COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: September 14, 2015
AGENDA NUMBER: 18
FILE NUMBER: 15-105
ITEM: Voice of Hope Church Parking Lot

RECOMMENDATION: Approve with 4 Stipulations

APPLICANT: Mike Prokopenko
Voice of Hope Church
13850 Lincoln St NE
Ham Lake MN 55304

PURPOSE: Addition of 49 parking stalls and infiltration basin

LOCATION: 13850 Lincoln St NE, Ham Lake MN
APPLICABILITY:
1. Any work in or adjacent to wetlands, lakes or water courses.
2. High water table, outwash and organic soils.
3. High infiltration soils.
4. Highly erodible soils.

EXHIBITS:
2. HydroCAD model by RFC Engineering; dated 8/26/2015, received 8/26/2015.

HISTORY & CONSIDERATIONS: Originally submitted under PAN 14-106. Permit was tabled because the 1” infiltration requirement was not met.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to County Ditch 59. The trend in land use for this drainage area is toward open space and residential. There are no flooding concerns downstream. Alternatives to additional drainage considered and reviewed include storage and retention.

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 889.1 feet. The total floodplain impact is 0 acre-feet. Compensatory storage is not needed.

Groundwater: Surficial ground water is present at unknown feet. The site does not include groundwater sensitive areas. Information is not needed to substantiate low floor elevations because the project does not include any buildings nor is the proposed infiltration basin close enough to adjacent buildings to be of concern.

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 and operations and maintenance agreement is not provided for the storm water/infiltration pond shown on the drainage plan. Changes in drainage do not affected neighboring properties.

Soils & Erosion Control: Soils affected by the proposal are Lino and Isanti. 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 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. All discharges into wetlands are not pretreated by a sediment basin/water quality pond. 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.

Wetlands: Wetlands do exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey. No wetland impacts are proposed.

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.

Performance Escrows: $2,090.00

ISSUES/CONCERNS:

<p>| Stormwater &amp; Hydraulics: The applicant is meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation. A post construction test on the infiltration basin 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. | 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 water and monitor the time necessary to drain. The Coon Creek Watershed District shall be notified prior to the test to witness the results. |
| Soils &amp; Erosion Control: Infiltration basins are not protected from erosion and sedimentation during construction. After initial grading the District requires that infiltration basins be completely surrounded by erosion control measures to prevent the basin from clogging. | 2. After initial grading completely surround the proposed infiltration basins with erosion control measures to prevent the basin from clogging. |</p>
<table>
<thead>
<tr>
<th>Maintenance: A drainage and utility easement and operations and maintenance agreement is not provided for the infiltration pond shown on the drainage plan.</th>
<th>3. Provide drainage and utility easement and operations and maintenance agreement for the infiltration pond shown on the drainage plan.</th>
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<tr>
<td>Escrows: $2,000 + (0.18 ac * $500/ac) = $2,090.00</td>
<td>4. Receipt of escrows.</td>
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**RECOMMENDATION:** Approve with 4 Stipulations

**Stipulations:**
1. Receipt of escrows, $2,090.00.
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. After initial grading completely surround the proposed infiltration basins with erosion control measures to prevent the basin from clogging.
4. Provide drainage and utility easement and operations and maintenance agreement for the infiltration pond shown on the drainage plan.