COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: March 27, 2017
AGENDA NUMBER: 13
FILE NUMBER: 17-024
ITEM: Spring Lake Park High School Addition

RECOMMENDATION: Approve with 4 Stipulations

APPLICANT: Spring Lake Park Schools
1415 81st Ave NE
Spring Lake Park MN 55432

PURPOSE: This project consists of a building addition in place of an existing parking lot. The project will disturb 0.67 acres on a 36.44 acre site.

LOCATION: 1100 81st Avenue NE in Spring Lake Park, Minnesota
APPLICABILITY:
1. High infiltration soils
2. Endangered, Threatened or Special concern species, elements or communities

EXHIBITS:

FINDINGS:
Erosion and Sediment Control: Soils affected by the proposal are Zimmerman.

- Stabilizing vegetation is not proposed for disturbed areas within seven (7) days of rough grading.
- Soil stockpiles have not been proposed to be fitted with sediment-trapping measures to prevent soil loss.
- Adjacent properties and stormwater ponds are protected from sediment deposition.
- Construction schedules detailing when sediment trapping measures will occur; stabilization of earthen structures and the general timing of construction phases have not been provided.
- Stormwater runoff does not pass through a sediment basin or other sediment trapping BMP with equal or greater storage capacity.
- Stabilization adequate to prevent erosion has been provided at the outlets of all storm sewer pipes.
• All storm sewer inlets are protected from sediment-laden water during construction.
• All work adjacent to water or related resource has taken precautions to contain sediment, and stabilize the work area during construction.
• Provisions have been made to minimize transport of sediment (mud) by runoff or vehicle racking onto the paved surface.
• Provisions have been made for cleaning road surfaces where sediment is transported by the end of the day.
• Construction entrance points are clearly located on the erosion and sediment control plan.
• The erosion and sediment control plan provides for the repair and maintenance of all temporary and permanent erosion and sediment control practices.

Dewatering: Shallow ground water does not exist on site. It is unknown if the project requires dewatering.

Floodplain: There is no floodplain on the property according to the District model

Groundwater: Geotechnical information was not submitted.

The site is not within a Municipal Drinking Water Supply Area (DWSMA).

The project site is not within the Emergency Response Area/10 Year Well Head Protection Area/Drinking Water Supply Management Area.

The proposal does not contain a land use discouraged or prohibited by the Safe Drinking Water Supply Act (SDSA).

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.

Maintenance: No stormwater facilities are proposed.

Stormwater & Hydrology: The project will not change hydrology and no stormwater BMPs are required or proposed.

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.

Impairments: This project is not within one (1) mile to an Impaired Water.
There are new impervious surfaces proposed as part of this project.

**Wetlands:** Wetlands 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 required.

**Wildlife:** The proposed project may include endangered or threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas or wildlife travel corridors.

**Performance Escrow:** $2,335.00

**Wetland Escrow:** N/A

There are not ditch liens on the property.

**ISSUES/CONCERNS:**

<table>
<thead>
<tr>
<th>ISSUE</th>
<th>NEED</th>
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<tbody>
<tr>
<td>Escrows: $2,000 + (0.67 ac * $500/ac) = $2,335.00</td>
<td>1. Receipt of escrows.</td>
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<tr>
<td>Soils &amp; Erosion Control: District requires all stabilization vegetation be within seven (7) days of rough grading or inactivity.</td>
<td>2. Update construction plans to stabilize vegetation in 7 days of rough grading or inactivity.</td>
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<tr>
<td>Infiltration basins are not protected from erosion and sedimentation during construction. After initial grading the District requires that infiltration basins be surrounded by erosion control measures to prevent the basin from clogging.</td>
<td>3. Provide a construction schedule or SWPPP detailing when sediment trapping measures will occur; stabilization of earthen structures and the general timing of construction phases have not been provided.</td>
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<td>It is unclear if dewatering is needed during the construction of the proposed project.</td>
<td>4. Provide statement whether dewatering will be required for the construction of the proposed project. If yes, provide well-field location, rates, discharge location, schedule and quantities.</td>
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</table>

**RECOMMENDATION:** Approve with 4 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. Update construction plans to stabilize vegetation in 7 days of rough grading or inactivity.
3. Provide statement whether dewatering will be required for the construction of the proposed project. If yes, provide well-field location, rates, discharge location, schedule and quantities.

4. Provide a construction schedule detailing when sediment trapping measures will occur; stabilization of earthen structures and the general timing of construction phases have not been provided.