### COON CREEK WATERSHED DISTRICT
### PERMIT REVIEW

<table>
<thead>
<tr>
<th>MEETING DATE:</th>
<th>September 23, 2013</th>
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<tbody>
<tr>
<td>AGENDA NUMBER:</td>
<td>10</td>
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<tr>
<td>FILE NUMBER:</td>
<td>13 - 101</td>
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<td>ITEM:</td>
<td>Unity Hospital – TCU Addition</td>
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**RECOMMENDATION:** Approve with 1 Stipulation

**APPLICANT:** Pierce Pini & Associates  
9298 Central Avenue NE, Suite #202  
Blaine, MN 55434

**PURPOSE:** Construction of a new building on the Unity Hospital campus. Project also includes a new parking area, restriping the existing parking area, constructing an above ground link between the existing Unity Hospital building and the proposed building, new sidewalks and landscape work.

**LOCATION:** Unity Hospital campus located south of Osborne Road NE and west of Madison Street NE in Fridley.
APPLICABILITY:
1. One or more cumulative acres of land disturbance.
2. High infiltration soils.
3. Highly erodible soils

EXHIBITS:
1. Interlude – Unity Project Schedule, Dated 8/21/2013, Received 8/28/2013
2. Topographic Survey, Dated 5/9/2013, Received 8/28/2013
3. Stormwater Calculations, Dated 8/14/2013, Received 8/28/2013
4. Geotechnical Evaluation Report, Dated 8/15/2013, Received 8/28/2013
5. Plan Sheets C100, C200, C300, C400, C500, C501, C600, C601, C602, C603, C700, C701 and C702, Dated 8/16/2013, Received 8/28/2013

HISTORY & CONSIDERATIONS:

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to Oak Glen Creek. The trend in land use for this drainage area is toward residential, commercial and industrial. There are flooding concerns downstream. Alternatives to additional drainage considered and reviewed include storage, and retention.

Floodplain: There is no floodplain on the property according to FEMA.

Groundwater: Ground water is present at 7.5 to 20 feet below the surface at elevations between 967 and 875.5 feet. The site does not include groundwater sensitive areas. Information has been provided to substantiate low floor elevations. Low floor elevations meet the criteria for the City of Fridley.

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. A drainage and utility easement is provided for the storm water/infiltration pond(s) shown on the drainage plan. 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 Zimmerman. 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 not 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 from new impervious. 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 down stream 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 site does not discharge to wetlands. 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:** There are no wetlands on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey.

**Performance Escrow:** $2,050  
**Wetland Escrow:** $0

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<tr>
<th>ISSUES/CONCERNS</th>
<th>Needs</th>
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<td>Escrows: Escrows have not been paid. $1500 + (2.75 acre * 200/acre) = $2,050.00</td>
<td>Payment</td>
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**RECOMMENDATION:** Approve with 1 Stipulations  
**Stipulations:**  
1. Receipt of $2,050.00 escrows.