COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE:        June 23, 2014
AGENDA NUMBER:       16
FILE NUMBER:         14-036
ITEM:                Vision Woodworking

RECOMMENDATION:      Approve with 5 Stipulations

APPLICANT:           Donald Gamboni
                      Vision Woodworking
                      7890 Hickory St NE
                      Fridley MN 55421

PURPOSE:             Addition to building, utility work and creation of parking stalls

LOCATION:            The site is located between 79th Ave and 78th Ave along Hickory St, site address is 7890 Hickory St NE, Fridley MN
APPLICABILITY:
1. High infiltration soils.
2. Highly erodible soils

EXHIBITS:
5. Ponding Easement Sketch by Sunde Land Surveying, 6-10-14, received 6-11-14.

HISTORY & CONSIDERATIONS:
This is an existing site that is almost completely developed. A building addition is planned to replace the existing parking lot on the North end of the property and additional parking is proposed along the West of the property. The existing street to the North, 79th Ave. has been vacated and incorporated into this site.

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 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: No groundwater information was provided, and is not needed for slab on grade construction.

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 crossing. A drainage and utility easement is not provided for the storm water/infiltration ponds shown on the drainage plan. Property owners affected by changes in drainage have been notified and have acknowledged the changes proposed.
**Soils & Erosion Control:** Soils affected by the proposal are Zimmerman. Stabilizing vegetation is proposed for disturbed areas within seven days of rough grading. Adjacent properties are protected from sediment deposition. All wetlands, water bodies, ponds, infiltration basins and water conveyance systems are not protected from erosion and sedimentation. Project site is less than 1 acre; an NPDES permit is not 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 not 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 does provide enough information to determine the project will not detrimentally affect the existing water quality of the receiving water. The proposal does provide enough information to determine that it will not cause extreme fluctuations of water levels or temperature changes.

**Wetlands:** Wetlands do not exist on-site according to the 1987 Federal Manual and its associated supplement(s), NWI, and Soils Survey.

**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.

**Performance escrow:** $3,000.00

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<th>ISSUES/CONCERNS</th>
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<td><strong>Stormwater &amp; Hydraulics:</strong> The applicant intends to use the existing 4” diameter outlet. In order to ensure the outlet isn’t plugged some device or method of ensuring the outlet remains unobstructed needs to be provided. Recommend the applicant consider attaching an 8” diameter collar over the outlet that makes water flow 4” to 6” under the collar so floating material remains on the water surface.</td>
<td>1. Provide a collar or other method to keep the 4” outlet from plugging.</td>
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Water Quality: The applicant is not meeting the water quality rule by treating TSS to 80% removal. There is no wet pond proposed so all water quality treatment is the result of infiltration. The infiltration basin is sized for a 1” storm by increasing the capacity to 1.3” the applicant would meet the District’s rule.

2. Increase the pond depth to 852 to provide more storage to achieve 80% TSS removal on an annual basis to meet the water quality rule.

3. Correct the outlet elevation on Sheet C-4.1 Utility Plan to 856.0.

4. Show where the Rain Guardian will be located on Sheet C-4.

Escrows: $2,000 + (2 ac x $500/ac) = $3,000

5. Receipt of escrows

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Stipulations:
1. Receipt of escrows.
2. Provide a collar or other method to keep the 4” outlet from plugging.
3. Increase the pond depth to 852 to provide more storage to achieve 80% TSS removal on an annual basis to meet the water quality rule.
4. Correct the outlet elevation on Sheet C-4.1 Utility Plan to 856.0.
5. Show where the Rain Guardian will be located on Sheet C-4.