COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: December 8, 2014
AGENDA NUMBER: 19
FILE NUMBER: 14 - 147
ITEM: Spring Lake Park Addition – Unity Hospital Campus

RECOMMENDATION: Approve with 4 Stipulations

APPLICANT: Barna, Guzy & Steffen, Ltd.
200 Coon Rapids Blvd. NW
Coon Rapids, MN 55433

PURPOSE: Construction of a medical use building and associated parking spaces on an existing wooded lot.

LOCATION: Northwest corner of Terrace St NE and Osborne Rd NE in Spring Lake Park, MN.
APPLICABILITY:
1. One or more cumulative acres of land disturbance.
2. High water table, outwash and organic soils.

EXHIBITS:

HISTORY & CONSIDERATIONS:

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to Stoneybrook Creek. The trend in land use for this drainage area is toward commercial. There are no flooding concerns downstream. Alternatives to additional drainage considered and reviewed include filtration.

Floodplain: There is no floodplain on the property according to FEMA. The District Atlas 14 model does not currently have a 100-year elevation for the subwatershed.

Groundwater: Surficial ground water is present at 881.9 – 885.4 feet. The site does not include groundwater sensitive areas. Information has been provided to substantiate low floor elevations.

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. Applicant will need to submit a permit to the City of Spring Lake Park and will need to meet the City’s runoff requirements.

Maintenance: The proposed project does not include a ditch maintenance easement or utility line crossings. 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 is Lino. 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; an NPDES permit is required.

Stormwater & Hydraulics: The applicant is meeting the volume management requirement equivalent to filtrating 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.

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

**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 Escrow:** $3,500.00

**ISSUES/CONCERNS:**

| Local Planning & Zoning: The proposed project is consistent with local planning and zoning. There is an approved local water plan. Applicant will need to submit a permit to the City of Spring Lake Park and will need to meet the City’s runoff requirements | 1. Applicant will need to submit a permit to the City of Spring Lake Park and will need to meet the City’s runoff requirements |
|———|———|
| Stormwater & Hydraulics: The applicant is meeting the volume management requirement equivalent to filtrating runoff from the first inch of precipitation. A post construction test on the pervious pavement 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 pervious pavement and monitor the time necessary to filtrate. The Coon Creek Watershed District shall be notified prior to the test to witness the results. | 2. The applicant must acknowledge that they will conduct a post construction test on the pervious pavement. The Coon Creek Watershed District shall be notified prior to the test to witness the results. |
| Maintenance: The district requires a maintenance agreement for all stormwater facilities that will not be maintained as part of standard municipal public work | 3. Provide a maintenance agreement for the proposed pervious pavement system to be recorded with the County and that applicant supply |
activities.  

| Escrows: $2,000 + (3 ac * $500) = $3,500.00 | 4. Receipt of escrows. |

**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 pervious pavement. The Coon Creek Watershed District shall be notified prior to the test to witness the results.
3. Provide a maintenance agreement for the proposed pervious pavement system to be recorded with the County and that applicant supply the District with proof that the document was recorded.
4. Applicant will need to submit a permit to the City of Spring Lake Park and will need to meet the City’s runoff requirements.