COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: July 25, 2016
AGENDA NUMBER: 8
FILE NUMBER: 16-056
ITEM: MMI Parking

RECOMMENDATION: Approve with 2 Stipulations

APPLICANT: Mobile Maintenance, Inc.
505 Fairmont St. NE
Fridley, MN 55432

PURPOSE: Construction of a new parking lot

LOCATION: 513 Fairmont St. NE, Fridley, Minnesota
APPLICABILITY:
1) Development of land not authorized by the municipal drainage plan (1.04)
2) Any land alteration within 1 mile of an impaired water

EXHIBITS:
1) Construction plans by N.C. Hoium; dated N/A; received April 13, 2016
2) Stormwater Calculations by N.C. Hoium; dated N/A; received April 13, 2016
3) Site Plan by Carlson McCain; dated 7/13/16; received 7/13/16
4) Stormwater Calculations by Carlson McCain; dated 7/13/16; received 7/13/16

HISTORY & CONSIDERATIONS: This application was initially submitted on April 13, 2016. The application was tabled at the April 25, 2016 meeting with the following 6 stipulations:
1. Receipt of escrows.
2. Site stabilization shall be completed within 7 days of rough grading activities.
3. Provide operations and maintenance agreement
4. Provide a statement acknowledging that a post construction test will be performed
5. Provide calculations showing rate control has been met
6. Include erosion control measures surrounding the rain gardens on plans

FINDINGS:
Ditches: There is not a public ditch on the property.

Ditch Hydraulics: There is not a public ditch on the property.
**Erosion and Sediment Control:** Soils affected by the proposal are Zimmerman. Stabilizing vegetation is proposed for disturbed areas within 7 days of rough grading. Adjacent properties and stormwater ponds are protected from sediment deposition. Project site is not greater than 1 acre, an NPDES permit is not required.

**Floodplain:** There is no floodplain on the property according to the District model and FEMA.

**Groundwater:** Geotechnical information has not been submitted and is not needed.

The site is not within a Drinking Water Supply Management Area (DWSMA). The project site is not within the Emergency Response Area.

The project is not within the 10 Year Well Head Protection Area.

**High Water Flooding:** No buildings proposed.

**Dewatering:** The project does not require dewatering.

**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.

Property owners affected by changes in drainage have not been notified and acknowledge the changes proposed.

**Maintenance:** The Owner of the Stormwater Management features and treatment practices is Mobile Maintenance, Inc. Mobile Maintenance, Inc. has not agreed to maintain the Stormwater Treatment Practices (STPs) consisting of the following:

<table>
<thead>
<tr>
<th>Stormwater Treatment Practices</th>
<th>Number</th>
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<tbody>
<tr>
<td>Rain Garden</td>
<td>1</td>
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</tbody>
</table>

The owner has not submitted a Maintenance Plan for each Stormwater Treatment Practice.

Easements: The proposed project does not include ditch maintenance easement. A maintenance access to all storm water management features is not provided.

Inspection and maintenance of stormwater facilities will be the responsibility of Mobile Maintenance, Inc. A maintenance agreement has not been executed.

**Stormwater & Hydrology:** Infiltration is allowed within the project area. The 1-inch infiltration is achieved. The stormwater management system utilizes infiltration.
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:** The proposed project does not cause an exceedance of State water quality standards. The project does not contribute to the adverse impact of wetlands through inundation or volume of flow. 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.

**Impairments:** This project is within one 1 mile and drains to an Impaired Water. The Impaired Water is County Ditch 17 and the Mississippi River. County Ditch 17 is impaired for (Aquatic Life (Macro-invertebrates) / Aquatic Recreation (E. coli)). The major stressor of E.coli. There is an EPA approved Total Maximum Daily Load (TMDL) or Waste Load Allocation (WLA) for this water. The Mississippi River is impaired for (Aquatic Recreation (Fecal coliform)). The major stressor E.coli. There is an EPA approved Total Maximum Daily Load (TMDL) or Waste Load Allocation (WLA) for this water.

The project does propose site stabilization within 7 days after construction. The proposed stormwater system does retain at least one inch of runoff from the project site.

There are new impervious surfaces proposed as part of this project.

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

**Wetland Replacement Plan:** A wetland replacement plan has not been submitted and is not needed.

**Wildlife:** The proposed project does not include endangered or threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas or 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.

There are not Ground Water Dependent water resources on site.

**Performance Escrow:** $2,065.00

**Wetland Escrow:** N/A

There are not ditch liens on the property.
FINDINGS/ISSUES/CONCERNS:

<table>
<thead>
<tr>
<th>ISSUE</th>
<th>NEED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Escrows: $2,000 + (0.13 ac * $500/ac) = $2,065.00</td>
<td>1. Receipt of escrows.</td>
</tr>
<tr>
<td>Maintenance: The applicant has not submitted a Maintenance Plan for each Stormwater Treatment Practice.</td>
<td>2. The Maintenance Plan that is consistent with District Maintenance standards for each STP.</td>
</tr>
</tbody>
</table>

RECOMMENDATION: Approve with 2 Stipulations

Stipulations:
1. Receipt of escrows.
2. Provide operations and maintenance agreement