COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: February 22, 2016
AGENDA NUMBER: 11
FILE NUMBER: 16 - 027
ITEM: Sand Creek Elementary Parking Expansion

RECOMMENDATION: Table with 6 Stipulations

APPLICANT: Anoka-Hennepin Schools
Attn: Steve Anderson
2727 Ferry St N
Anoka MN 55303

PURPOSE: Expansion of an existing parking area

LOCATION: 12156 Olive Street NW, Coon Rapids, MN 55448
APPLICABILITY:
1. Any work within or adjacent to a Public Ditch within the Watershed District.
2. Any work in or adjacent to wetlands, lakes or water courses.
3. One or more cumulative acres of land disturbance.
4. High infiltration soils.
5. Highly erodible soils
6. Endangered, Threatened or Special concern species, elements of communities.

EXHIBITS:

HISTORY & CONSIDERATIONS: This item has not been before the CCWD Board.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to Tronson Creek. The trend in land use for this drainage area is toward residential. There are no flooding concerns downstream. Alternatives to additional drainage considered and reviewed include infiltration. The public ditch was last inspected in 2013. The ditch is not in need of repair.

Floodplain: There is no floodplain on the property according to FEMA. The District Atlas 14 model predicts the 100-year elevation for the subwatershed at 883.0 feet. The total floodplain impact is 0 acre-feet, within the floodplain. Compensatory storage is not needed.

Groundwater: Ground water was not observed in any of the soil borings provided. The site does not include groundwater sensitive areas. Information has been provided to substantiate low floor elevations. Low floor elevations meet the criteria for the Coon Rapids (3 ft above mottled soil elevation).

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.

Maintenance: The proposed project does not include a ditch maintenance easement or utility line crossings. A drainage and utility easement is not provided for the storm water/infiltration ponds shown on the drainage plan. Property owners affected by changes in drainage have not been notified and have not acknowledged the changes proposed.
Soils & Erosion Control: Soils affected by the proposal are Sartell, poorly graded sand. 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 protected from erosion and sedimentation. Project site is greater than 1 acre; a NPDES permit is 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 include new impervious drainage areas greater than 1 acre. All discharges into wetlands are pretreated by a sediment basin/water quality pond and are not 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.

This project is within one (1) mile and drains to two Impaired Water. The Impaired Water are Coon Creek and Sand Creek. Coon Creek and Sand creek are impaired for Aquatic Biota with major stressors of Suspended Solids and Turbidity. There is not an EPA approved Total Maximum Daily Load (TMDL) or Waste Load Allocation (WLA) for this water.

The project does not propose site stabilization within 7 days after construction. The proposed stormwater system does retain at least one inch of runoff from the project site.

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

Wildlife: The proposed project does include the threatened species Leonard’s Skipper (Hesperia leonardus). Staff has contacted the DNR for additional information on options for the property to provide habitat for the butterfly. It was suggested that some native prairie restoration happen and/or a butterfly garden be established on the property.

Performance Escrow: $2,580.00

ISSUES/CONCERNS:

<table>
<thead>
<tr>
<th>Stormwater &amp; Hydraulics</th>
<th>1. 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</th>
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</table>
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.

<table>
<thead>
<tr>
<th>Soil &amp; Erosion Control: Project site is within 1 mile from impaired water. All exposed soil must be stabilized within 7 days after the construction activity in that area has temporarily or permanently ceased.</th>
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<tbody>
<tr>
<td>Water Quality: All discharge entering the infiltration basin needs to be pretreated. Pretreatment options include plunge pool, sump pit, sedimentation basin, or pretreatment device such as the Anoka Conservation District’s “Rain Guardian.” This project is within one (1) mile and drains to two Impaired Water. The Impaired Water are Coon Creek and Sand Creek. The project does not propose site stabilization within 7 days after construction. The proposed stormwater system does not retain at least one inch of runoff from the project site.</td>
<td>3. Provide pretreatment for all discharges entering the infiltration basin. The applicant must acknowledge that all exposed soil must be stabilized within 7 days after the construction activity in that area has temporarily or permanently ceased. (See 2.)</td>
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<td>Maintenance: It is required to have the infiltration basins in an operations and maintenance plan with the City and District that has clear guidelines and schedules for maintenance of the infiltration basins.</td>
<td>4. Provide operations and maintenance agreement.</td>
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<td>Wildlife: The proposed project does include the threatened species Leonard’s Skipper (<em>Hesperia leonardus</em>).</td>
<td>5. Provide habitat such as native prairie restoration and/or a butterfly garden.</td>
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<td>Escrows: $1,500 + (1.16 acres x $500/acre) = $2,580.00</td>
<td>6. Receipt of escrows</td>
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**RECOMMENDATION:** Table with 6 Stipulations

**Stipulations:**

1. Receipt of Escrow
2. 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.
3. The applicant must acknowledge that all exposed soil must be stabilized within 7 days after the construction activity in that area has temporarily or permanently ceased.
4. Provide pretreatment for all discharges entering the infiltration basin.
5. Provide operations and maintenance agreement.
6. Provide habitat such as native prairie restoration and/or a butterfly garden.