COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: April 14, 2014
AGENDA NUMBER: 17
FILE NUMBER: 14-033
ITEM: Metropolitan Transportation Network Parking Lot Expansion

RECOMMENDATION: Table with 3 Stipulations

APPLICANT: Gene Emanuel
General Manager
8260 Hickory St NE
Fridley MN 55432

PURPOSE: Expand existing parking lot for a school bus service

LOCATION: 8260 Hickory St NE, Fridley MN 55432
APPLICABILITY:
1. Work within 1 mile of an Impaired Water
2. One or more cumulative acres of land disturbance.
3. High infiltration soils.
4. Excavation or filling or a combination of excavation and filling of sand or other excavation or fill material including the laying, repairing, replacing or enlarging of a culvert or an underground pipe or facility where it crosses a public ditch or waters of the state.
5. Endangered, Threatened or Special concern species, elements of communities.

EXHIBITS:
1. Infiltration Feasibility Memo by Nate Herman, Sathre-Bergquist, Inc., Dated March 12, 2014, Received March 14, 2014
2. Stormwater Runoff Calculations by Nate Herman, Sathre-Bergquist, Inc., Dated March 12, 2014, Received March 14, 2014

HISTORY & CONSIDERATIONS:
The Metropolitan Transportation Network had received a permit to expand its parking lot from the Coon Creek Watershed District on September 24, 2012 however, the parking lot expansion was not completed and escrows were returned due to an issue with a high pressure gas main. The issue has been resolved and the applicant is again requesting approval for the parking lot expansion.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to Stonybrook.

Floodplain: There is no floodplain on the property according to FEMA.

Groundwater: Information has not been provided to substantiate low floor elevations but is not needed due to at-grade parking lot construction.

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 include a ditch maintenance easement or utility line crossings. A drainage and utility easement is provided for the storm Triton infiltration system shown on the drainage plan.
**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 downstream from the proposed site. The rate of post development runoff from the site does not exceed predevelopment rates, or rates which would interfere with sensitive downstream land uses.

**Water Quality:** Project does not include new impervious drainage areas greater than 1 acre. 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. The Storm Triton infiltration system shown on the drainage plan will meet state standards.

**Wetlands:** Wetlands do not exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey.

**Wildlife:** The proposed project includes the Dry Sand – Gravel Prairie (Southern). Staff contacted the DNR and no recommendations were given since the area has already been cleared and the plant community is more likely along the railroad easement or in Springbrook Nature Center to the north of the site.

**Performance escrow:** $3,000.00

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<th>ISSUES/CONCERNS:</th>
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<td><strong>Groundwater:</strong> The adjacent pond has a normal water elevation of 856.1 and the proposed bottom of the Triton system is 857.00. There should be a 3’ separation between the bottom of the Triton system and ground water.</td>
<td>1. Provide information showing the ground water level is a minimum of 3’ below the base of the Triton system.</td>
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<td><strong>Soils &amp; Erosion Control:</strong> The existing stormwater pond is not protected from erosion and sedimentation during construction. Silt fence should be installed between the NWL and construction activity.</td>
<td>2. Install silt fence at the pond normal water level and adjacent construction.</td>
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Escrows:
$1,500 + (2 \text{ acres} \times \$500/\text{acre}) = \$3,000.00

3. Receipt of escrows

**RECOMMENDATION:** Table with 3 Stipulations

**Stipulations:**
1. Receipt of escrows.
2. Provide information showing the ground water level is a minimum of 3’ below the base of the Triton system.
3. Install silt fence at the pond normal water level and adjacent construction.