

Permit Application Review

Permit No. 2020-72
Received complete: June 26, 2020

Applicant: Michael Roebuck: Ron Clark Construction & Design
Consultant: Dave Poggi; Civil Methods
Project: Shady Oak Crossing
Location: 4312 Shady Oak Road: Minnetonka
Rule(s): 3,4,5,11,12
Reviewer: BCO

General Background & Comments

The project proposes the redevelopment of the commercial site located at 4312 Shady Oak Road in Minnetonka. The project will raze the existing structure and construct a new building, parking lot with a new entrance to Oak Drive Lane with the removal of the pervious access to the site from Shady Oak Lane.

The project site information is:

- Total Site Area: 2.17 acres (94,373 square feet)
- Existing Total Site Impervious Area: 1.53 acres (66,779 square feet)
- New Total Site Impervious Area : 51,258 square feet
- Decrease in the site impervious area: 15,521 square feet
- 23.2% decrease in the Site Impervious Area
- Total Area to be Disturbed: approximately 94,000 +/- square feet

The Nine Mile Creek Watershed District's Rule for Redevelopment, Rule 4.2.3, states, if a proposed activity will disturb more than 50% of the existing impervious surface on a parcel or will increase the imperviousness of the parcel by more than 50%, storm water management will apply to the entire project parcel. Otherwise, the storm water requirements will apply only to the disturbed areas and additional impervious area on the parcel. There is a decrease in the on-site impervious area of 23.2% (15,521 square feet), however 100% of the existing site impervious area is to be altered, storm water management is required for the 94,000 square feet of disturbed area that includes 51,258 square feet of new impervious area.

The District's requirements for both storm water management and erosion and sediment control apply to the project because more than 50 cubic yards of material will be disturbed and 5000 square feet or more surface area disturbed, Rules 4.2.1a and b and 5.2.1a and b.

Storm water management is to be provided within a rainwater garden/infiltration area (Basin) that will provide volume retention and water quality management. Rate control is achieved with the reduction in the on-site impervious area.

A portion of a wetland area located in the southwest corner of the site has been identified and boundary delineated by the permit applicant's wetland consultant. The City of Minnetonka is the LGU administering the requirements of the Wetland Conservation Act. The City of Minnetonka has issued a Notice of Decision, dated December 5, 2016, approving the wetland boundary. This is within the 5 year time period allowed by WCA for wetland boundary determination to remain applicable. The wetland has been identified as a medium value wetland requiring a minimum 20 foot and 40 foot average buffer in accordance with section 3.4.1b of the District rules. We have reviewed the October 7, 2016 Wetland Delineation Report and MNRAM documentation provide by the applicant and concur with the medium value determination made for the wetland.

Silt fence is to be constructed at the limits of construction, inlet protection, and a rock construction entrance will be provided for erosion control.

Exhibits

1. Permit Application dated June 9, 2020.
2. Plans dated April 28, 2020, prepared by Campion Engineering Services, Inc.
3. Storm Water Management calculations dated April 13, 2017, revised June 26, 2020, prepared by Civil Methods, Inc.
4. Geotechnical Report dated May 21, 2019 prepared by NTI, LLC.
5. Notice of Decision issue by the City of Minnetonka dated December 5, 2016 approving the on-site wetlands boundary determination.
6. Wetland Delineation Report and MnRAM documentation dated October, 7, 2016 prepared by Kjolhaug Environmental Services Company.

3.0 Wetlands Management

As previously stated, a wetland located in the southwest corner of the site has been identified and boundary determined by the permit applicant's wetland consultant. The City of Minnetonka, being the LGU administering the requirements of the Wetland Conservation Act, has issued a Notice of Decision dated December 5, 2016 approving of the wetland boundary determination. The wetland has been identified as a medium value wetland requiring a minimum 20 foot and 40 foot average buffer in accordance with section 3.4.1b of the District rules. We are in agreement with the medium value determination for the wetland.

An area of 5,300 square feet is required within the 40 foot average buffer. The plans show the availability of providing an area greater than the required 5,300 square feet to comply with the District's requirements. The required minimum of 20 feet buffer required is also provided.

4.0 Stormwater Management

Storm water management is to be provided within a Basin that will provide volume retention and water quality management. Rate control is provided by the proposed reduction in the site impervious area. The outflow discharge rate from the site is further reduced by the attenuation of site runoff by the proposed on-site stormwater basin.

The existing and proposed 2, 10 and 100 year frequency discharges from the site are:

Frequency	Existing Discharge to the Wetland c.f.s.	Proposed Discharge to the Wetland c.f.s.
2 year	5.7	1.1
10 year	9.3	6.7
100 year	17.0	9.7

Frequency	Existing Discharge to the Street c.f.s.	Proposed Discharge to the Street c.f.s.
2 year	<1.0	<1.0
10 year	1.5	1.1
100 year	2.8	2.6

There are two discharge points from the site. Rule 4.3.1b is met.

An infiltration volume of 4,999 cubic feet is required from the 51,258 square feet of new impervious area. The soil borings show the underlying soil at a depth greater than 5 feet in the area of the proposed Basin as poorly graded sand with silt (SP-SM). This soil type has an infiltration rate of 0.45 inches/hour using the Minnesota Storm Water Manual. A Basin volume of 5,913 cubic feet is proposed to be provide (4,999 cubic feet required) with an area of 2,777 square feet. At an inundation depth of 1.5 feet (a maximum 1.8 feet based on the 0.45 inches/hour infiltration rate is allowed) to comply with the Basin to be drawdown in 48 hours (4.3.1a (ii)) an area of 4,589 square feet is to be provided (2,777 square feet required). Rule 4.3.1a is met.

The District's water quality criterion requires a 60% annual removal efficiency for phosphorus and 90% annual removal efficiency for total suspended solids. The results of the P8 model provided show that the Basin will provide an annual removal efficiency of 90.9% for total suspended solids (719 lbs.) and an annual removal efficiency of 86.4% for total phosphorus (2.3 lbs.). Rule 4.3.1c is met.

The plans show that the elevation of the buildings underground garage, low floor and low opening elevations, is shown to be 922 M.S.L. The calculated 100-year flood elevation of the

proposed rainwater garden/infiltration basin is 918.4 M.S.L. Rule 4.3.3c, Low floor elevation, states the low floor elevation of a building must be at least two feet above the 100-year high water elevation or one foot above the emergency overflow of a constructed facility. In addition, all new and reconstructed buildings must be constructed such that no opening where surface flow can enter the structure is less than two feet above the 100-year high water elevation of an adjacent facility or waterbody. 3.6 feet of separation will be provided between the 100-year flood elevation of the Basin and both the low floor elevation and low opening elevation of the proposed structure. The finished floor elevation of the building is shown to be 932.7 M.S.L.

In accordance with Rule 4.3.1a (i), a sump manhole with a SAFL baffle within the proposed storm water system will provide the required pre-treatment of runoff prior to reaching the Basin.

Rule 4.5.4d (i), requires a minimum separation of 3 feet between the bottom of an infiltration facility, practice or system. From the NTI geotechnical report, groundwater was encountered at a depth of approximately 13 feet, elevation 909 +/- M.S.L. The bottom of the Basin is shown to be 916 M.S.L. providing a separation of 7 feet complying with Rule 4.5.4d (i).

In accordance with Rule 4.3.4, a post-project chloride management plan must be provided that will, 1) designate an individual authorized to implement the chloride-use plan and 2) designate a MPCA certified salt applicator engaged in the implementation of the chloride-use plan for the site.

5.0 Erosion and Sediment Control

The submitted erosion and sediment control plan includes silt fence at the limits of construction, inlet control, and a gravel construction entrance. The project contact is Dave Poggi, Civil Methods, Inc.

11.0 Fees

Fees for the project are:

Rules 2.0-6.0	\$1,500
---------------	---------

12.0 Financial Assurances

Financial Assurances for the project are:

Rule 4.0 Volume Retention: 2,777 sq. ft. x \$12/sq. ft. = \$33,324	\$33,324
--	----------

Chloride Management:	\$5000
----------------------	--------

Rule 5: Silt fence: 1,325 L.F. x \$2.50/L.F. = \$3,313	
--	--

Inlet Control: 10 x \$100/each = \$1,000	
--	--

Site restoration: 2.2 acres x \$2500/acre = \$5,500	\$9,813
---	---------

Contingency and Administration	\$18,563
--------------------------------	----------

Findings

The proposed project includes the information necessary, plan sheets and erosion control plan, for review.

1. Rules 2, 3, 4 and 5 are met.

Recommendation

Approval, contingent upon:

1. General Conditions
2. Submittal of written documentation stating that Michael Roebuck, Ron Clark Construction & Design, is the property owner or an authorized representative of the property owner for obtaining the permit submitted for the Shady Oak Crossings project and compliance with the requirements of the Nine Mile Creek Watershed District (District Rule 1.2).
3. Financial Assurance in the amount of \$66,700 - \$61,700 for stormwater management, erosion control and site restoration and \$5,000 for compliance with the chloride management requirements.
4. Submission of documentation that a drainage easement over the stormwater management facility has been submitted to Minnetonka (4.5.4i), if such easement is required by the city, and a receipt showing recordation of a maintenance declaration for the on-site storm water management facility and wetland buffer area. A draft of the declaration must be approved by the District prior to recordation.

By accepting the permit, when issued, the applicant agrees to the following stipulations:

1. Per Rule 4.5.6, an as-built drawing of the storm water facilities conforming to the design specifications, including a stage volume relationship in tabular form for the basin, as approved by the District must be submitted.
2. Buffer markers, in accordance with the requirements of District Rule 3.4.5, must be installed.
3. Submission of a plan for post-project management of Chloride use on the site. The plan must include 1) the designation of an individual authorized to implement the chloride use plan and 2) the designation of a Minnesota Pollution Control Agency certified salt applicator engaged in the implementation of the chloride-use plan for the site. The release of the \$5,000 of the financial assurance required for the chloride-management plan requires that chloride-management plan has been provided and approved by the District's Administrator.
4. For the release of the \$61,700 financial assurance required in Recommendation #2, Rule 12.4.1b requires demonstration and confirmation that the storm water management facilities have been constructed or installed and are functioning as designed and permitted. Verification, through daily observation logs and photographs, must be provided showing the storm water facilities used for volume retention have drawn down within 48 hours from the completion of two 1-inch (approximate) separate rainfall events.

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

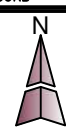
THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
 TWIN CITY AREA: 651-454-0002
 TOLL FREE 1-800-252-1166

LEGEND

○ SET 3/4"ODx14" IRON PIPE WITH PLASTIC CAP 43055 OR MAG NAIL W/WASHER	⊠ ELECTRIC TRANSFORMER	→ STORM SEWER
● PROPERTY MARKER FOUND BY HENNEPIN COUNTY SURVEYOR	⊡ TRAFFIC SIGN	→ SANITARY SEWER
● FOUND MONUMENT	⊙ BOLLARD/POST	→ WATERMAIN
⊙ SANITARY SEWER MANHOLE	⊙ UTILITY POLE	→ UNDERGROUND GAS LINE
⊙ STORM SEWER MANHOLE	⊙ LIGHT POLE	→ UNDERGROUND COMMUNICATION LINE
⊙ STORM SEWER INLET	⊙ CONIFEROUS TREE	→ OVERHEAD UTILITY LINE
⊙ STORM SEWER INLET	⊙ DECIDUOUS TREE	→ TREE LINE
⊙ TELEPHONE MANHOLE	⊙ WATER VALVE	▭ BUILDING
⊙ GAS METER	⊙ HYDRANT	▭ CONCRETE SURFACE
⊙ COMMUNICATIONS PEDESTAL		▭ ASPHALT SURFACE
⊙ ELECTRIC MANHOLE		--- EASEMENT LINE
		--- STRUCTURE SETBACK LINE
		▨ CONCRETE SIDEWALK (PROPOSED)
		▨ B 612 CONCRETE CURB AND GUTTER (PROPOSED)
		--- BACK OF CURB

NO.	DATE	DESCRIPTION



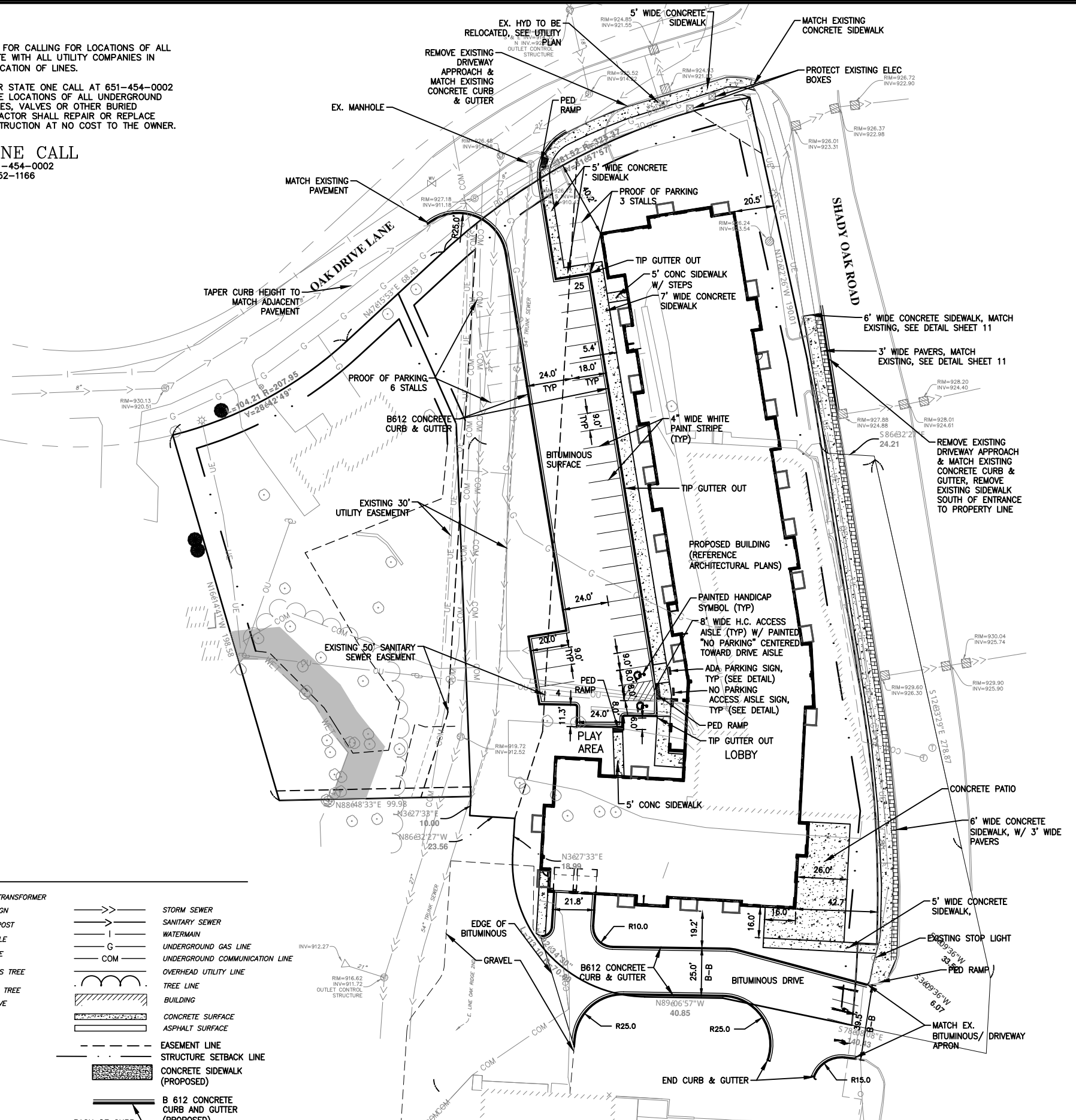
CAMPION ENGINEERING SERVICES, INC.

• Civil Engineering • Land Planning
 1800 Pioneer Creek Center,
 P.O. Box 249
 Maple Plain, MN 55359
 Phone: 763-479-5172
 Fax: 763-479-4242
 E-Mail: mcampion@campioneng.com

I hereby certify that this plan, specification or report has been prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.
 Martin P. Campion - Lic. # 19901 Date: 04/28/2020

SHADY OAK CROSSING
RON CLARK CONSTRUCTION
 MINNETONKA, MN

SITE PLAN	PROJECT NO: 17-011
SHEET NO. 3 OF 10 SHEETS	DATE: 04/28/2020



NOTES:

- BOUNDARY AND EXISTING CONDITION INFORMATION PER SURVEY PREPARED BY WENCK AND CITY RECORD PLANS.
- ALL EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, CONCRETE APRONS AND STOOPS.
- ALL PARKING LOT STRIPING SHALL BE 4" WIDE LINES, STRIPED USING HIGH VISIBILITY TRAFFIC AND HIGHWAY APPROVED WHITE PAINT. PROVIDE APPROPRIATE STRIPING AND PAVEMENT MARKINGS FOR ALL HANDICAP PARKING AND ACCESS AISLES.
- GUTTER SHALL BE CONSTRUCTED TO TIP OUT ALONG THE FRONT OF ALL BUILDINGS.
- DIMENSIONS TAKE PRECEDENCE OVER SCALE. ALL DIMENSIONS ARE TO BACK OF CURB, EDGE OF SIDEWALK OR EXTERIOR BUILDING UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE INDICATED ON THE PLAN, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINTS, AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND CONCRETE DRIVES. CONTROL JOINT MAXIMUM SPACING: WALKS - 8' O.C., ALL OTHERS - 10' O.C. SAW CUT CONTROL JOINTS MINIMUM ONE-QUARTER CONCRETE THICKNESS. EXPANSION JOINT MAXIMUM SPACING: WALKS - 24' O.C., ALL OTHERS - 40' O.C. DOWEL ALL EXPANSION JOINTS - MAXIMUM 24" O.C.
- WHEN DOING ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, THE CONTRACTOR SHALL COORDINATE THE REMOVAL LIMITS WITH THE CITY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL PEDESTRIAN RAMPS MEET ADA AND MNDOT GUIDELINES FOR ACCESSIBILITY.
- CONTRACTOR SHALL VERIFY CONDUIT REQUIREMENTS FOR POWER AND IRRIGATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE FIRE MARSHAL THE LOCATION OF FIRE LANE SIGNAGE AND CURB MARKINGS (IF NEEDED).
- CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING STRUCTURES THAT INTERFERE WITH NEW WORK AS SHOWN.
- ALL LANDSCAPE AREAS ARE TO BE IRRIGATED.
- ALL NEW UTILITIES SHALL BE UNDERGROUND. COORDINATE LOCATIONS WITH UTILITY PROVIDERS.
- SIDEWALKS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2%. ANY SIDEWALK EXCEEDING 2% CROSS SLOPE MUST BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.

GENERAL NOTES:

- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT ALL PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION SHALL BEGIN UNTIL THE CONTRACTOR HAS REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY THE PERMITTING AUTHORITIES.
- WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY. THE SOILS REPORT AND RECOMMENDATION SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND PLANS.

PROPOSED PARKING STALLS:
 STANDARD & H.C. (2) ABOVE GROUND = 29
 STANDARD & H.C.(2) UNDER GROUND = 78
 TOTAL = 107

STRUCTURE SETBACKS:
 10' FROM RIGHT OF WAY AND SOUTH PROPERTY LINE

ADA REQUIREMENTS:
 CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL PEDESTRIAN RAMPS MEET ADA AND MNDOT GUIDELINES FOR ACCESSIBILITY

PARKING LOT STRIPING REQUIREMENTS:
 ALL PARKING LOT STRIPING SHALL BE 4" WIDE WHITE TRAFFIC AND HIGHWAY APPROVED MARKING PAINT AS APPROVED BY OWNER. H.C. PARKING AND ACCESS AISLES SHALL BE STRIPED AS INDICATED IN BLUE PAINT AND EACH H.C. STALL SHALL INCLUDE INTERNATIONAL SYMBOL OF ACCESSIBILITY CENTERED ON EACH STALL AS INDICATED ON PLANS.

