COON CREEK WATERSHED DISTRICT  
PERMIT REVIEW  

MEETING DATE:  
August 13, 2012  
AGENDA NUMBER:  
10  
FILE NUMBER:  
12 - 059  
ITEM:  
Sam’s Club Fueling Station  
RECOMMENDATION:  
Approve with 2 Stipulations  
APPLICANT:  
Carlson Consulting Engineers, Inc.  
PURPOSE:  
Addition of a fueling station to the existing Sam’s Club parking lot at 8150 University Avenue NE.  
LOCATION:  
North East Corner of University Avenue and 81st Avenue in Section 2 of Fridley, MN
APPLICABILITY:
1. One or more cumulative acres of land disturbance.
2. High water table, outwash and organic soils.

EXHIBITS:
1. Stormwater Pollution Prevention Plan dated 6-19-12 by Carlson Consulting Engineers, Inc.
2. Geotechnical Engineering Report dated 6-28-12 by Terracon Consultants, Inc.
3. Erosion & Sediment Control sheet set (5 pages) and Grading Plan (1 page) dated 6-29-12 by Carlson Consulting Engineers, Inc.

HISTORY & CONSIDERATIONS: This project has not been reviewed by the Board.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to County Ditch 17 (County Ditch 17 is located approximately 0.45 miles to the west of the project site). The trend in land use for this drainage area is residential and commercial. 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 total floodplain impact is zero acre-feet, within the flood/fringeway. Compensatory storage is not needed.

Groundwater: Surficial ground water is present at 5 feet. The site does not include groundwater sensitive areas. Information is not required to substantiate low floor elevations and is not necessary because building will be on a slab at grade.

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. The applicant intends to enter into an Operations and Maintenance agreement with the District. No changes in drainage are proposed.

Soils & Erosion Control: Soils affected by the proposal are Markey Muck, Urban Land – Isanti Complex and Urban Land – Lino Complex. Stabilizing vegetation is proposed for disturbed areas within two weeks of rough grading. Adjacent properties are protected from sediment deposition. All wetlands, waterbodies, ponds, infiltration basins and water conveyance systems are 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. The proposal will not detrimentally affect the existing water quality of the receiving water. It is unknown if the proposal will cause extreme fluctuations of water levels or temperature changes.

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.

Wildlife: Wetlands do not exist on-site according to the NWI, Soil Survey. Staff has visited the site.

The Project proposes no wetland impacts.

Escrows: Escrows have not been paid.
Performance Escrow; $1500 + (10 acre * 200/acre) = $3,500.00

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<th>ISSUES/CONCERNS</th>
<th>Needs</th>
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<tr>
<td>Escrows: Escrows have not been paid.</td>
<td>Performance Escrow; $1500 + (10 acre * 200/acre) = $3,500.00</td>
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<td>Maintenance: The applicant has acknowledged that they will enter into an O&amp;M agreement with the District.</td>
<td>An O&amp;M agreement must be executed with the District prior to issuance of a CCWD Permit.</td>
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CONCLUSIONS: This project does meet District standards. Performance Escrows and Maintenance items must be submitted prior to issuance of a Permit.

RECOMMENDATION: Approve with 2 Stipulations
Stipulations:
1. Receipt of escrows.
2. An O&M agreement must be executed with the District prior to issuance of a CCWD Permit.