COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: June 22, 2015
AGENDA NUMBER: 7
FILE NUMBER: 15-075
ITEM: Sand Creek Elementary School – Parking Lot Expansion

RECOMMENDATION: Approve with 5 Stipulations

APPLICANT: Anoka County School District
7575 Golden Valley Rd #200
Golden Valley MN 55427

PURPOSE: 51 stall parking lot expansion and elimination of existing tennis courts

LOCATION: Sand Creek Park Elementary School
12156 Olive St NW, Coon Rapids MN
APPLICABILITY:
1. High infiltration soils.
2. Highly erodible soils
3. 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 open space and residential. There are no flooding concerns downstream. Alternatives to additional drainage considered and reviewed include storage, 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 883.7 feet.

Groundwater: Surficial ground water may be present at depths greater than 5 feet below the surface. The site does not include groundwater sensitive areas. Proposed project is for parking lot expansion and therefore does not need 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.

Maintenance: The proposed project does include a ditch maintenance easement or utility line crossings. The project site is owned by the county; a drainage and utility easement is not needed for the storm water/infiltration ponds shown on the drainage plan. Property owners affected by changes in drainage have been notified and have acknowledged the changes proposed.

Soils & Erosion Control: Soil affected by the proposal is Sartell. 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 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. It is unknown if the rate of post development runoff from the site exceed predevelopment rates, no hydrology model was included.

**Water Quality:** Project does not 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 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 is recommended that some native prairie restoration happen and/or a butterfly garden be established on the property.

**Performance Escrow:** $2,460.00

**ISSUES/CONCERNS:**

<table>
<thead>
<tr>
<th>Stormwater &amp; Hydraulics: The applicant must acknowledge that a post construction test on the infiltration basin will be required to verify that infiltration is achievable onsite. The District will confirm the infiltration capabilities by observation after all construction activities are completed.</th>
<th>1. The applicant must acknowledge that they will conduct a post construction infiltration test. The district must be present to observe that infiltration is feasible.</th>
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<tbody>
<tr>
<td>It is unknown if the rate of post development runoff from the site exceeds predevelopment rates. However, given the small increase in impervious surface and the drainage pattern remaining the same, any increase in rates would be negligible and not interfere with sensitive downstream land uses.</td>
<td>2. Provide pretreatment for infiltration basin for 0.5” runoff from new impervious surfaces.</td>
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<tr>
<td>Soils &amp; Erosion Control: Infiltration basin does not have any pretreatment. To prevent clogging, provide pretreatment at...</td>
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inlet for 0.5” runoff from new impervious surfaces.

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<tr>
<th>Stabilizing vegetation is proposed within 15 days of inactivity. However, vegetation needs to be stabilized within 14 days of rough grading or inactivity on site.</th>
<th>3. Provide note on SWPPP that states stabilizing vegetation will occur within 14 days of inactivity or rough grading</th>
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<td><strong>Wildlife</strong>: The proposed project does include the threatened species Leonard’s Skipper (<em>Hesperia leonardus</em>). Staff has contacted the DNR for additional information on options for the property to provide habitat for the butterfly.</td>
<td>4. Recommend some native prairie restoration happen and/or a butterfly garden be established on the property.</td>
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<td><strong>Escrow</strong>: $2,000 + (.92 ac * $500/ac) = $2,460.00</td>
<td>5. Receipt of escrows.</td>
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**RECOMMENDATION**: Approve with 5 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. The applicant must acknowledge that they will conduct a post construction infiltration test. The district must be present to observe that infiltration is feasible.
3. Provide note on SWPPP that states stabilizing vegetation will occur within 14 days of inactivity or rough grading.
4. Provide pretreatment for infiltration basin for 0.5” runoff from new impervious surfaces.
5. Recommend some native prairie restoration happen and/or a butterfly garden be established on the property.