COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: February 9, 2015
AGENDA NUMBER: 11
FILE NUMBER: 14 - 138
ITEM: AGRO-K

RECOMMENDATION: Approve with 2 Stipulations

APPLICANT: AGRO-K
8300 Main St NE #1
Minneapolis MN 55432

PURPOSE: Construction of an addition to existing building, improve loading dock area and additional parking.

LOCATION: 81st Ave NE, between Main St NE and Beech St NE, Fridley
APPLICABILITY:
1. One or more cumulative acres of land disturbance.

EXHIBITS:
2. Plan set by Hakanson Anderson; dated 12/03/2014, received 12/10/2014.

HISTORY & CONSIDERATIONS:

FINDINGS:

Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to Stonybrook Creek. The trend in land use for this drainage area is toward industrial. There are no flooding concerns downstream. Alternatives to additional drainage considered and reviewed include storage and filtration.

Floodplain: There is no floodplain on the property according to FEMA. The District Atlas 14 model does not currently have a 100-year elevation for the subwatershed.

Groundwater: Surficial ground water is present at unknown feet. The site does not include groundwater sensitive areas. Information is not required to substantiate low floor elevations; proposed building will be built on slab.

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 not provided for the storm water/infiltration pond 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 Lino and Isanti. 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 filtrating 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. It is unknown if the rate of post development runoff from the site exceeds 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. All discharges into wetlands are pretreated by a sediment basin/water quality pond and are designed correctly. 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:** Wetlands do exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey. A wetland delineation and permit was completed and reviewed by the TEP. 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:** $2,750.00

**ISSUES/CONCERNS:**

**Stormwater & Hydraulics:**
Drain tile (856.0’) in stormwater pond is not modeled and exfiltration (857.0’) is modeled as discarded. Exfiltrated water needs to be routed to drain tile and drain tile needs to be included in model to give accurate outflow.

1. Modeling inaccuracies need to be addressed.

Pipe information in HydroCAD model does not match plans:

<table>
<thead>
<tr>
<th>CB</th>
<th>Model</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>CB-1</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>In Elev (ft)</td>
<td>Diameter (in)</td>
</tr>
<tr>
<td>CB-2</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>In Elev (ft)</td>
<td>Diameter (in)</td>
</tr>
<tr>
<td>CB-3</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>In Elev (ft)</td>
<td>Diameter (in)</td>
</tr>
<tr>
<td>CB-4</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
**Escrows:** $2,000 + (1.5 ac * $500/ac) = $2,750.00

<table>
<thead>
<tr>
<th>2. Receipt of escrows.</th>
</tr>
</thead>
</table>

**RECOMMENDATION:** Approve with 2 Stipulations

**Stipulations:**
1. Receipt of escrows.
2. Modeling inaccuracies need to be addressed.
   a. Pipe information in model must be consistent with pipe information on plan set.