

Barr Engineering Co.

MEMORANDUM

To: Board of Managers: Nine Mile Creek Watershed District
From: Barr Engineering Company
Subject: Permit #2019-81: Edina Self Storage; 7725 Washington Ave.: Edina
Date: September 10, 2019

Ebert Construction, property owner, has submitted a permit application received July 10, 2019 for the construction of an addition to the existing building at 7725 Washington Avenue in Edina. The permit submittal has requested the site be considered a restricted site as defined by District Rule 4.3.2. The project agent has indicated that on-site volume retention by infiltration cannot be provided because of “seasonally saturated soil conditions” identified within four hand-borings taken to a depth of 4 feet. The Minnesota Pollution Control Agency will not permit infiltration through seasonally saturated soils. District Rule 4.5.4d (i) states if infiltration is proposed no evidence of groundwater or redoximorphic soil conditions within 3 feet of the bottom of an infiltration facility is allowed. Additional soils information dated June 5, 2019 prepared by NTI (5 borings to a depth of 15+/- feet) shows groundwater encountered ranged from elevation 832 M.S.L. (13 ½ feet deep) to 842.5 M.S.L. (6 ½ feet deep) on the site. At this time, we are of the opinion there are likely locations on the site that may be suitable for providing volume retention through infiltration. Rule 4.3.2 states that the applicant must demonstrate that the District’s volume retention standard cannot practically be met through a combination of on-site best management practices and the relocation of the project elements to address varying soil conditions and other site constraints. We are continuing to work with the applicant on this issue. Additional borings are to be completed on Friday, September 13th for determining the suitability of the soils at other locations on the site.

A chronology of the submittal of information by the applicant (or agent) and our response is as follows:

- Permit submittal July 9, 2019.
- Barr’s review memorandum (e-mail) dated July 15, 2019 identifying 5 items that needed to be addressed or additional information required.
- Applicant’s response e-mail dated July 15, 2019. This response only reiterated the definition of seasonally saturated soils which was to partially address only one of the items in our July 15th e-mail.
- Barr’s response e-mail dated July 16, 2019.
- Wetland boundary approval – July 30, 2019.
- Applicant’s resubmittal of plans and storm water management calculation on August 18, 2019.

- Barr's response e-mail on August 19th to the applicant's August 18th resubmittal.
- Concurrence on August 26, 2019 with the MnRAM Assessment identifying the on-site wetland as a high value wetland.
- On-site meeting – September 9, 2019.

We are continuing to work with the applicant and project agent on the applicant's request for the site being considered Restricted as defined by the District rule. We are recommending that a 60 day extension be approved for our continued work on Permit #2019-81.