE REQUIRED TO PROTECT ADJACENT PROPERTY.
 4. ALL EROSION CONTROL FACILITIES SHALL BE MAINTAINED BY THE CONTRACTOR DURING GRADING OPERATIONS. ANY TEMPORARY FACILITIES WHICH ARE TO BE REMOVED AS CALLED FOR ON THESE PLANS AND SPECIFICATIONS SHALL BE REMOVED BY THE GRADING CONTRACTOR WHEN DIRECTED BY THE ENGINEER. THE GRADING CONTRACTOR SHALL RESTORE THE SUBSEQUENTLY DISTURBED AREA IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.
 5. THE GRADING CONTRACTOR SHALL SCHEDULE THE SOILS ENGINEER SO THAT CERTIFICATION OF ALL CONTROLLED FILLS WILL BE FURNISHED TO THE OWNER DURING AND UPON COMPLETION OF THE PROJECT.
 6. ALL DISTURBED AREAS, EXCEPT AREAS TO BE PAVED AND/OR SPECIFICALLY DESIGNED BY A LANDSCAPE PLAN, SHALL BE COVERED WITH A MINIMUM 6" OF TOP SOIL OR AS INDICATED IN SPECIFICATIONS OR LANDSCAPING PLAN. ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AT THE PRESCRIBED RATES WITHIN 72 HOURS OF FINAL GRADING UNLESS OTHERWISE NOTED.

SEED MIX: MNDOT - MESIC INSLOPE 50# / ACRE
TYPE 1 2 TONS / ACRE (DISK ANCHORED)
FERTILIZER: TYPE 322-5-10 300# / ACRE

ALL EXPOSED SOIL AREAS WITH A CONTINUOUS POSITIVE SLOPE WITHIN 200 LINEAL FEET OF ANY SURFACE WATER, MUST HAVE TEMPORARY EROSION PROTECTION OR PERMANENT COVER FOR THE EXPOSED SOIL AREAS YEAR ROUND, ACCORDING TO THE FOLLOWING TABLE OF SLOPES AND TIME FRAMES:

TYPE OF SLOPE	TIME (Maximum time an area can remain open when the area is not actively being worked)
STEEPER THAN 3:1	7 DAYS
10:1 TO 3:1	4 DAYS
FLATTER THAN 10:1	7 DAYS
 7. THE EXISTING TOPOGRAPHY AND CONTOUR ELEVATIONS SHOWN ON THE PLAN WERE TAKEN FROM A PLAN FURNISHED BY OWNER.
 8. CONTRACTORS GRADING AND EROSION CONTROL OPERATIONS SHALL TAKE PLACE WITHIN THE CONSTRUCTION LIMITS.
 9. IT IS REQUIRED THAT SOILS TRACKED FROM THE SITE BY MOTOR VEHICLES BE CLEANED DAILY FROM PAVED ROADWAY SURFACES THROUGHOUT THE DURATION OF CONSTRUCTION.
 10. ALL REQUIREMENTS OF THE LOCAL WATERSHED DISTRICT SHALL BE SATISFIED PER THE APPROVED PERMIT.
 11. ALL EROSION & SEDIMENT CONTROL MEASURES SHOWN ON THIS PLAN AND IMPLEMENTED IN THE FIELD AS DIRECTED BY THE ENGINEER SHALL CONFORM TO THE MPCA'S PROTECTING WATER QUALITY IN URBAN AREAS BEST MANAGEMENT PRACTICES FOR MINNESOTA.
 12. DEWATERING AND / OR BASIN DRAINING DISCHARGE SHALL BE DIRECTED TO SEDIMENTATION BASINS WHEREVER POSSIBLE. ALL DISCHARGE POINTS SHALL BE ADEQUATELY PROTECTED FROM EROSION & SCOUR THROUGH USE OF APPROVED ENERGY DISSIPATION DEVICES.
 13. ALL SOIL WASTE / CONSTRUCTION DEBRIS SHALL BE DISPOSED OF IN ACCORDANCE WITH MPCA REQUIREMENTS. HAZARDOUS MATERIALS SHALL BE STORED / DISPOSED OF IN COMPLIANCE WITH MPCA REGULATIONS.
 14. CONTRACTOR SHALL USE RAPID STABILIZATION METHODS PER MNDOT 2575 AS NEEDED DURING THE COURSE OF THE WORK TO MAINTAIN CONFORMANCE WITH THE CITY AND NPDES II PERMIT REQUIREMENTS. THIS WORK SHALL CONSIST OF OPERATIONS NECESSARY TO RAPIDLY STABILIZE SMALL CRITICAL AREA, TO PREVENT OFF SITE SEDIMENTATION AND / OR TO COMPLY WITH PERMIT REQUIREMENTS. THE WORK MAY BE PERFORMED AT ANY TIME DURING THE CONTRACT AND DURING NORMAL WORKING HOURS. THIS WORK WILL BE CONDUCTED ON SMALL AREAS THAT MAY OR MAY NOT BE ACCESSIBLE WITH NORMAL EQUIPMENT. THIS WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE MNDOT STANDARDS SPECIFICATIONS THE DETAILS SHOWN IN THE PLANS, AND THE FOLLOWING:

THESE ARE FIVE STABILIZATION METHODS APPROVED FOR THESE OPERATIONS. THESE METHODS MAY BE CONDUCTED INDEPENDENTLY OR IN COMBINATION.

METHOD: RAPID STABILIZATION

 1. TYPE 1 MULCH WITH DISK ANCHORING
 2. TYPE 3 MULCH WITH TYPE HYDRAULIC MULCH
 3. TYPE HYDRAULIC MULCH WITH SEED MIXTURE 22-11
 4. CATEGORY 3 EROSION CONTROL BLANKET WITH SEED MIXTURE
 5. RIPRAP CLASS II WITH GEOTEXTILE TYPE III
- THESE EFFORTS WILL BE INCIDENTAL TO THE EROSION CONTROL BID ITEM.
15. CHANGE OF COVERAGE: FOR STORM WATER DISCHARGES FROM CONSTRUCTION PROJECTS WHERE THE OWNER OR OPERATOR CHANGES, (E.G. AN ORIGINAL DEVELOPER SELLS PORTIONS OF THE PROPERTY TO VARIOUS BUILDERS) THE NEW OWNER OR OPERATOR MUST SUBMIT A SUBDIVISION REGISTRATION WITHIN 7 DAYS OF ASSUMING TRANSFERS, SALE OR CLOSING ON THE PROPERTY.
16. INDIVIDUAL SITE BUILDERS SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL NECESSARY EROSION CONTROL MEASURES AS MAY BE REQUIRED. REQUIRED EROSION CONTROL SHALL BE BUT NOT BE LIMITED TOT HE FOLLOWING:
 - A. STAKED FIBER LOG ROLLS AT BACK OF ALL CURB EXCEPT AT CONSTRUCTION / DRIVEWAY ENTRANCE
 - B. SILT FENCE ON ALL DOWN GRADIENT SLOPES FROM CONSTRUCTION AREA. SILT FENCE SHALL HAVE THE BOTTOM DUG IN WITH SOIL FIRMLY COMPACTED
 - C. ROCK CONSTRUCTION ENTRANCE HAVING 1" TO 2" CLEAR ROCK OVER GEOTEXTILE FABRIC
 - D. STREET CLEANING AS MAY BE REQUIRED SHOULD VEHICLE TRACKING OCCUR.

INDIVIDUAL SITE BUILDERS ARE REQUIRED TO MAINTAIN EROSION CONTROL MEASURES UNTIL SUCH TIME AS INDIVIDUAL YARDS/VEGETATION ARE ESTABLISHED.
17. INLET SEDIMENTATION CONTROL IS TO BE PROVIDED TO ALL STORM SEWER CATCH BASIN THROUGHOUT CONSTRUCTION. MEASURES APPLIED SHALL COMPLY WITH BEST MANAGEMENT PRACTICES FOR MINNESOTA AND APPLICATION OF NPDES PHASE II AS APPROPRIATE FOR PHASE OF CONSTRUCTION.
18. CONTRACTOR SHALL PREVENT SOIL LOSS DURING CONSTRUCTION DUE TO WIND EROSION THROUGHOUT CONSTRUCTION DUST SHALL BE SUPRESSED THOUGH THE APPLICATIONS OF WATER, AS DEEMED NECESSARY BY THE CONTRACTOR, OR THROUGH EQUIVALENT BMPs AS APPROVED BY THE ENGINEER.
19. CONTRACTOR SHALL SUBMIT AN AMENDED SOILS WORK PLAN TO COWD STAFF AT PRECONSTRUCTION MEETING. AMENDED SOILS WORK PLAN SHALL INCLUDE INFORMATION ON METHOD, EQUIPMENT TO BE USED, PHASING, NAME OF RESTORATION SUBCONTRACTOR, AND OTHER INFORMATION RELEVANT TO ENSURING THE GOAL OF THE AMENDED SOILS WILL BE MET. FINAL APPROVAL WILL NOT BE GRANTED WITHOUT A SATISFACTORY AMENDED SOILS WORK PLAN.

SOIL AMENDMENT NOTES - COON CREEK AMENDMENT GUIDE OPTION B:

- STOCKPILE EXISTING SITE SOILS. STOCKPILE SITE DUFF AND TOPSOIL AND REAPPLY AFTER GRADING AND CONSTRUCTION.
- a. APPLICABLE WHERE NATIVE AND ORIGINAL, UNDISTURBED SOILS MUST BE DISTURBED.
 - b. PRIOR TO GRADING, REMOVE DUFF LAYER AND TOPSOIL, AND STOCKPILE SEPARATELY IN AN APPROVED LOCATION PRIOR TO GRADING.
 - c. AFTER LAND DISTURBANCES ARE COMPLETED, REAPPLY SOIL TO A MINIMUM 6-INCHES FOR HSG A SOILS.
 - d. BEFORE APPLYING THE TOPSOIL MIX, TILL THE COMPACTED SUBSOIL AT LEAST 2 INCHES DEEP OR ROTOTILL SOME OF THE NEWLY APPLIED TOPSOIL INTO THE SUBSOIL.
 - e. APPLY A 2-INCH LAYER OF STOCKPILED DUFF AS MULCH AFTER PLANTING.



ANDERSON

13605 1st Avenue N. #100
Plymouth, MN 55441 | ae-mn.com
P 763.412.4000 | F 763.412.4090
Anderson Engineering of Minnesota, LLC

VERMAK
WINDOWS AND
DOORS SHOP

9350 HOLLY ST. NW
COON RAPIDS, MN 55433

VERMAK

HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: MALEY, BENJAMIN

SIGNATURE:
DATE: 08/20/2026 LICENSE NO. 54780

REVISION LOG

NO.	DATE	DESCRIPTION OF REVISIONS

CONSTRUCTION DOCUMENTS

08-20-2026

DESIGNED: VRB DRAWN: VRB CHECKED BY: AT

DRAWING TITLE

EROSION
CONTROL PLAN

DRAWING NO.

CE101

PLOTTED: --- COMM. NO. 19063