

Permit Application No.: **16-631**

Rules: **Erosion Control, Stormwater Management, Wetland Protection, and Variance**

Applicant: **Woodridge Church**  
Project: **Woodridge Church Building Addition**  
Location: **1500 County Road 24, Medina**

Received: **11/23/16**  
Complete: **12/29/16**  
Noticed: **1/13/17**

**Recommendation:**

Approval with conditions:

1. Submission of financial assurance for Stormwater Management (\$400) and Wetland Protection (\$5,000);
2. Submission of a draft declaration for maintenance of wetland buffers and stormwater facilities for MCWD approval, then recordation; and
3. Reimbursement of mailing and engineering fees

**Background:**

Woodridge Church has applied for a Minnehaha Creek Watershed District (MCWD or the District) permit for Erosion Control, Stormwater Management, and Wetland Protection for the construction of a building addition and walkway on their property located at 1500 County Road 24 in the City of Medina.

The project proposes a 0.22-acre increase of impervious surface over the 27.58-acre site. The parcel is part of a minor subwatershed that drains to Long Lake Creek.

This permit is before the Board of Managers for determination because the applicant is requesting a variance from Section 5.b of the Stormwater Management rule. Under Section 5.b, the applicant is required to manage stormwater from the area of new impervious surface. Due to site constraints, the applicant is unable to treat the stormwater off of the new impervious surface area. In lieu of treating the new impervious surface area, the applicant proposes to capture stormwater off of an existing, untreated portion of their parking lot that drains to the same wetland.

**Erosion Control:**

The District exercises regulatory authority for erosion control in the City of Medina. The Erosion Control rule is applicable for any project exceeding 5,000 square feet of land disturbance or 50 cubic yards of excavation. The proposed project involves approximately 0.86 acres of land disturbance, therefore the Erosion Control rule is triggered.

Erosion control best management practices including silt fence, inlet protection, street sweeping, and tree protection are provided where necessary to ensure erosion and sediment control. Concrete washout will be off-site. An NPDES permit is not needed because less than one acre of land disturbance is proposed.

Erosion control practices meet District requirements.

**Stormwater Management:**

The District exercises regulatory authority for Stormwater Management in the City of Medina. The Stormwater Management rule is applicable when there is new impervious surface or replacement of existing impervious surface. This project proposes a 0.22-acre increase of impervious surface, therefore the rule is triggered.

For sites undergoing redevelopment that are greater than one acre with less than 40% site disturbance and less than a 40% increase in impervious surface area, the volume control, rate control, and phosphorus control requirements apply to the new impervious surface area.

Size of Site (ac)	Site Drains To	Existing Impervious (ac)	Proposed Impervious (ac)
27.58 acres (0.86 ac. Disturbed)	Long Lake Creek	3.54	3.76

To meet the District's volume control rule, the applicant must provide 801 cubic-feet of abstraction. Due to site constraints including poor soil, existing infrastructure, and low grades, the new impervious surface area cannot be routed to a treatment system. Instead, the applicant proposes to direct the runoff from the new impervious surface

area into an existing storm sewer system that outlets into a wetland that borders the property on the west (west wetland); a filtration system sized to provide 1,693 cubic-feet of abstraction will be installed to capture runoff from an existing, untreated parking lot that would otherwise drain to the west wetland<sup>1</sup>.

To meet MCWD’s water-quality requirement, the applicant must reduce phosphorus loading in an amount equivalent to that which would be removed through abstraction of 1 inch of runoff. The applicant proposes to reduce phosphorus loading into the west wetland through abstraction of runoff from an existing parking lot. The applicant proposes to reduce phosphorus loading into the east wetland by decreasing the amount of impervious surface in the wetland’s drainage area- while the existing patio drains to the east wetland, runoff from the new building will be directed to the west wetland. Phosphorus calculations for the system proposed for the Woodridge Church addition were performed using the MIDS calculator:

Receiving Waterbody	Existing Total Phosphorus loading (lbs/yr)	Proposed Total Phosphorus loading (lbs/yr)
West Wetland	1.10	0.86
East Wetland	0.15	0.07

The proposed stormwater management system achieves MCWD standards for abstraction and water quality. But because the proposed system provides treatment for runoff from impervious surface other than the area of new impervious surface, a variance must be granted. Further information regarding the variance is provided below.

The rate control requirement mandates that there can be no-net increase in the peak runoff rate for the 1-, 10-, and 100-year storm events at the downgradient property boundary. Under existing conditions, the runoff from the majority of the site is directed to the west wetland except for a small area that is routed to the east wetland including a patio, a walkway, and the northeastern section of the parking lot. Under proposed conditions, the small patio will be replaced with the new building addition. The building addition and the northeastern section of the parking lot will be rerouted to the west wetland while the reconstructed walkway will be routed to the east wetland. There is a decrease from the existing to proposed rates to both the east and west wetland:

Drainage Area	1-yr Rates (cfs)		10-yr Rates (cfs)		100-yr Rates (cfs)	
	Exist.	Prop.	Exist.	Prop.	Exist.	Prop.
West Wetland	3.6	2.7	7.5	6.5	14.2	13.6
East Wetland	0.7	0.4	1.7	0.9	3.6	1.9
<b>Total to Long Lake Creek</b>	<b>4.3</b>	<b>3.1</b>	<b>9.2</b>	<b>7.4</b>	<b>17.8</b>	<b>15.5</b>

In accordance with Section 8.a, there are no new point sources discharged into the east or west wetland without pretreatment. Impacts to the west wetland were evaluated under Section 8.b, due to the increased drainage area and impervious surface directed to this wetland:

West Wetland (Man. Class 1)	1-yr Bounce (ft)			10-yr Bounce (ft)			100-yr Bounce (ft)		
	Exist.	Prop.	Permitted	Exist.	Prop.	Permitted	Exist.	Prop.	Permitted
	992.39	992.38	Existing+ 0.5 ft	992.75	992.76	Existing +0.5 ft	993.21	993.22	Existing +0.5 ft
West Wetland (Man. Class 1)	1-yr Inundation (duration, hours)			10-yr Inundation (duration, hours)			100-yr Inundation (duration, hours)		
	Exist.	Prop.	Permitted	Exist.	Prop.	Permitted	Exist.	Prop.	Permitted
	25.35	34.05	Existing + 1 day	29.20	37.05	Existing + 2 days	31.85	39.15	Existing +14 days

Impacts to the west wetland are in accordance with Section 8.b for Manage 1 wetlands. Impacts to the east wetland requiring analysis under Section 8.b., are not expected as the east wetland receives less runoff at lower rates than the existing condition. There is at least two vertical feet of separation between the proposed low

<sup>1</sup> Under the MCWD Volume Abstraction Credit Schedule, filtration is given 50 percent credit toward the abstraction requirement calculated for infiltration; the applicant is required to provide 1,602 cubic feet of abstraction via filtration.

opening of all structures and all 100-year high water elevations of the wetlands in accordance with subsection 3.e of the rule.

Stormwater management practices meet the District's requirements contingent on approval of the variance described below.

**Wetland Protection:**

The City of Medina is the local government unit charged with administering the Wetland Conservation Act (WCA) within the City of Medina. A WCA Notice of Decision was issued for the Wetland Boundary and Type on December 6<sup>th</sup>, 2016. Four wetlands were delineated on the parcel. This project does not propose any wetland impacts; therefore, further approvals under WCA are not required.

The District exercises regulatory authority for Wetland Protection in the City of Medina. The buffer requirements of the District's Wetland Protection rule are applicable for any project triggering the Stormwater Management rule. This project triggers the Stormwater Management rule, therefore the Wetland Protection rule is triggered.

Under Section 5.a of the Wetland Protection rule, buffers must be placed adjacent to all wetlands that will be impacted or are downgradient from activity. Therefore, Wetlands 1 (west wetland), 2, and 3 (east wetland) are subject to this rule. Wetland 4 is not subject to Sections 5.b- d, because it is not downgradient from any activity and is not disturbed by the proposed expansion.

Buffer width was determined as required under Section 5.b. The management class for Wetlands 1 (west), 2, and 3 (east) was Management Class 1, based on the District's Functional Assessment of Wetlands. Buffers will be provided around Wetlands 1 (west), 2, and 3 (east) in accordance with their management class and the buffer averaging allowed under Section 6.e.

Permanent buffer monuments are provided for in accordance with Section 5.d.

<b>Wetland</b>	<b>Management Class</b>	<b>Base Buffer Width</b>	<b>Provided Buffer Width</b>
West (1)	1	40'	20.8' -62.5+
2	1	40'	20.0' - 78.2'
East (3)	1	40'	22.0' -71.7'

Therefore, the proposed project complies with the buffer width requirement of Section 5 of the Wetland Protection rule.

A small amount of the buffer of the West Wetland (Wetland 1) will be disturbed in order to place a storm sewer pipe. Following the pipe's installation, the area is proposed to be revegetated in accordance with Section 7 of the Wetland Protection Rule. The buffers of other on-site wetlands are not proposed to be disturbed, therefore the requirements for revegetation of buffer areas do not apply.

The wetland protection plans meet the District's requirements.

**Variance:**

Strict, literal interpretation of MCWD rules require treatment of the *new* impervious surface area. Due to the site's unique topography and location of existing infrastructure, it is hydrologically and technically infeasible for the applicant to abstract runoff from the proposed new impervious surface area. These conditions are unique to the site and not created by the applicant. As described above, the applicant proposes to substitute treatment areas for an existing, untreated portion of parking lot which drains to the same receiving waterbody. The proposed plan results meets the volume, rate, and phosphorus control outcomes intended by the Stormwater Management rule.

**Summary:**

Woodridge Church is proposing a building addition and reconstructed walkway that will trigger the District's Erosion Control, Stormwater Management, and Wetland Protection rules. The project requires a variance to treat existing impervious surface area in lieu of the proposed new impervious surface area due to site constraints. Since this variance is needed for site specific reasons beyond the applicant's control and meets the performance standards intended by the Stormwater Management rule, staff recommends approval of the MCWD permit application and variance with the conditions provided above.

Attachments:

1. Permit Application
2. Site Location Map
3. Notice of Decision
4. Site Plan
5. Wetland Buffer Plan
6. Variance Request

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Rachel Workin

Date: 1/30/17

### WATER RESOURCE PERMIT APPLICATION FORM

Use this form to notify/apply to the Minnehaha Creek Watershed District (MCWD) of a proposed project or work which may fall within their jurisdiction. Fill out this form completely and submit with your site plan, maps, etc. to the MCWD at:  
15320 Minnetonka Blvd. Minnetonka, MN 55345.

Keep a copy for your records.

**YOU MUST OBTAIN ALL REQUIRED AUTHORIZATIONS BEFORE BEGINNING WORK.**

1. Name of each property owner: Woodridge Church  
Mailing Address: 1500 County Road 24 City: Medina State: MN Zip: 55356  
Email Address: paul.johnson@woodridgechurch.com Phone: 612-327-3888 Fax: \_\_\_\_\_

2. Property Owner Representative Information (not required) (licensed contractor, architect, engineer, etc...)  
Business Name: Loucks Representative Name: Trevor Gruys, PE  
Business Address: 7200 Hemlock Lane N, Suite 300 City: Maple Grove State: MN Zip: 55369  
Email Address: tgruys@loucksinc.com Phone: 763-496-6706 Fax: \_\_\_\_\_

3. Project Address: 1500 County Road 24 City: Medina  
State: MN Zip: 55356 Qtr Section(s): \_\_\_\_\_ Section(s): 23 Township(s): 118 Range(s): 23  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_ PID: 2311823230001

4. Size of project parcel (square feet or acres): 27.58 Acres  
Area of disturbance (square feet): 0.86 Acres Volume of excavation/fill (cubic yards): 2,500+/- CY  
Area of existing impervious surface: 3.538 Acres Area of proposed impervious surface: 3.712 Acres  
Length of shoreline affected (feet): N/A Waterbody (& bay if applicable): N/A

5. Type of permit being applied for (Check all that apply):  
 EROSION CONTROL  WATERBODY CROSSINGS/STRUCTURES  
 FLOODPLAIN ALTERATION  STORMWATER MANAGEMENT  
 WETLAND PROTECTION  APPROPRIATIONS  
 DREDGING  ILLICIT DISCHARGE  
 SHORELINE/STREAMBANK STABILIZATION

6. Project purpose (Check all that apply):  
 SINGLE FAMILY HOME  MULTI FAMILY RESIDENTIAL (apartments)  
 ROAD CONSTRUCTION  COMMERCIAL or INSTITUTIONAL  
 UTILITIES  SUBDIVISIONS (include number of lots)  
 DREDGING  LANDSCAPING (pools, berms, etc.)  
 SHORELINE/STREAMBANK STABILIZATION  OTHER (DESCRIBE): \_\_\_\_\_

7. NPDES/SDS General Stormwater Permit Number (if applicable): \_\_\_\_\_

8. Waterbody receiving runoff from site: Existing Wetlands

9. Project Timeline: Start Date: April 2017 Completion Date: December 2017

Permits have been applied for: City  County \_\_\_\_\_ MN Pollution Control Agency \_\_\_\_\_ DNR \_\_\_\_\_ COE \_\_\_\_\_  
Permits have been received: City \_\_\_\_\_ County \_\_\_\_\_ MN Pollution Control Agency \_\_\_\_\_ DNR \_\_\_\_\_ COE \_\_\_\_\_

By signing below, I hereby request a permit to authorize the activities described herein. I certify that I am familiar with MCWD Rules and that the proposed activity will be conducted in compliance with these Rules. I am familiar with the information contained in this application and, to the best of my knowledge and belief, all information is true, complete and accurate. I understand that proceeding with work before all required authorizations are obtained may be subject to federal, state and/or local administrative, civil and/or criminal penalties.

[Signature] So. Parks Woodridge 4/16/16  
Signature of Each Property Owner Date





# Minnesota Wetland Conservation Act

## Notice of Decision

<u>Local Government Unit (LGU)</u> <b>City of Medina</b>	<u>Address</u> <b>2052 County Road 24                  Medina, MN 55340</b>
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### 1. PROJECT INFORMATION

<u><b>Applicant Name</b></u> Woodridge Church (Eric Peterson, D.J. Kranz Co.) 1500 CR 24 Medina, MN 55356 epederson@djkrantz.com	<u><b>Project Name:</b></u> Woodridge Church	<u><b>Date of Application</b></u> 11/8/2016	<u><b>Application Number</b></u> WF-16-084 (3433-090)
<input checked="" type="checkbox"/> Attach site locator map.			

Type of Decision:

<input checked="" type="checkbox"/> Wetland Boundary or Type	<input type="checkbox"/> No-Loss	<input type="checkbox"/> Exemption	<input type="checkbox"/> Sequencing
<input type="checkbox"/> Replacement Plan	<input type="checkbox"/> Banking Plan		

Technical Evaluation Panel Findings and Recommendation (if any):

<input checked="" type="checkbox"/> Approve	<input type="checkbox"/> Approve with conditions	<input type="checkbox"/> Deny
Summary (or attach): The TEP reviewed the delineation on November 9, 2016 and agreed with the boundaries as delineated in the field.		

### 2. LOCAL GOVERNMENT UNIT DECISION

Date of Decision: <b>12/6/2016</b>
<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved with conditions (include below) <input type="checkbox"/> Denied

LGU Findings and Conclusions (attach additional sheets as necessary):

Erick Peterson applied on behalf of Woodridge Church for a boundary and type decision for wetlands located on an approximately 28-acre site located in Section 23, T118N, R23W in Medina, Hennepin County.

Kjolhaug Environmental Services (KES) completed a Level 2 delineation of the site on behalf of the applicant in 2008. This delineation was approved in 2009, but had expired. Kjolhaug Environmental Services revisited the site on October 19, 2016 and verified that the boundaries approved in 2009 were still accurate. Based on the review, four areas were identified to be wetland in 2008 and again in 2016, and are summarized below:

Wetland ID	Size of Delineated Area (ac)	Wetland Type(s)		Eggers & Reed Plant Community
		Circular 39	Cowardin Classification	
1	1.042	Type 3/4	PUBF <sub>x</sub> /PEMF/C	Shallow/Deep Marsh

2	6.986	Type 1/3/4	PEMAd/Cd/PUBFx	Fresh (wet) Meadow, Shallow/Deep Marsh complex
3	0.6036	Type 3/4	PUBFx/PEMF/C	Shallow/Deep Marsh
4	0.0382	Type 1	PEMA	Fresh (wet) Meadow

The TEP reviewed the boundaries in the field on November 9, 2016 and agreed with the delineation.

For Replacement Plans using credits from the State Wetland Bank:

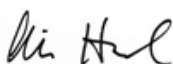
Bank Account #	Bank Service Area	County	Credits Approved for Withdrawal (sq. ft. or nearest .01 acre)

**Replacement Plan Approval Conditions.** In addition to any conditions specified by the LGU, the approval of a Wetland Replacement Plan is conditional upon the following:

- Financial Assurance:** For project-specific replacement that is not in-advance, a financial assurance specified by the LGU must be submitted to the LGU in accordance with MN Rule 8420.0522, Subp. 9 (List amount and type in LGU Findings).
- Deed Recording:** For project-specific replacement, evidence must be provided to the LGU that the BWSR “Declaration of Restrictions and Covenants” and “Consent to Replacement Wetland” forms have been filed with the county recorder’s office in which the replacement wetland is located.
- Credit Withdrawal:** For replacement consisting of wetland bank credits, confirmation that BWSR has withdrawn the credits from the state wetland bank as specified in the approved replacement plan.

**Wetlands may not be impacted until all applicable conditions have been met!**

LGU Authorized Signature:

Signing and mailing of this completed form to the appropriate recipients in accordance with 8420.0255, Subp. 5 provides notice that a decision was made by the LGU under the Wetland Conservation Act as specified above. If additional details on the decision exist, they have been provided to the landowner and are available from the LGU upon request.		
Name <b>Alison Harwood</b>	Title <b>Senior Environmental Scientist</b>	
Signature 	Date <b>12/6/2016</b>	Phone Number and E-mail <b>763-231-4847</b> <b>aharwood@wsbeng.com</b>

THIS DECISION ONLY APPLIES TO THE MINNESOTA WETLAND CONSERVATION ACT. Additional approvals or permits from local, state, and federal agencies may be required. Check with all appropriate authorities before commencing work in or near wetlands.

Applicants proceed at their own risk if work authorized by this decision is started before the time period for appeal (30 days) has expired. If this decision is reversed or revised under appeal, the applicant may be responsible for restoring or replacing all wetland impacts.

This decision is valid for three years from the date of decision unless a longer period is advised by the TEP and specified in this notice of decision.



### 3. APPEAL OF THIS DECISION

Pursuant to MN Rule 8420.0905, any appeal of this decision can only be commenced by mailing a petition for appeal, including applicable fee, within thirty (30) calendar days of the date of the mailing of this Notice to the following as indicated:

Check one:

<input checked="" type="checkbox"/> Appeal of an LGU staff decision. Send petition and <b>\$500</b> fee (if applicable) to: <b>City of Medina</b> <b>2052 County Road 24</b> <b>Medina, MN 55340</b>	<input type="checkbox"/> Appeal of LGU governing body decision. Send petition and \$500 filing fee to: Executive Director Minnesota Board of Water and Soil Resources 520 Lafayette Road North St. Paul, MN 55155
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### 4. LIST OF ADDRESSEES

<input checked="" type="checkbox"/> SWCD TEP member: <b>Tony Brough</b> <input checked="" type="checkbox"/> BWSR TEP member: <b>Ben Meyer</b> <input type="checkbox"/> LGU TEP member (if different than LGU Contact): <input checked="" type="checkbox"/> DNR TEP member: <b>Becky Horton, Kate Drewry</b> <input type="checkbox"/> DNR Regional Office (if different than DNR TEP member) <input checked="" type="checkbox"/> WD or WMO (if applicable): <b>Katherine Sylvia</b> , Minnehaha Creek Watershed District <input checked="" type="checkbox"/> Applicant (notice only) and Landowner (if different) <b>Eric Pederson, epederson@djkrantz.com</b> <input checked="" type="checkbox"/> Members of the public who requested notice (notice only): <b>Adam Cameron, Dusty Finke</b> <input checked="" type="checkbox"/> Corps of Engineers Project Manager (notice only) <b>Ryan Malterud</b> <input type="checkbox"/> BWSR Wetland Bank Coordinator (wetland bank plan applications only)
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### 5. MAILING INFORMATION

➤ For a list of BWSR TEP representatives: [www.bwsr.state.mn.us/aboutbwsr/workareas/WCA\\_areas.pdf](http://www.bwsr.state.mn.us/aboutbwsr/workareas/WCA_areas.pdf)

➤ For a list of DNR TEP representatives: [www.bwsr.state.mn.us/wetlands/wca/DNR\\_TEP\\_contacts.pdf](http://www.bwsr.state.mn.us/wetlands/wca/DNR_TEP_contacts.pdf)

➤ Department of Natural Resources Regional Offices:

<u>NW Region:</u> Reg. Env. Assess. Ecol. Div. Ecol. Resources 2115 Birchmont Beach Rd. NE Bemidji, MN 56601	<u>NE Region:</u> Reg. Env. Assess. Ecol. Div. Ecol. Resources 1201 E. Hwy. 2 Grand Rapids, MN 55744	<u>Central Region:</u> Reg. Env. Assess. Ecol. Div. Ecol. Resources 1200 Warner Road St. Paul, MN 55106	<u>Southern Region:</u> Reg. Env. Assess. Ecol. Div. Ecol. Resources 261 Hwy. 15 South New Ulm, MN 56073
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For a map of DNR Administrative Regions, see: [http://files.dnr.state.mn.us/aboutdnr/dnr\\_regions.pdf](http://files.dnr.state.mn.us/aboutdnr/dnr_regions.pdf)

➤ For a list of Corps of Project Managers: [www.mvp.usace.army.mil/regulatory/default.asp?pageid=687](http://www.mvp.usace.army.mil/regulatory/default.asp?pageid=687)  
 or send to:

US Army Corps of Engineers  
 St. Paul District, ATTN: OP-R  
 180 Fifth St. East, Suite 700  
 St. Paul, MN 55101-1678

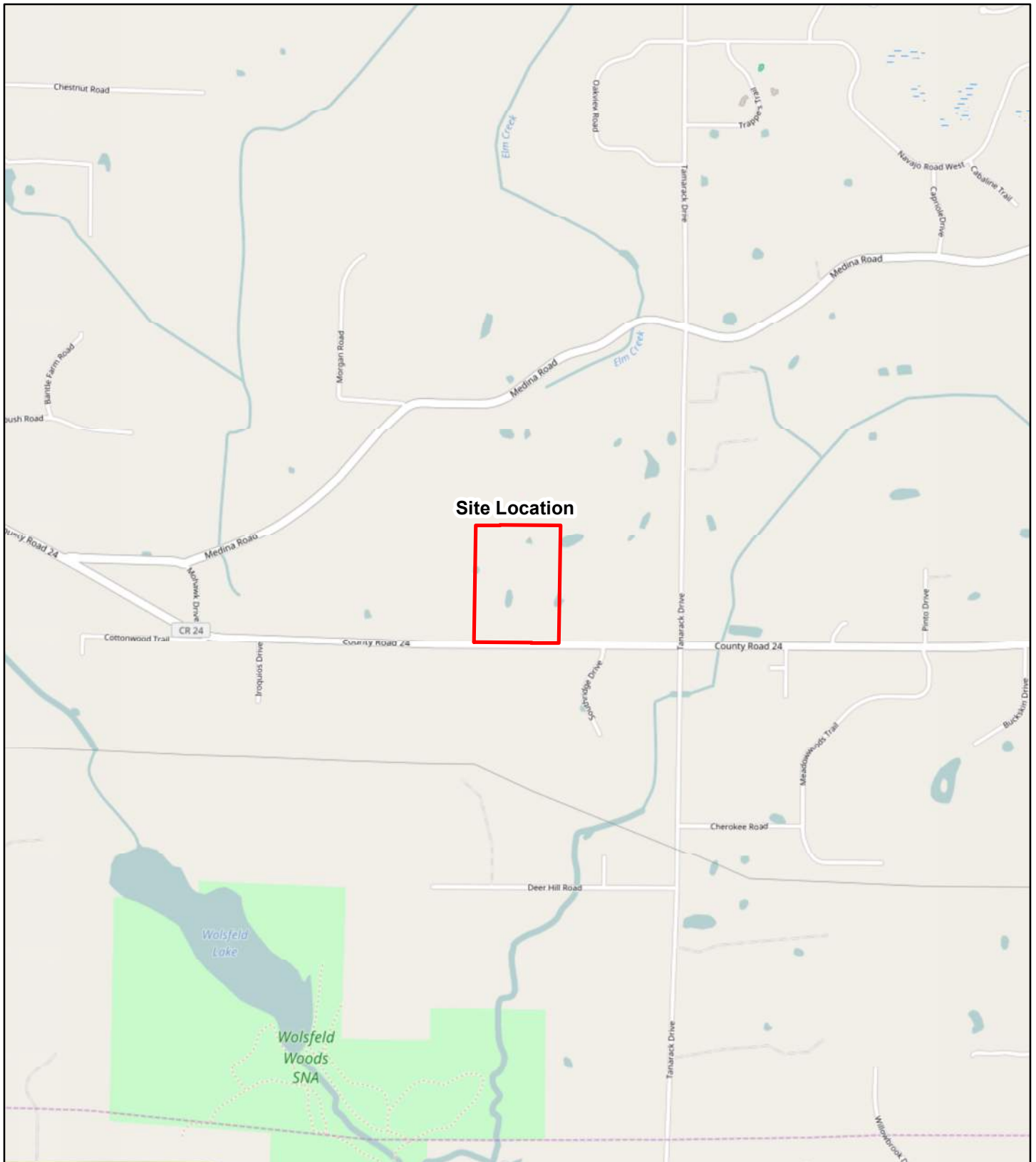
➤ For Wetland Bank Plan applications, also send a copy of the application to:

Minnesota Board of Water and Soil Resources  
 Wetland Bank Coordinator  
 520 Lafayette Road North  
 St. Paul, MN 55155

### 6. ATTACHMENTS

In addition to the site locator map, list any other attachments:

**Approved Wetland Delineation Figure**



**Figure 1 - Site Location**



N



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Feet

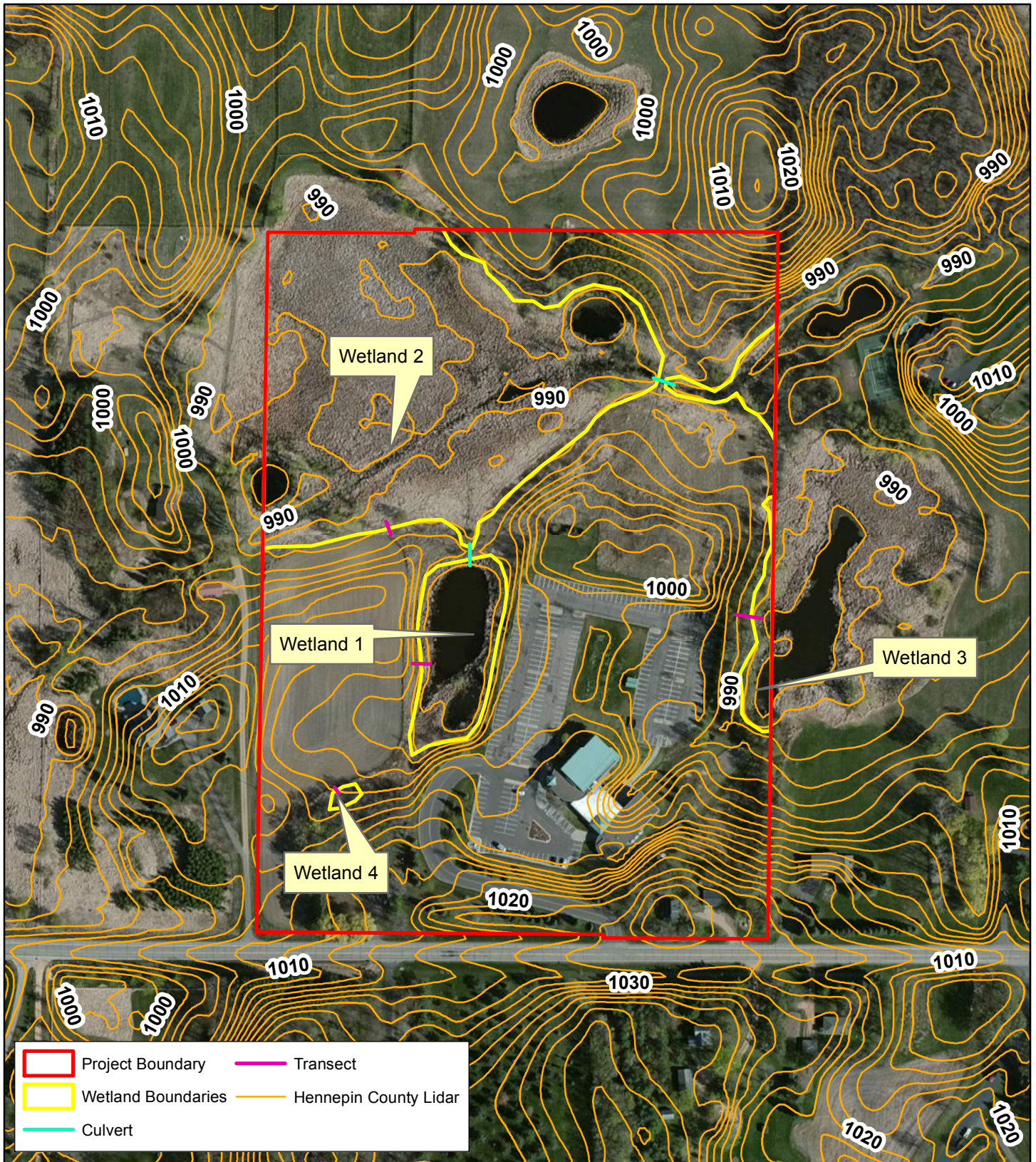
**KJOLHAUG** ENVIRONMENTAL SERVICES COMPANY

Source: ESRI Streets Basemap

**Woodridge Church Site (KES 2008-078)**  
**Medina, Minnesota**

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.





**Figure 2 - Existing Conditions**



**KJOLHAUG** ENVIRONMENTAL SERVICES COMPANY  
Source: MnGeo, ESRI Imagery Basemap

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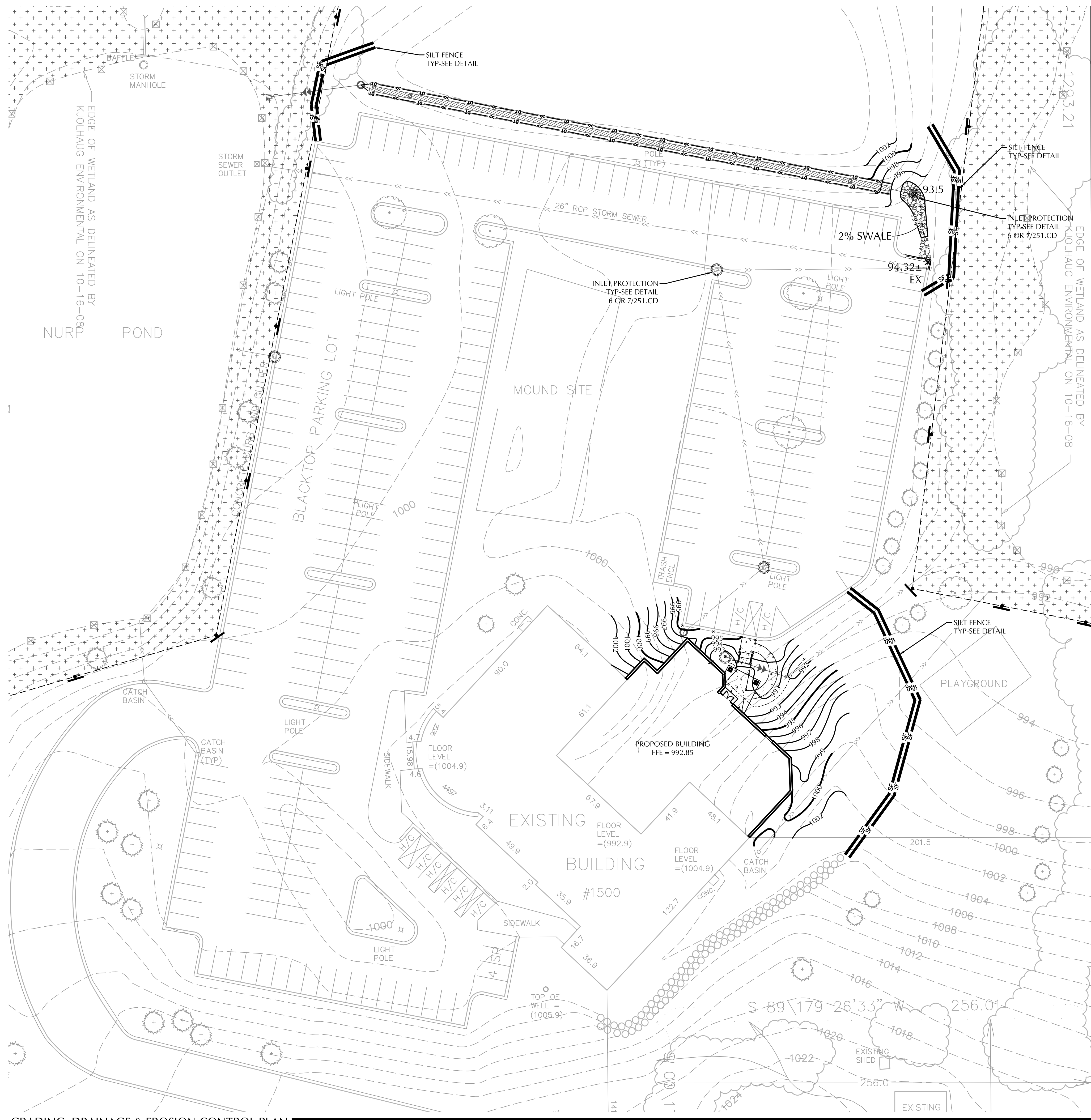
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**Woodridge Church Site (KES 2008-078)**  
**Medina, Minnesota**

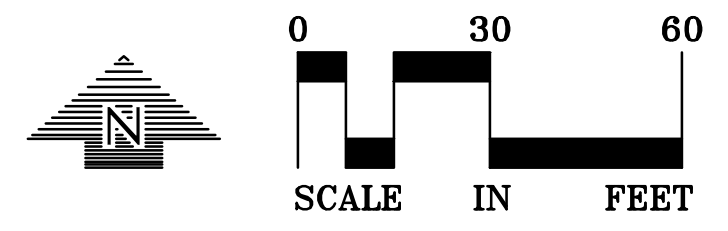
Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.





GRADING, DRAINAGE & EROSION CONTROL PLAN

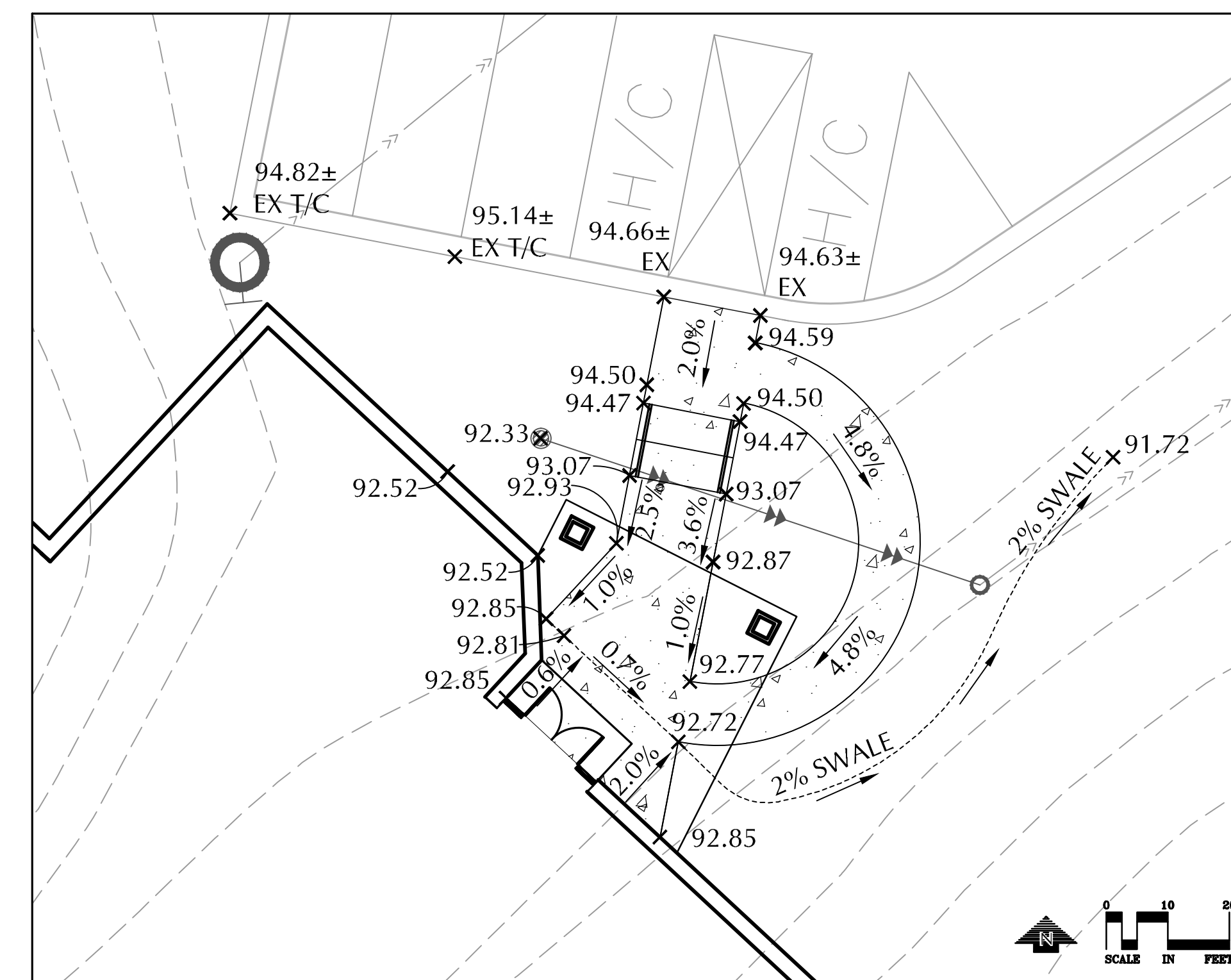
**SURVEY NOTE:**  
 BACKGROUND INFORMATION IS FROM A SURVEY BY GRONBERG & ASSOCIATES, INC. LOUCKS ASSOCIATES MAKES NO GUARANTEE TO THE ACCURACY OR COMPLETENESS OF THE EXISTING CONDITIONS INFORMATION SHOWN ON THESE PLANS. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND CONTACT THE ENGINEERS WITH ANY DISCREPANCIES.



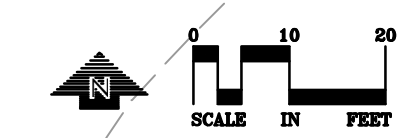
EXISTING	CIVIL LEGEND	PROPOSED
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	CULVERT	
	HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	LIGHT POLE	
	POWER POLE	
	SIGN	
	BENCHMARK	
	SOIL BORINGS	
	WATER MANHOLE	
	TELEPHONE MANHOLE	
	UTILITY MANHOLE	
	ELECTRIC MANHOLE	
	WATER SERVICE	
	SANITARY SERVICE	
	HANDICAP PARKING	
	DIRECTION OF FLOW	
	SPOT ELEVATION	
	CONTOURS	
	SANITARY SEWER	
	STORM SEWER	
	WATERMAIN	
	FORCE MAIN	
	DRANTILE	
	SILT FENCE	
	CURB & GUTTER	
	RETAINING WALL	
	TREELINE	
	EASEMENT LINE	
	SETBACK LINE	
	FENCE LINE	
	UNDERGROUND TELE	
	UNDERGROUND GAS	
	OVERHEAD UTILITY	
	UNDERGROUND FIBER OPTIC	
	UNDERGROUND ELECTRIC	
	UNDERGROUND CABLE TV	
	PROPERTY LINE	
	CONIFEROUS TREE	
	DECIDUOUS TREE	
	PARKING COUNTS	

**GRADING, DRAINAGE & EROSION CONTROL NOTES**

- SPOT ELEVATIONS REPRESENT FINISHED SURFACE GRADES, GUTTER/FLOW LINE, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.16 FEET. RIM ELEVATIONS SHOWN ON PLANS DO NOT REFLECT SUMPED ELEVATIONS.
- GRADING OF THE INFILTRATION AREAS SHALL BE ACCOMPLISHED USING LOW-IMPACT EARTH-MOVING EQUIPMENT TO PREVENT COMPACTION OF THE UNDERLYING SOILS. SMALL TRACKED DOZERS AND BOBCATS WITH RUNNER TRACKS ARE RECOMMENDED.
- ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 4 INCHES OF TOP SOIL AND SEED/MULCH OR SOD. THESE AREAS SHALL BE WATERED/MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION IS ESTABLISHED.
- FOR SITE RETAINING WALLS "TW" EQUALS SURFACE GRADE AT TOP FACE OF WALL (NOT TOP OF WALL), "CW" EQUALS SURFACE GRADE AT WALL GRADE TRANSITION, AND "BW" EQUALS SURFACE GRADE AT BOTTOM FACE OF WALL (NOT BOTTOM OF BURIED WALL COURSES).
- REFER TO THE REPORT OF GEOTECHNICAL EXPLORATION AND REVIEW (REPORT NO. B1609833), DATED 11/2/2016 AS PREPARED BY BRAUN INTERTEC FOR AN EXISTING SUBSURFACE SITE CONDITION ANALYSIS AND CONSTRUCTION RECOMMENDATIONS.
- STREETS MUST BE CLEANED AND SWEEPED WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS. A REGULAR SWEEPING SCHEDULE MUST BE ESTABLISHED.
- DUST MUST BE ADEQUATELY CONTROLLED.
- SEE UTILITY PLAN FOR STORM SEWER INFORMATION.
- SEE SITE PLAN FOR CURB AND BITUMINOUS TAPER LOCATIONS.



ENTRANCE DETAIL



CALL BEFORE YOU DIG  
**Gopher State One Call**  
 TWIN CITY AREA: 651-454-0002  
 TOLL FREE: 1-800-252-1166

**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.

Proposed NORTH ADDITION For:  
**WOODRIDGE CHURCH**  
 1500 County Rd 24  
 Medina, MN 55356

**LOUCKS**  
 7200 Hemlock Lane, Suite 300  
 Maple Grove, MN 55369  
 763.424.5505  
 www.loucksinc.com  
 LOUCKS PROJECT NO. 16522

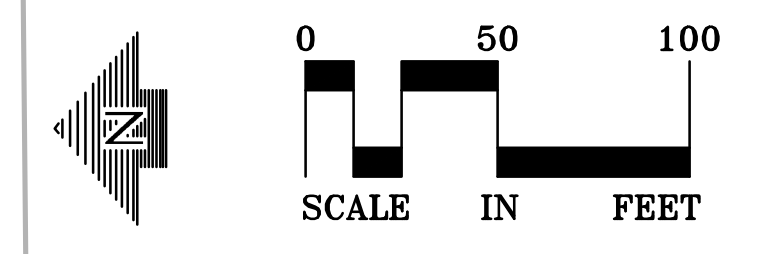
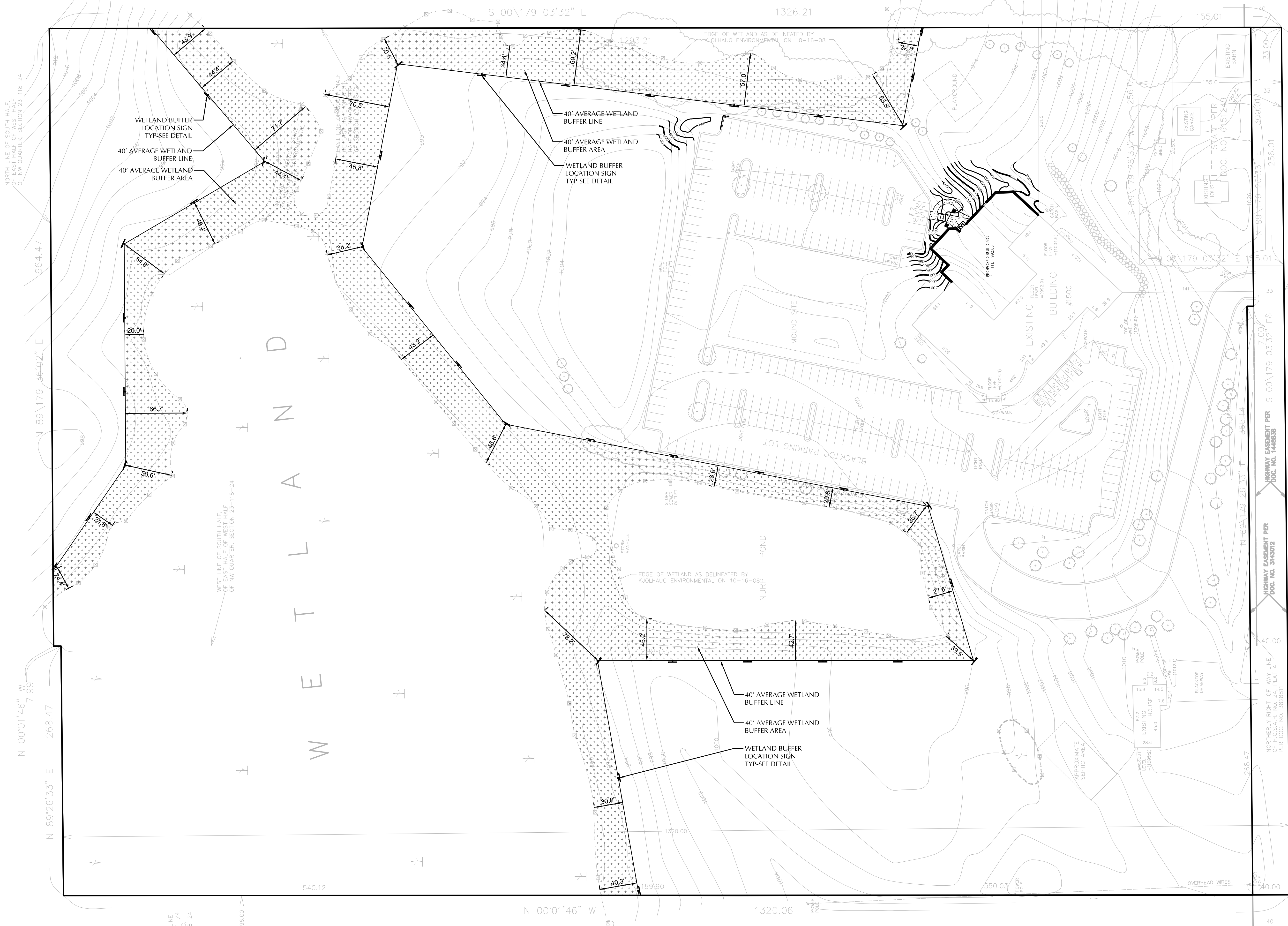
**Paul Meyer**  
**ARCHITECTS, INC**  
 15650 36TH AVENUE NORTH, SUITE 170  
 PLYMOUTH, MINNESOTA 55446  
 TEL: 763-557-9081 / FAX: 763-557-9233  
 PROJECT # 15202.03

**PRELIMINARY:  
 NOT FOR  
 CONSTRUCTION**

**ISSUE/REVISIONS**  
 I1-10-16 CITY SUBMITTAL  
 I1-23-16 MCWD SUBMITTAL  
 I2-10-16 MCWD RESUBMITTAL

GRADING &  
 EROSION  
 CONTROL PLAN  
**C3-1**





**SURVEY NOTE:**  
 BACKGROUND INFORMATION IS FROM A SURVEY BY GRONBERG & ASSOCIATES, INC. LOUCKS ASSOCIATES MAKES NO GUARANTEE TO THE ACCURACY OR COMPLETENESS OF THE EXISTING CONDITIONS INFORMATION SHOWN ON THESE PLANS. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND CONTACT THE ENGINEERS WITH ANY DISCREPANCIES.

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**PRELIMINARY:  
 NOT FOR  
 CONSTRUCTION**

**ISSUE/REVISIONS**  
 11-10-16 CITY SUBMITTAL  
 11-23-16 MCWD SUBMITTAL  
 12-10-16 MCWD RESUBMITTAL

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WETLAND BUFFER DATA	
WETLAND MANAGEMENT CLASS	= MANAGE 1
BASE BUFFER WIDTH	= 40 FEET
MINIMUM APPLIED BUFFER WIDTH	= 40 FEET
40' WETLAND BUFFER AREA	= 138,789 SF
40' AVERAGE WETLAND BUFFER AREA	= 138,791 SF
MINIMUM AVERAGE WETLAND BUFFER WIDTH	= 20 FEET
MAXIMUM AVERAGE WETLAND BUFFER WIDTH	= 80 FEET

PROPOSED  
 WETLAND BUFFER  
 PLAN  
**C2-2**



**Request for Variance  
And  
Statement of Hardship**

The Board of Managers may hear requests for variances from the literal provisions of these rules in instances where their strict enforcement would cause undue hardship because of circumstances unique to the property under consideration. The Board of Managers may grant variances where it is demonstrated that such action will be keeping with the spirit and intent of these rules. An applicant granted a variance from full compliance with a requirement of the rules would be required to meet the requirement to the degree feasible short of full compliance.

In order to grant a variance, the Board of Managers shall determine that:

- the special conditions which apply to the structure or land in question do not apply generally to other land or structures in the District
- the granting of such variance will not merely serve as a convenience to the applicant,
- the variance will not impair or be contrary to the intent of these rules.

A hardship cannot be created by the landowner, the landowner's agent or representative, or a contractor, and must be unique to the property. Economic hardship are not grounds for issuing a variance.

A variance shall become void one year after it is granted if not used.

A violation of any condition set forth in a variance shall be a violation of the District rules and shall automatically terminate the variance.

**Date 12/28/2016**

**Permit # 16-631**

**Applicant Woodridge Church**

**Address 1500 County Road 24**

**Telephone number 612-327-3888**

**Property ID number 2311823230001**

**MCWD Rule (circle applicable rule(s)): A B C D E F G J K M N Stormwater Management**

**Description of project:**

The project will consist of constructing an addition onto the northeast side of the existing Woodridge Church facility. As part of the addition, a new sidewalk will be provided from the existing parking lot to the proposed entrance. Stormwater management will be provided north of the existing parking lot as an underground filtration system. Some associated storm sewer work will be conducted as part of the addition.



**Requirements of rule(s)**

As part of the Stormwater Management Rule Section 3(c)(1), the stormwater management plan must provide for the abstraction of the first one inch of rainfall from the site's impervious surface.

**Requested Variance**

The rule stated above is in reference to the new/redeveloped impervious surface associated with the proposed project. Our team is requesting that in lieu of treating the new/redeveloped impervious surface associated with the church addition, we would treat a larger portion of impervious surface from the existing parking lot which is currently untreated.

**Statement of Hardship (include any mitigating circumstances).**

The existing and proposed finished floor elevations of the church and church addition are at 992.85. The two wetlands on-site where the stormwater currently discharges are at an elevation of approximately 990.0 which is only 2.85 feet below the finished floor. Due to the existing clay soils on-site, filtration was selected to provide stormwater treatment, however this requires a 2 foot minimum section below the treatment device for sand and draitile. Adding this section alone leaves only 0.85 feet from the FFE to the outlet without taking into account the needed depth to provide rate control and required slopes to drain stormwater from the church addition to the discharge point. Based on this, we feel it is infeasible to route drainage from the new/redeveloped impervious surfaces, treat it and outlet it into either existing wetland.

We are proposing to instead capture a portion of the existing parking lot which is currently untreated and route that area to our proposed underground filtration system. The area captured and treated will be a larger area of impervious surface compared to what is (cont..)

**How do you propose to meet the requirements of the applicable MCWD rules?**

(cont...) new/redeveloped. We also feel that treating the existing parking lot in lieu of what would be predominately roof drainage will be provide more benefits.

Woodridge Creek  
Applicant name: ROD Julea Date: 12/29/16  
Applicant signature: [Signature]

**Staff Recommendation** (For staff use only) Approve

