

**Permit Application Review Report**  
**Date: 4/22/2026**

**Board Meeting Date: 4/27/2026**  
**Agenda Item: 8**

Applicant/Landowner:

City of Fridley  
Attn: Malek Elbatta  
7071 University Ave NE  
Fridley, MN 55432

**Project Name:** 2026 Street Rehabilitation Project No. ST2026-01

**Project PAN:** P-26-017

**Project Purpose:** street reclamation, curb and gutter work, and watermain replacement

**Project Location:** Various streets west of Hwy 65 between Osborne Rd and 73<sup>rd</sup> Ave NE, Fridley

**Site Size:** size of disturbed area – 1.62 acres; size of regulated impervious surface – 0 acres

**Applicable District Rule(s):** Rule 2, Rule 4

**Recommendation:** Approve with 2 Conditions and 1 Stipulation

**Description:** The City of Fridley is proposing the reclamation of various city streets with curb and gutter work and minor water main replacement. The project will disturb 1.62 acres of boulevard and create no regulated impervious surface. The area drains to Oak Glen Creek. The relevant water resource concern is Soils and Erosion Control which is District Rule 4. See attached Figure 1: Project Location.

**Conditions to be Met Before Permit Issuance:**

Rule 2.7 – Procedural Requirements

1. Submittal of a performance escrow in the amount of \$6,480.00.

Rule 4.0 – Soils and Erosion Control

2. Provide a standard detail for the concrete washout station.

**Stipulations:** The permit will be issued with the following stipulations as conditions of the permit. By accepting the permit, the applicant agrees to these stipulations:

1. The applicant must apply for coverage under the Minnesota Pollution Control Agency's (MPCA's) Construction Stormwater Permit (Permit No: MNR100001).

**Exhibits:**

Exhibit Type	Exhibit Author	Signature Date	Received Date
Construction Plans	City of Fridley	03/17/2026	03/23/2026

## Findings

### **Fees and Escrows (Rule 2.7):**

The applicant is a government agency and is therefore exempt from an application fee or a review and inspection fee deposit.

The applicant will be required to submit a performance escrow in the amount of \$6,480.00. This corresponds to \$4,000/acre of disturbance (1.62 acres of boulevard land disturbance proposed).

### **Stormwater Management (Rule 3.0):**

The proposed project does not create a cumulative total of 10,000 sf or more of new or fully reconstructed impervious surface, or 5,000 sf or more of new or fully reconstructed impervious surface for non-residential or multifamily residential within one mile of and draining to an impaired water. The proposed project is not a public linear project where the sum of the new and fully reconstructed impervious surface is equal to one or more acres. Stormwater Management standards do not apply.

### **Soils and Erosion Control (Rule 4.0)**

Rule 4.0 applies to the proposed project because it includes land disturbing activities of 1 acre or more.

The proposed project drains to Oak Glen Creek. The soils affected by the project include Urban and do not have a soil erodibility factor of 0.15 or greater. Disturbed areas are proposed to be stabilized within 7 days, as required. The proposed erosion and sediment control plan includes stabilized construction entrance and inlet protection. The erosion control plan does not meet District requirements because a concrete washout detail has not been provided. The site does require an NPDES permit. See attached Figure 2: Soils and Erosion Control Plan.

### **Wetlands (Rule 5.0)**

The proposed project does not include activities which result in the filling, draining, excavating, or otherwise altering the hydrology of a wetland. Rule 5.0 does not apply.

### **Floodplain (Rule 6.0)**

The proposed project does not include land disturbing activities within the floodplain as mapped and modeled by the District. Rule 6.0 does not apply.

### **Drainage, Bridges, Culverts, and Utility Crossings (Rule 7.0)**

The proposed project does not include land disturbing activities which construct, improve, repair, or alter the hydraulic characteristics of a bridge profile control or culvert structure on a creek, public ditch, or major watercourse. The proposed project does not include land disturbing activities which involve a pipeline or utility crossing of a creek, public ditch, or major watercourse.

The proposed project does not include land disturbing activities which construct, improve, repair or alter the hydraulic characteristics of a conveyance system that extends across two or more parcels of record not under common ownership and has a drainage area of 200 acres or greater. Rule 7.0 does not apply.

### **Buffers (Rule 8.0)**

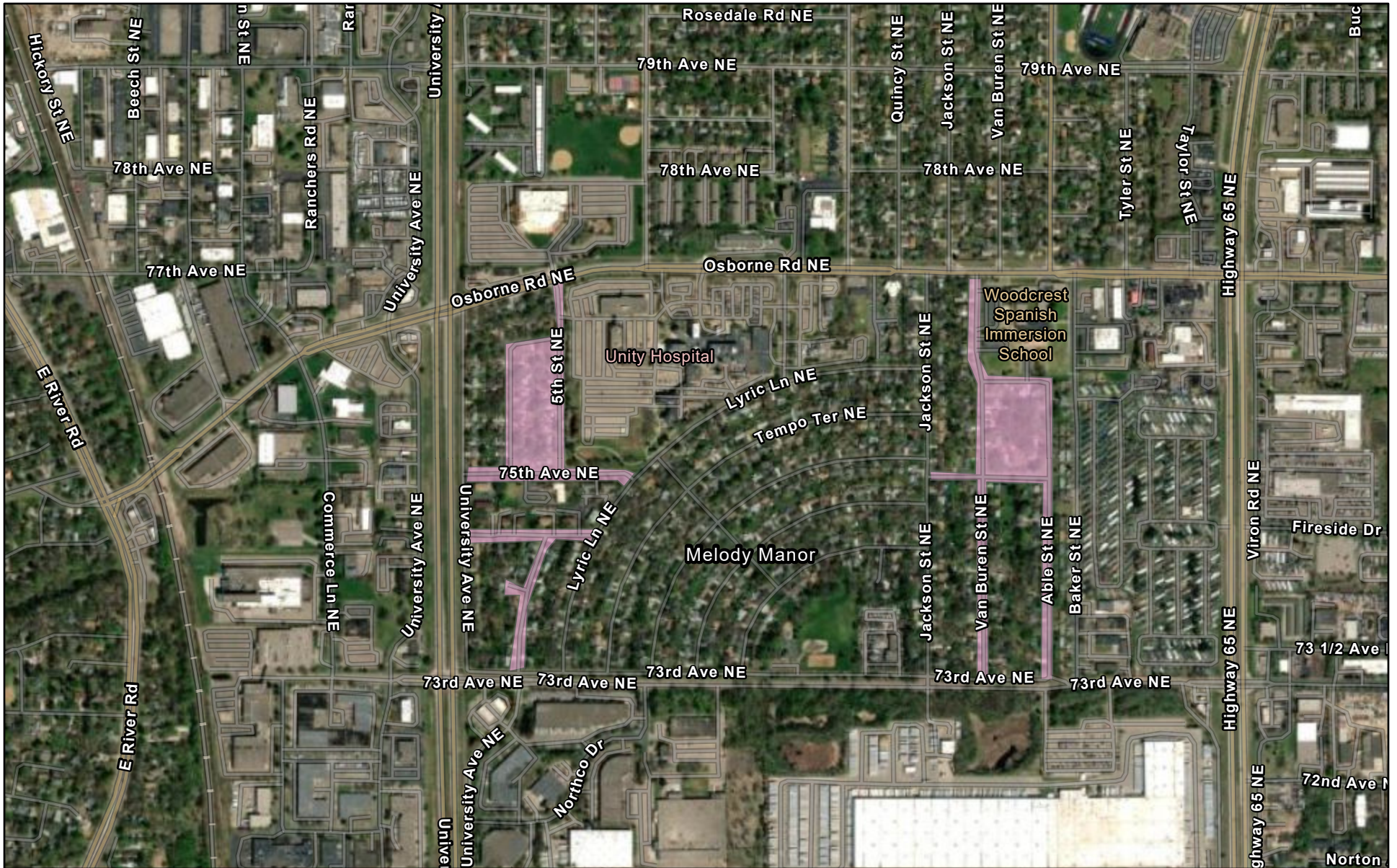
The proposed project does not include a land disturbing activity on land adjacent or directly contributing to a Public Water, Additional Waters, High or Outstanding Ecological Value Waters, a Public Ditch, or Impaired Waters/waters exceeding state water quality standards. Rule 8.0 does not apply.

### **Variiances (Rule 10.2)**

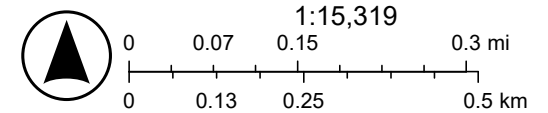
The proposed project is not requesting a variance from the District's rules, regulations, and policies.

Rule 10.2 does not apply.

# Figure 1: Fridley Street Project Location



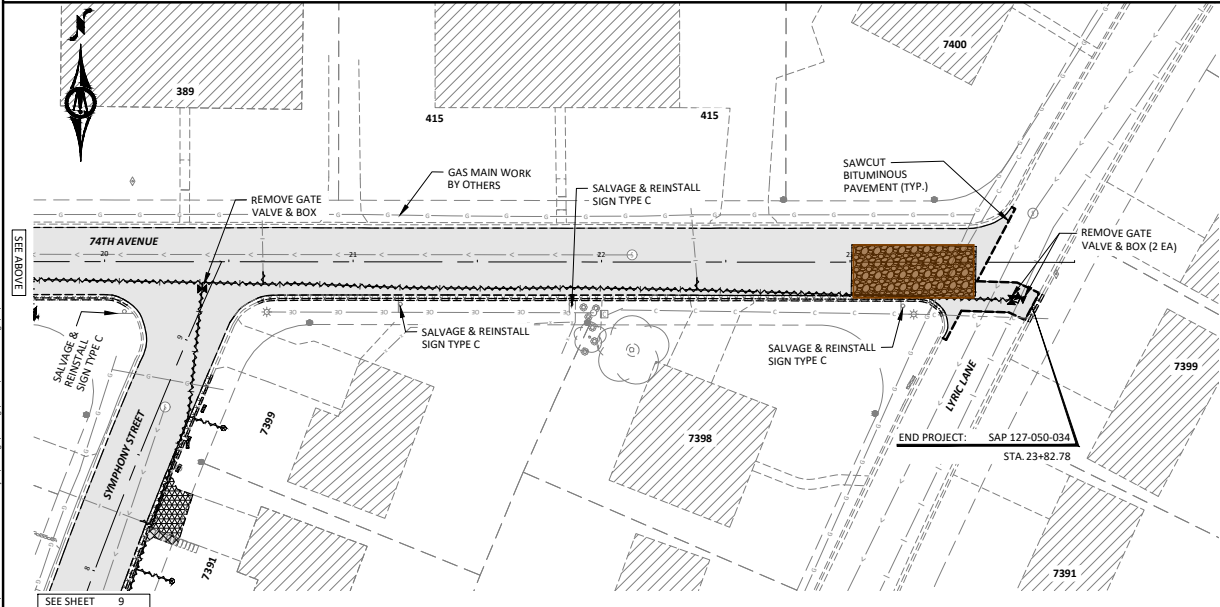
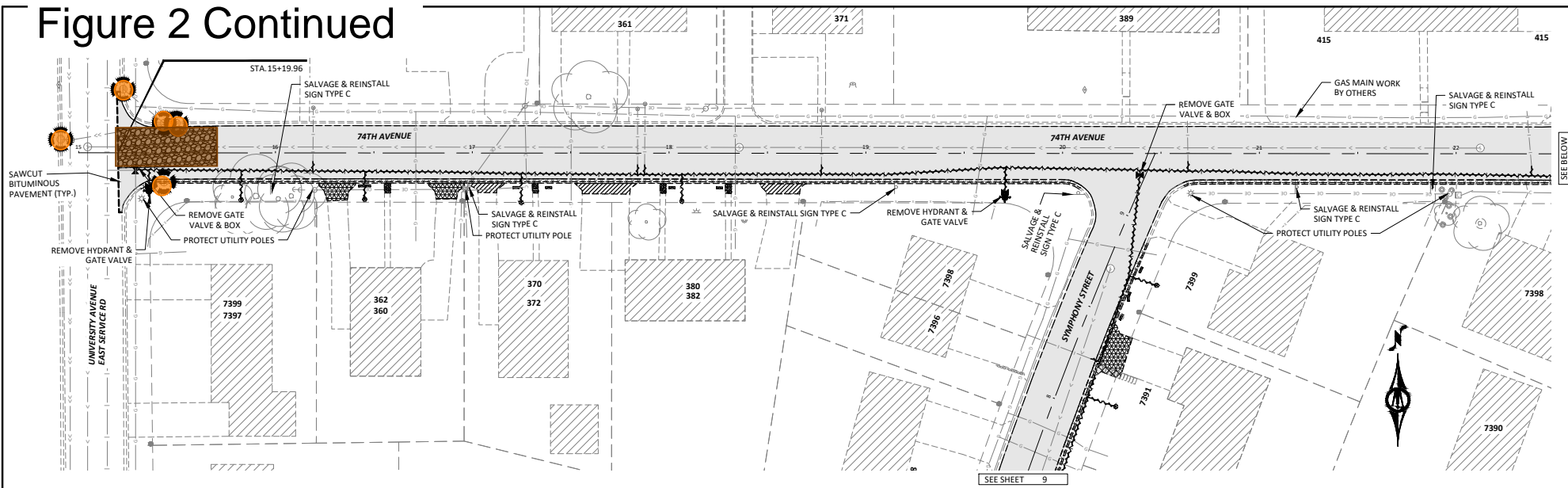
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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Vantor



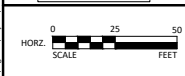
# Figure 2 Continued



### LEGEND

	FULL DEPTH RECLAMATION		REMOVE CONCRETE CURB & GUTTER
	REMOVE CONCRETE WALK		REMOVE WATERMAIN
	REMOVE BITUMINOUS DRIVEWAY PAVEMENT		REMOVE WATER SERVICE PIPE
	REMOVE CONCRETE DRIVEWAY PAVEMENT		REMOVE HYDRANT & GATE VALVE
	STABILIZED CONSTRUCTION EXIT		REMOVE GATE VALVE & BOX
	STORM DRAIN INLET PROTECTION		REMOVE CURB STOP & BOX
	SAWCUT BITUMINOUS PAVEMENT		

- EROSION & SEDIMENT CONTROL NOTES:**
1. CONTRACTOR SHALL FURNISH & INSTALL ALL APPLICABLE EROSION CONTROL MEASURES PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES.
  2. CONTRACTOR SHALL FURNISH & INSTALL INLET PROTECTION AT ALL EXISTING DOWNSTREAM INLETS.
  3. ALL ADJACENT STREETS SHALL BE SWEEPED CLEAN OF TRACKED DEBRIS.
  4. ALL AREAS DISTURBED AS A RESULT OF CONSTRUCTION, INCLUDING STAGING AREAS, SHALL BE RESTORED WITH 4" MINIMUM DEPTH TOPSOIL, FINE GRADED TO CLODS SMALLER THAN 1", AND RE-ESTABLISHED WITH HYDRAULIC BONDED FIBER MATRIX, SEED MIX 25-151 & FERTILIZER TYPE 3 UNLESS OTHERWISE NOTED.



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

*Brandon J. Brodhag*  
 BRANDON J. BRODHAG  
 59297 DATE: 3/17/2026



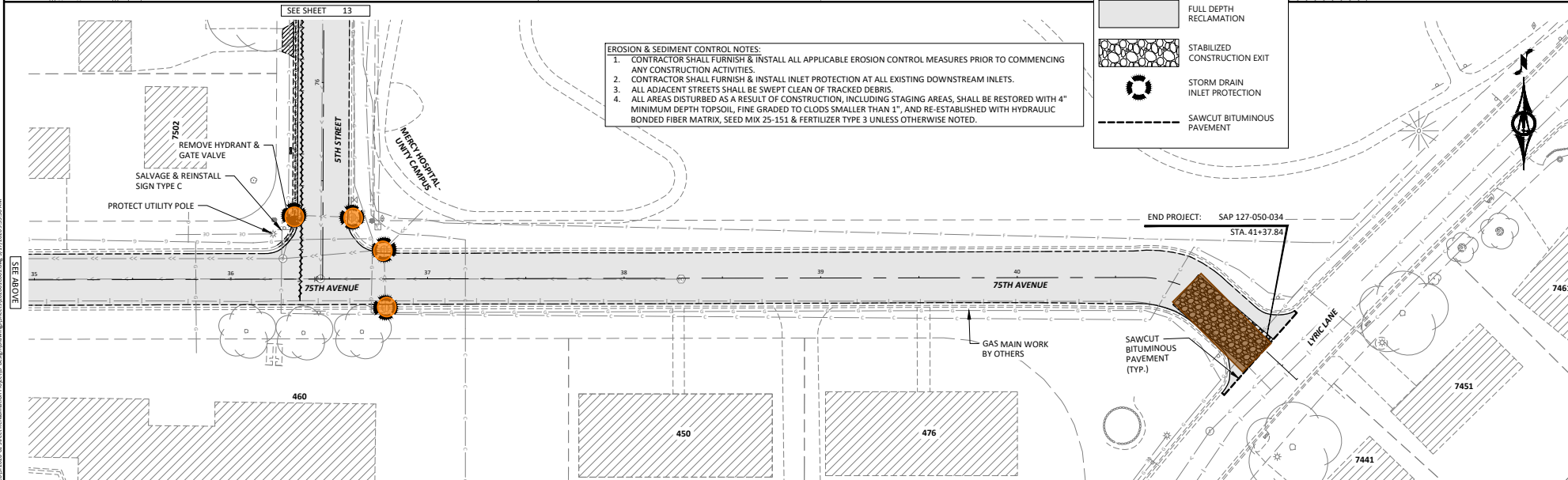
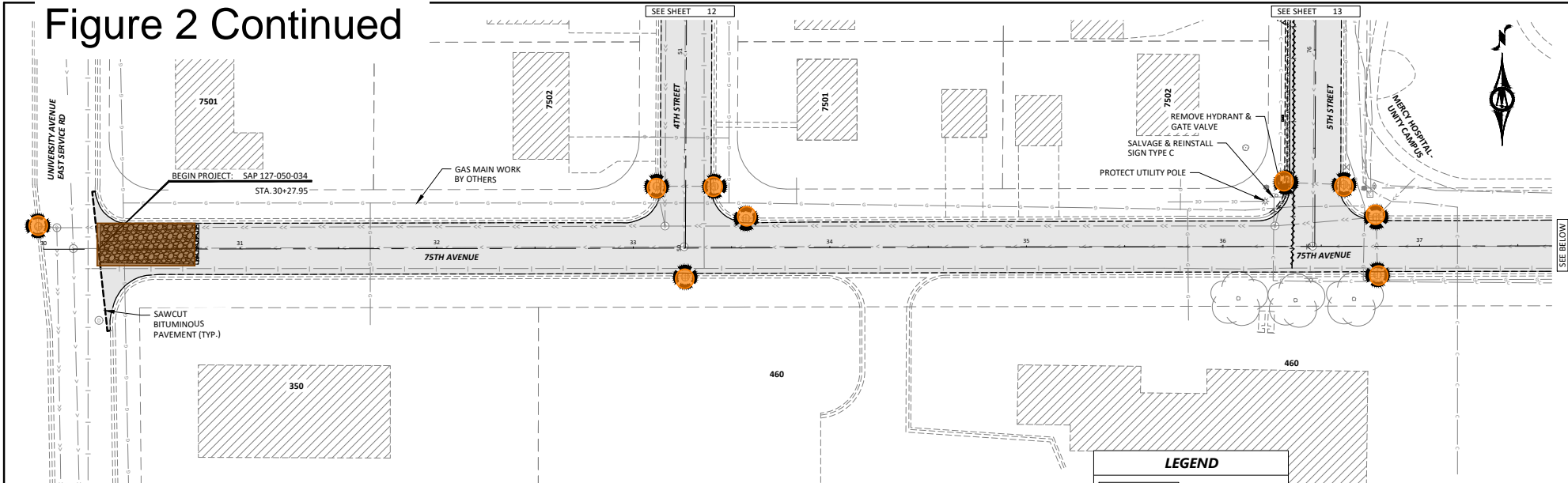
City of Fridley  
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 Fridley, MN 55432

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COUNTY PROJ. NO.	ST2026-01				

STREET REHABILITATION PROJECT NO. ST2026-01  
 S.A.P. 127-050-034  
 EXISTING CONDITIONS AND REMOVALS PLAN - 74TH AVENUE

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# Figure 2 Continued

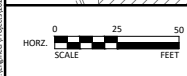


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**LEGEND**

- FULL DEPTH RECLAMATION
- STABILIZED CONSTRUCTION EXIT
- STORM DRAIN INLET PROTECTION
- SAWCUT BITUMINOUS PAVEMENT

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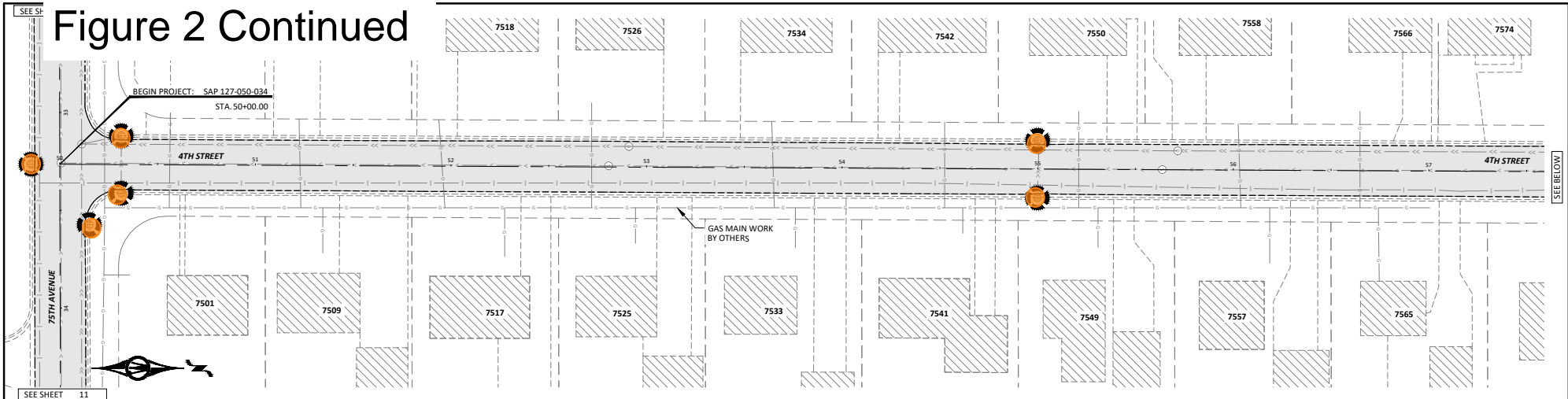
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**EXISTING CONDITIONS AND REMOVALS PLAN - 75TH AVENUE**

SHEET 11 OF 49

# Figure 2 Continued

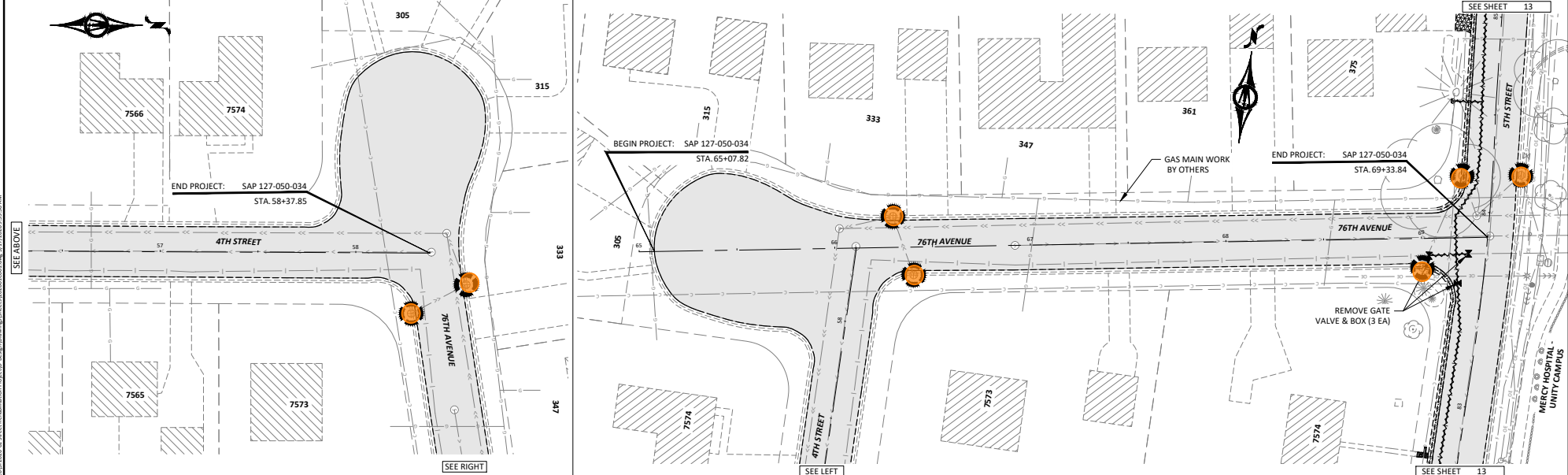


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S.A.P. 127-050-034

**EXISTING CONDITIONS AND REMOVALS PLAN - 4TH STREET, 76TH AVENUE**

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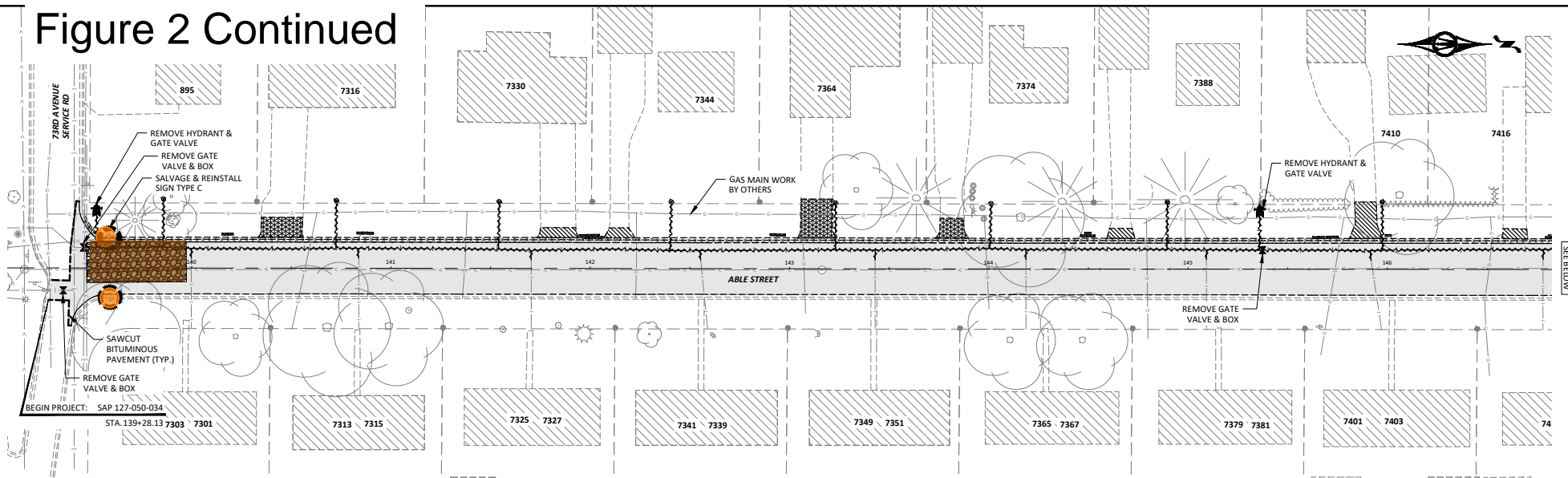
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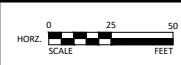
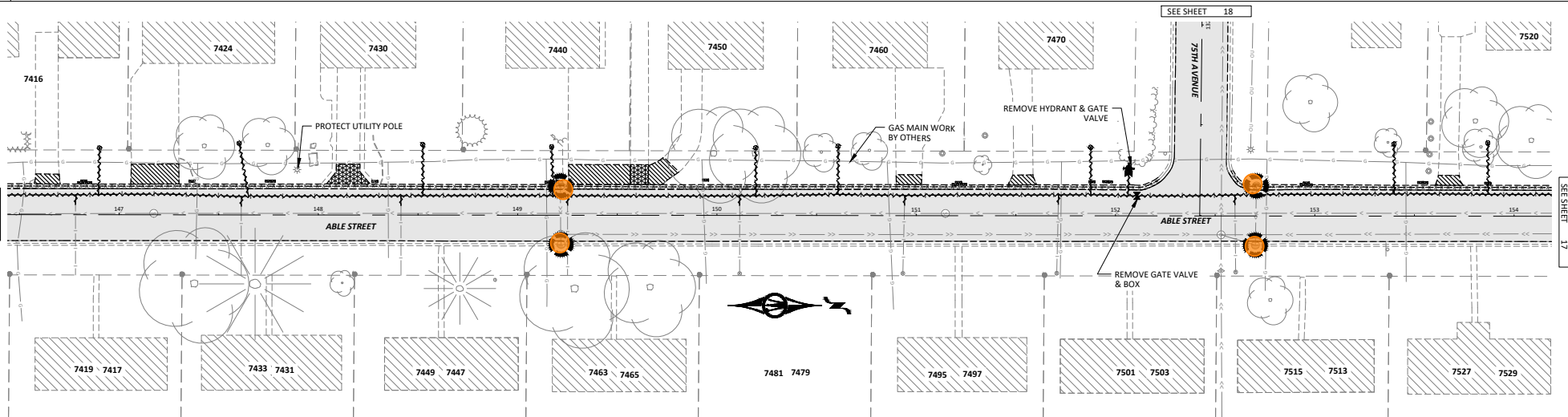


LEGEND

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- REMOVE BITUMINOUS PAVEMENT
- REMOVE CONCRETE DRIVEWAY PAVEMENT
- STABILIZED CONSTRUCTION EXIT
- REMOVE CONCRETE CURB & GUTTER
- REMOVE WATERMAIN
- REMOVE WATER SERVICE PIPE
- SAWCUT BITUMINOUS PAVEMENT
- REMOVE GATE VALVE & BOX
- REMOVE CURB STOP & BOX
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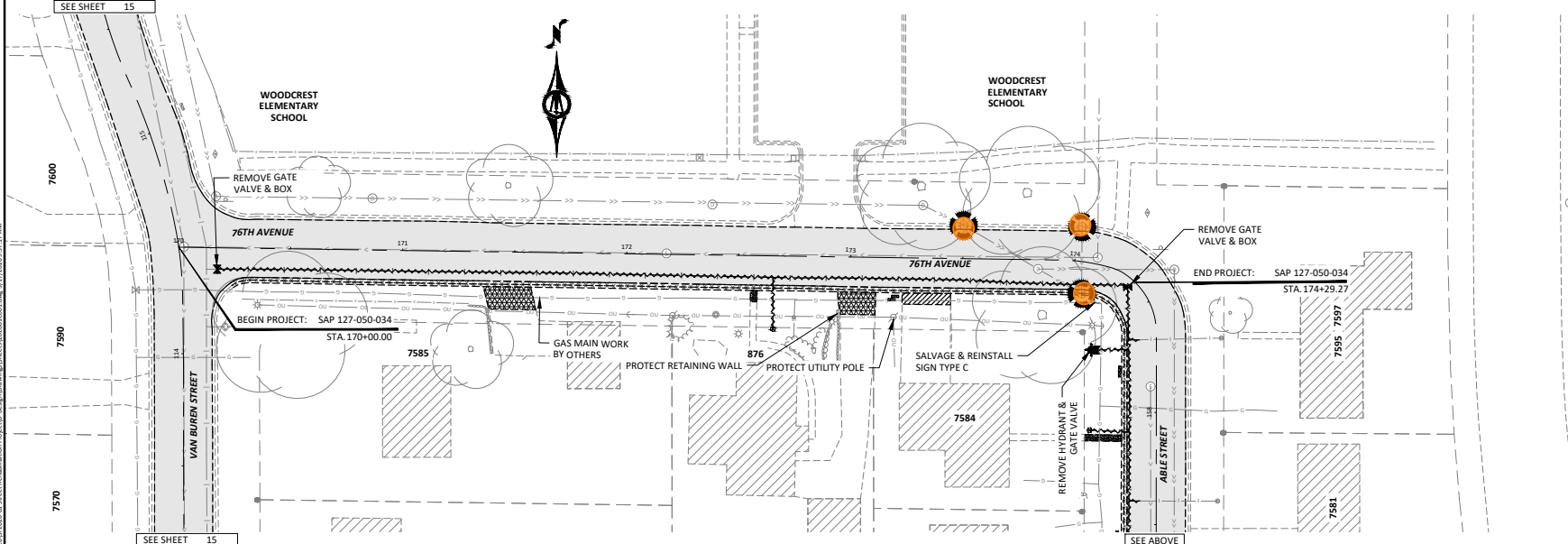
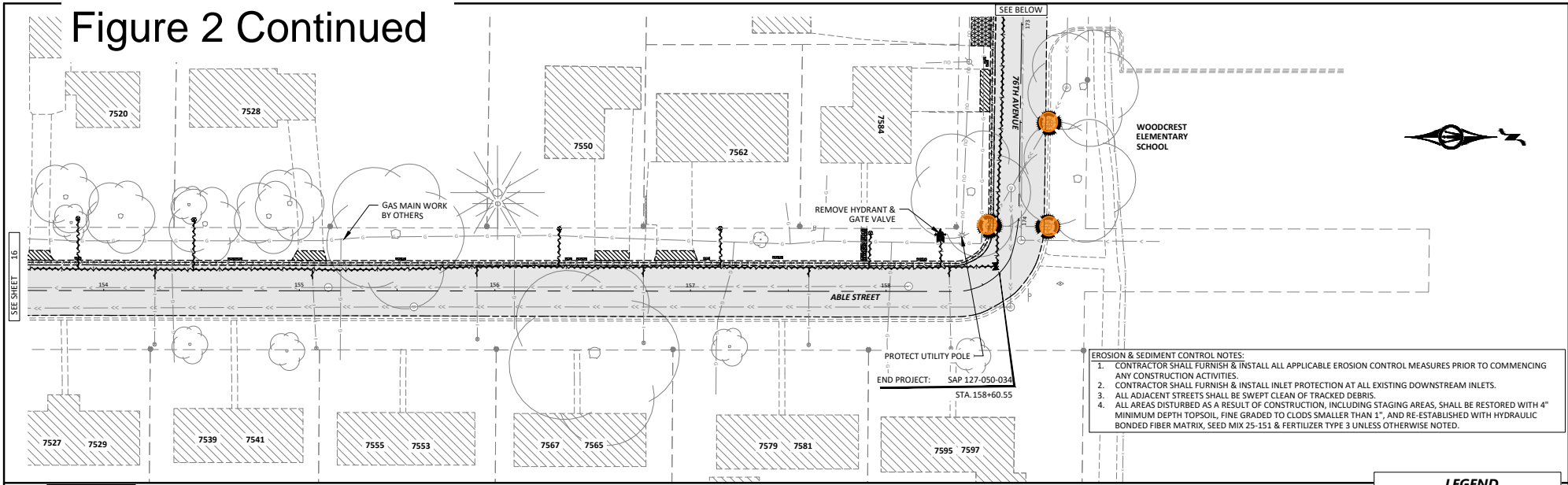
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 S.A.P. 127-050-034

EXISTING CONDITIONS AND REMOVALS PLAN - ABLE STREET

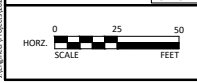
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# Figure 2 Continued



### LEGEND

- REMOVE CONCRETE CURB & GUTTER
- REMOVE WATERMAIN
- REMOVE WATER SERVICE PIPE
- REMOVE HYDRANT & GATE VALVE
- REMOVE GATE VALVE & BOX
- REMOVE CURB STOP & BOX
- FULL DEPTH RECLAMATION
- REMOVE BITUMINOUS DRIVEWAY PAVEMENT
- REMOVE CONCRETE WALK
- REMOVE CONCRETE DRIVEWAY PAVEMENT
- STORM DRAIN INLET PROTECTION



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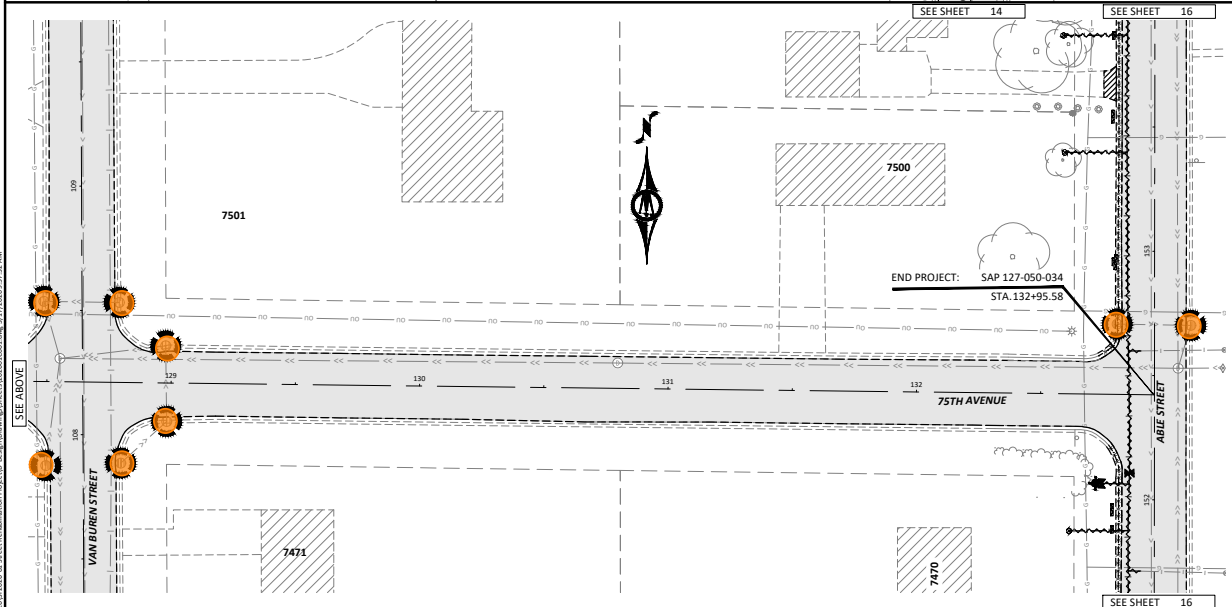
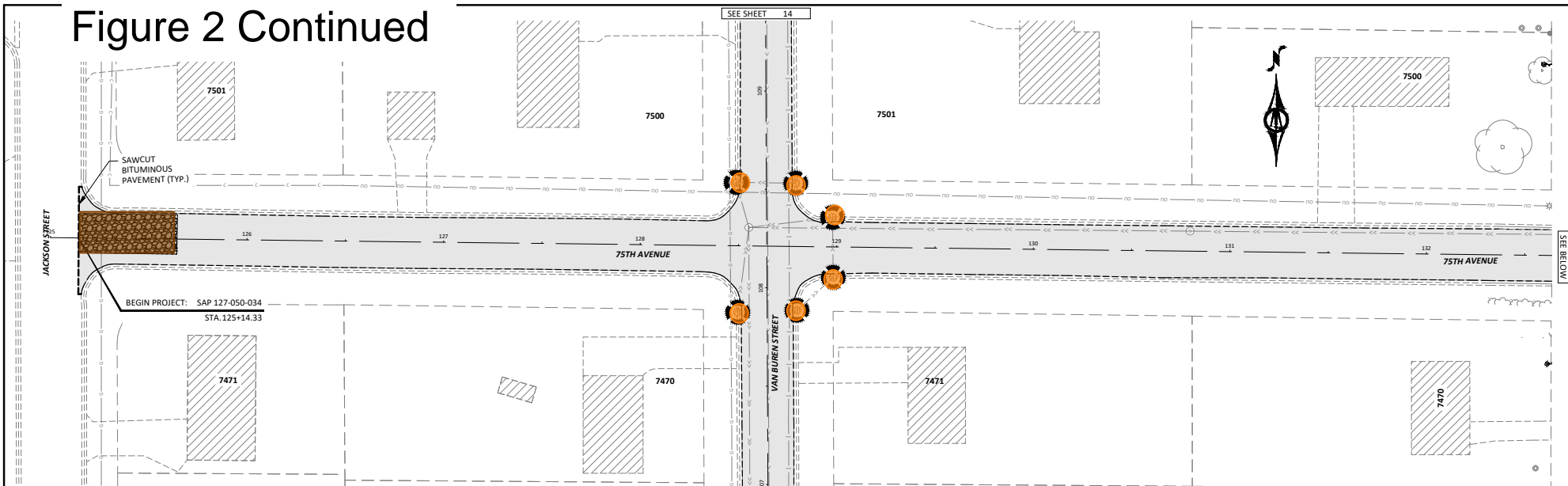
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EXISTING CONDITIONS AND REMOVALS PLAN - ABLE STREET, 76TH AVENUE

SHEET 17 OF 49

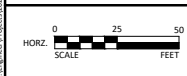
# Figure 2 Continued



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	REMOVE BITUMINOUS DRIVEWAY PAVEMENT		REMOVE WATERMAIN
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	STORM DRAIN INLET PROTECTION		REMOVE HYDRANT & GATE VALVE
	SAWCUT BITUMINOUS PAVEMENT		REMOVE CURB STOP & BOX



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STREET REHABILITATION PROJECT NO. ST2026-01  
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 EXISTING CONDITIONS AND REMOVALS PLAN - 75TH AVENUE

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