COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: September 24, 2012
AGENDA NUMBER: 6
FILE NUMBER: 12 - 083
ITEM: Metro Transit Parking Expansion

RECOMMENDATION: Approve with 4 Stipulations

APPLICANT: Sathre-Bergquist

PURPOSE: Parking lot expansion and infiltration basin construction

LOCATION: 8170 hickory street NE Fridley, MN
APPLICABILITY:
1. Any work in or adjacent to wetlands, lakes or water courses.

EXHIBITS:
1. Construction Plans (4 sheets) by RLK Incorporated dated 5-9-11, received 9-12-12.
2. Stormwater Management Report by RLK Incorporated dated 5-10-11, received 9-12-12.
3. Stormwater Runoff Calculations (Including HydroCAD Report, Infiltration sizing and NURP pond design) by Sathre-Bergquist, Inc. dated 9-12-12, received 9-12-12.
4. Infiltration Feasibility Memo by Sathre-Bergquist, Inc. dated 9-13-12, received 9-12-12.
5. Grading and Erosion Control Plan by Sathre-Bergquist, Inc. dated 9-7-12, received 9-12-12.

HISTORY & CONSIDERATIONS: This project has not been reviewed by the Board.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to Stoneybrook Creek. The trend in land use for this drainage area is toward commercial & 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. The total floodplain impact is zero acre-feet, within the flood/fringeway. Compensatory storage is not needed.

Groundwater: Surficial ground water is present at approximately 856 feet. The site does not include groundwater sensitive areas. Information is not required to substantiate low floor elevations, no structures are proposed.

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 crossings. A drainage and utility easement is 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 two weeks of rough grading. Adjacent
properties are protected from sediment deposition. All wetlands, waterbodies, ponds, 
infiltration basins and water conveyance systems are not protected from erosion and 
sedimentation. Project site is not greater 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 down 
stream from the proposed site. The rate of post development runoff from the site does not 
exceed predevelopment rates, or rates which would interfere 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 will not detrimentally affect the existing water 
quality of the receiving water. The proposal will not cause extreme fluctuations of water 
levels or temperature changes.

**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.

**Wetlands:** Wetlands do not exist on-site according to the NWI. Wetlands do exist on site 
according to the Soils Survey. There are not jurisdictional wetlands on site. This project 
proposes no wetland impacts.

**Escrows:** Escrows have not been paid. 
**Performance Escrow:** $1500 + ($200 * 2 Acre) = $1900.00.

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<th>ISSUES/CONCERNS</th>
<th>Needs</th>
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<td><strong>Escrows:</strong> Escrows have not been paid.</td>
<td><strong>Performance Escrow:</strong> $1500 + ($200 * 2 Acre) = $1900.00.</td>
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<td><strong>Soils &amp; Erosion Control:</strong> Infiltration basins are not protected from erosion and sedimentation during construction. After initial grading, the District requires that stormwater basins be completely surrounded by erosion control measures above the NWL to prevent sedimentation.</td>
<td>After Grading basins should be completely surrounded by erosion control measures above the NWL to prevent sedimentation</td>
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<td><strong>Stormwater &amp; Hydraulics:</strong> The applicant has provided an infiltration basin to meet</td>
<td>Applicant shall ensure that the berm separating the infiltration area from the</td>
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the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation. To ensure water flows in to the proposed infiltration basin prior to discharging by providing as-builts of the berm separating it from the main basin.

A post construction test on the infiltration basin will be required to verify the assumed infiltration rates are obtained. The applicant must acknowledge that they will conduct a post construction test on the infiltration basin by filling the basin to a minimum depth of 6 inches with water and monitor the time necessary to drain. The Coon Creek Watershed District shall be notified prior to the test to witness the results.

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CONCLUSIONS: The project does meet District standards. Escrows, Soil & Erosion Control and Stormwater & Hydraulics issues need to be submitted prior to issuance of a permit.

RECOMMENDATION: Approve with 4 Stipulations

Stipulations:
1. Receipt of escrows.
2. After initial grading completely surrounded the proposed infiltration basin with erosion control measures to prevent the basin from clogging.
3. Applicant shall ensure that the berm separating the infiltration area from the main pond is sufficiently built to allow water into the infiltration area by providing as-builts.
4. The applicant must acknowledge that they will conduct a post construction test on the infiltration basin by filling the basin to a minimum depth of 6 inches with water and monitor the time necessary to drain. The Coon Creek Watershed District shall be notified prior to the test to witness the results.