COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE:       May 13, 2013
AGENDA NUMBER:      15
FILE NUMBER:        13 - 025
ITEM:              Park Terrace Elementary School Addition

RECOMMENDATION:     Approve with 4 Stipulations

APPLICANT:          Spring Lake Park Schools-ISD 16
                    1415 81st Avenue NE
                    Spring Lake Park, MN  55432

PURPOSE:            Five building additions, one bus corral and one parking lot addition

LOCATION:           Northeast corner of Terrace Road NE and Reco Lane NE, Spring Lake Park
APPLICABILITY:
1. One or more cumulative acres of land disturbance.
2. 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.

EXHIBITS:
1. Site Plan, Grading Drainage and Utility Plan and Site Details by Wold Architects
2. HydroCAD Calculations by Anderson – Johnson Associates, Inc. showing:
   a. Existing Conditions – 2007 Additions
   b. Proposed Conditions – 2007 Additions
   c. Existing and Proposed Conditions – 2006 Additions
   d. Existing to proposed rate summary table with figures, received 5-7-13.

HISTORY & CONSIDERATIONS: This project has not been reviewed by the Board. This project is in the area of the District which was formerly of the SCWMO. The entire site has been in use as a school campus.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to County Ditch 17 (Springbrook). The trend in land use for this drainage area is toward residential. There are no flooding concerns downstream.

Floodplain: There is no floodplain on the property according to FEMA. The project site is in an unmapped FEMA area. The District model predicts the 100-year elevation for the subwatershed 1729 at 879.6 feet at University Ave approximately 1,800ft to the west. The total floodplain impact is 0 acre-feet, within the flood/fringeway. Compensatory storage is not needed.

Groundwater: Surficial ground water is present at 14 feet below the surface. The site does not include groundwater sensitive areas. Information has been provided to substantiate low floor elevations. Low floor elevations do meet the criteria for the City of Spring Lake Park since the proposed building additions are slab on grade 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 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 however they are on publicly owned
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 urban Zimmerman. Stabilizing vegetation is not 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; an 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 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 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.

**Wetlands:** Wetlands do not exist on-site according to the NWI or Soil Survey. The site is fully developed and graded as an existing school facility.

There are no proposed wetland impacts.

**Escrows:** Escrows have not been paid. $1500 + (7 acre * 200/acre) = $2,900.00

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<th>ISSUES/CONCERNS</th>
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<td><strong>Escrows:</strong> Escrows have not been paid.</td>
<td><strong>Performance Escrow:</strong> $1500 + (7 acre * 200/acre) = $2,900.00</td>
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<tr>
<td><strong>Stormwater &amp; Hydraulics:</strong> The applicant is meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation.</td>
<td>The applicant must acknowledge that a post construction test of the StormTech units needs to be conducted to ensure design performance. The Coon Creek Watershed</td>
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Details are not provided for the infiltration facility.

District shall be notified prior to the test to witness the results.

Provide construction details for each of the StormTech chambers.

Match details noted in the legend on C1.3PT to C3.3.

**CONCLUSIONS:** This project does meet District standards. Performance Escrows and Maintenance and Stormwater & Hydraulics items must be submitted prior to issuance of a Permit.

**RECOMMENDATION:** Approve with 4 Stipulations

**Stipulations:**

1. Receipt of escrows.
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. Provide construction details for each of the StromTech chambers.
4. Match details noted in the legend on C1.3PT to C3.3.