Lower Rum River WMO

SPECIAL MEETING NOTICE

September 7, 2021 – 8:00 a.m.
Anoka City Hall

PRELIMINARY SPECIAL AGENDA

Agenda to be Finalized at Meeting

A. CALL TO ORDER

B. ROLL CALL

C. APPROVE AGENDA

D. NEW BUSINESS

1. Permit #2021-17 ~ Knoll Properties Second Addition ~ Ramsey

E. OTHER BUSINESS

F. ADJOURNMENT

NOTE: Some or all members of the Lower Rum River WMO may participate in the September 7, 2021 Lower Rum River WMO meeting by telephone rather than by being personally present at the Lower Rum River WMO regular meeting place at the Anoka City Hall, 2015 First Avenue North, Anoka, MN 55303. Members of the public can physically attend, although there is very limited seating in the workshop conference room (2nd floor) as appropriate social distancing will be done by the Commission and visitors.

This will be a remote conference call meeting. Conference Call Phone Number: 763-717-4037
Conference Room Code/Meeting Number: 62785# / Attendee Access Code: 62785#

Pending: *Permit #2016-16 ~ 2274 164th Avenue Driveway Access ~ Wetland Replacement Plan*
Permit #2019-09 ~ Surface Water Resource Mgm. Plan Update ~ City of Anoka

Next Meeting: *Regular meeting is September 16, 2021 – at 8:00 a.m.*

**** PLEASE POST ****
PUBLIC WELCOME TO ATTEND

Lower
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Permit # 21-17

GRADING, STORMWATER MANAGEMENT AND EROSION/ SEDIMENT CONTROL PERMIT APPLICATION

A $100.00 application fee and additional $700.00 escrow deposit must accompany this permit application.

Permits are to be processed at the same time as the site plan, preliminary plat or other city land use or building application submitted to the city in which the work or project is located.

The permit application and supporting documentation must be submitted to the LRRWMO by the THIRD THURSDAY OF THE MONTH TO BE ON THE FOLLOWING REGULARLY SCHEDULED MONTHLY LRRWMO MEETING AGENDA. A PERMIT NUMBER WILL NOT BE ASSIGNED UNTIL CITY AUTHORIZATION IS RECEIVED.

Project Name: Lot 1, Block 1 - Knoll Properties Second Addition

Address/Location: North side of Sunwood Drive at Jasper Street, City of Ramsey

Project Description/Purpose: Commercial Development

Knoll Properties	Grady Kinghorn / Kinghorn Construction
Name of Applicant (Site Owner or Property Owner)	**Applicant's Contact / Organization Name**
6850 Sunwood Drive	21830 Industrial Court
Address	**Address**
Ramsey, MN 55303	Rogers, MN 55374
City, State, Zip	**City, State, Zip**
763-852-4700	763-428-8088
Phone **Fax**	**Phone** **Fax**
dknoll@appliedvacuum.com	glkinghorn@kinghornco.com
Email	**Email**

Submittal Requirements

Completed Grading, Stormwater Management and Erosion/ Sediment Control permit applications are to be submitted as per LRRWMO attachments G1 (Permit Requirements) and G2 (Office Procedure) included with this application. Note that projects involving potential wetland impacts and/or involving a Wetland Replacement Plan require a separate permit application and are subject to additional requirements.

PROJECT SUBMITTALS (check all that apply):

- [X] **GRADING PLAN:** Including existing and proposed contours and boundaries of all wetlands and surface waters.
- [X] **STORM SEWER/ DRAINAGE PLAN:** Including all permanent drainage features and all permanent water quality features.
- [X] **STORM DRAINAGE CALCULATIONS:** Design computations as required by the LRRWMO.
- [X] **EROSION CONTROL PLAN:** Including all temporary and permanent measures proposed to retain all sediment on site.
- [ ] **OTHER**

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START OF PROJECT: 8/1/2021

EST. COMPLETION DATE: 5/31/2022

APPROVAL DATE: _____

By signing this Permit Application, the undersigned consents and agrees on behalf of the Applicant that:

1. The permit application fee is non-refundable. Escrow deposits will be held by the LRRWMO until the project has been completed and all conditions of issuance of the permit are satisfied. The Applicant is responsible for all expenses incurred by the LRRWMO in the processing, administration and enforcement of the permit application and permit. The escrow deposit will be used to reimburse the LRRWMO for all expenses incurred by the LRRWMO in processing, administering and enforcing the permit application and permit, including engineering, legal and other consultant costs. If such expenses exceed the escrow deposit, the LRRWMO will bill the Applicant or Permittee for such excess amount and payment will be due within twenty (20) days of mailing the invoice. Timely payment of such invoices is a condition of all permits and work may be stopped on the project for failure to make payments when due.
2. The undersigned, its agents, principal, assigns and/or representatives (hereinafter "Permittee") shall abide by all the standard conditions and special terms and conditions of the LRRWMO.
3. Any work that violates the terms of the permit may result in the LRRWMO or the City in which the work is being done immediately causing the work on the project relating to the permit to cease and desist. All work on the project shall cease until the permit conditions are met and approved by the LRRWMO and/or the City in which the work is being done.
4. The Permittee agrees to be bound by the terms of the LRRWMO permit requirements, final permit, standard conditions, and special conditions required by the LRRWMO for approval of the permit. The undersigned has the authority to bind the permit holder, the owner of the property and/or any entity performing work on the property pursuant to the terms of LRRWMO permit, and shall be responsible for complying with terms of the LRRWMO permit.

"I certify that I have thoroughly read and understand the above information."

Signature of property owner or designated Agent (no agent without a letter of authority)	Date	Signature of applicant if different from property owner	Date
	6-24-21		6.24.2021
Thomas Knoll as President Knoll Properties II		Grady L. Kinghorn	
Print Signer's name		Print Signer's name	

Application Acknowledged by City: LEONARD HINTON (Name of City Official) RAMSEY (City) 8-12-21 (Date)

SIGNATURE OF LRRWMO CHAIRMAN: **

NOTE: Subject to conditions recommended by Barr Engineering (see attached)

PERMIT IS NOT VALID IF PROJECT HAS NOT STARTED WITHIN ONE YEAR FROM DATE OF APPROVAL

Lower Rum River WMO

Memorandum

To: Lower Rum River Water Management Organization
From: Barr Engineering Co.
Date: August 30, 2021
Subject: Permit #2021-17: Lot 1, Block 1, Knoll Properties 2nd Addition: Ramsey

The project proposes the construction of a 64,900 square foot commercial/warehouse building on a 279,335 square foot lot located in the northeast corner of Ramsey Boulevard and Sunwood Drive in Ramsey. The plans identify a proposed 51,983 square foot future building on the site. The site is currently vacant.

A stormwater basin is to be constructed for the Phase 1 building, the future building addition, and the development of the 182,730 square foot Outlot A – located to the east of the site.

The project geotechnical report identifies the underlying on-site soil as sand with silt (SP-SM) to a depth of 4-feet with poorly graded sand (SP) beneath the upper layer. The Minnesota Stormwater Manual identifies an infiltration rate of 0.8 inches/hour for an SP soil. Groundwater was encountered at a 12-foot depth, approximately elevation 858 M.S.L. in the area of the proposed stormwater basin.

A retention volume of 33,716 cubic feet is required from the 404,591 square feet of proposed impervious area. As stated, the on-site underlying soils have been classified as poorly graded sand (SP). With an infiltration rate of 0.8 inches/hour, an area of 10,536 square feet is required allowing the retention volume to be draw-down within 48 hours. A retention volume of 37,608 cubic feet (33,716 cubic feet required) with an area of 28,213 square feet (10,536 square feet required) is to be provided. This volume and area are at a depth to the basin outlet, elevation 863.4 M.S.L.

Attenuation of the additional runoff from the increase in impervious area is to be provided by the stormwater basin. A comparison of the pre and post construction discharges for the 2-,10-, and 100-year storm events from the total site are shown in the following table:

Frequency	Existing Discharge c.f.s.	Proposed Discharge c.f.s.
2-Year	<1.0	<1.0
10-Year	1.6	1.4
100-Year	6.7	4.4

For water quality, the results of a MIDS calculator submitted show the combined Basins will provide an annual removal efficiency of 93% for total suspended solids (2,866 lbs.) and 93% for total phosphorous (7.1 lbs.).

As stated, groundwater was observed at a depth of 12-feet, elevation 858 M.S.L. With the bottom of the Basin to be constructed at elevation 862 M.S.L., a minimum separation of 4-feet will be provided. A minimum separation of 3 feet is required between the bottom of an infiltration facility and groundwater.

The HydroCAD modeling provided shows a calculated 100-year frequency elevation of 866.6 M.S.L. for the Basin. The finished floor elevation of both the proposed building and future addition is 870.4 M.S.L. – providing a vertical separation of 3.8 feet from the highwater elevation of the Basin. The LRRWMO low floor elevation criterion requires a minimum 2-foot separation between the highwater elevation of a Basin and the low floor elevation of the structure(s).

The erosion and sediment control plan shows silt fence at the limits of construction, inlet protection and rock construction entrances at the entryways onto the site.

It is our recommendation that the LRRWMO approve of the permit for this project subject to the following conditions:

1. Erosion control measures must be installed at the initial stage of site grading operations.
2. Upon completion of construction and restoration of disturbed areas, the permit applicant is responsible for the removal of all erosion control measures installed throughout the construction site.
3. To minimize the potential of material from leaving the site and being tracked onto the roadway, a rock filter construction entrance being a minimum of two feet in height and having side slopes of 4:1 must be constructed at the entryway onto the site. The rock construction entrance will provide an erosion control facility and also enable construction traffic to enter the site.
4. Street sweeping must be undertaken and completed on an as needed basis.
5. Compliance with the storm water management requirements of the Lower Rum River Watershed Management Organization is to be administered for this project by the City of Ramsey.
6. In all cases where the doing by the permittee of anything authorized by this permit shall involve the taking, using, or damaging of any property, rights or interests of any other person or persons, or of any publicly owned lands or improvements or interests, the permittee; before proceeding; shall obtain the written consent of all persons, agencies, or authorities concerned, and shall acquire all necessary property rights and interest.