COON CREEK WATERSHED DISTRICT

Permit Application Review Report
Date: 8/20/2025

Board Meeting Date: 8/25/2025
Agenda Item: 10

Applicant/Landowner:
Legacy Christian Academy
Attn: Jake Mulvihill
3037 Bunker Lake Blvd NW
Andover, MN 55304

Contact:
Meadow Creek Church
Attn: Mike Hutton
3061 Bunker Lake Blvd
Andover, MN 55304

Project Name: Meadow Creek Church

Project PAN: P-25-017

Project Purpose: Construction of a new building and parking lot reconfiguration/reconstruction with utilities and associated stormwater treatment

Project Location: 3155 Bunker Lake Boulevard, Andover

Site Size: size of parcel - 4.87 acres; size of disturbed area – 5.5 acres; size of regulated impervious surface - 2.82 acres

Applicable District Rule(s): Rule 2, Rule 4, Rule 3

Recommendation: Approve with 2 Conditions and 3 Stipulations

Description: The applicant is proposing the construction of a new building with associated parking lot reconstruction and reconfiguration with stormwater treatment features. The project will disturb 5.5 acres and create 2.9 acres of regulated impervious surface. The parcel drains toward County Ditch 54. The relevant water resource concerns are stormwater management and erosion and sediment control, which correspond to District Rules 3 and 4. See attached Figure 1: Project Location and Figure 2: Site Plan.

Conditions to be Met Before Permit Issuance:

Rule 2.7 – Procedural Requirements

1. Submittal of a performance escrow in the amount of $4,750.00.

Rule 3.0 – Stormwater Management

2. Provide proof of recording of a fully executed Operations and Maintenance Agreement for the perpetual inspection and maintenance of all proposed stormwater management practices after review and approval by the District.

Stipulations: The permit will be issued with the following stipulations as conditions of the permit. By accepting the permit, the applicant agrees to these stipulations:

1. Submittal of as-builts for the stormwater management practices and associated

structures listed in Tables 2 and 3, including volume, critical elevations and proof of installation for hydrodynamic separators.
2. Completion of a post construction infiltration test on the Infiltration Basin by filling the basin to a minimum depth of 6 inches with water and monitoring the time necessary to drain, or multiple double ring infiltration tests to ASTM standards. The Coon Creek Watershed District shall be notified prior to the test to witness the results.
3. If dewatering is required, provide DNR dewatering permit prior to construction. If a DNR permit is not required, provide well-field location, rates, discharge location, schedule and quantities prior to construction.

Exhibits:

Exhibit Type	Exhibit Author	Signature Date	Received Date
Construction Plans	Hakanson Anderson	07/28/2025	07/29/2025
Plat	Hakanson Anderson	07/24/2025	07/29/2025
Stormwater Management Plan	Hakanson Anderson	07/28/2025	07/29/2025
Report of Geotechnical Exploration	American Engineering Testing	06/23/2025	06/27/2025

Findings

Fees and Escrows (Rule 2.7):
The applicant has submitted a $4,510.00 application fee and deposit which corresponds with the nonrefundable application fee ($10), base fee for a Commercial/Industrial Development project of greater than 4 acres ($4,500.00). The applicant will be required to submit a performance escrow in the amount of $4,750.00. This corresponds to a base escrow of $2,000, plus an additional $500/acre of disturbance (5.5 acres of land disturbance proposed).

Stormwater Management (Rule 3.0):
Rule 3.0 applies to the proposed project because it includes land disturbing activities creating a cumulative total of 10,000 sf or more of new or fully reconstructed impervious surface.

The Hydrologic Soil Group (HSG) of soils on site are HSG A. Curve Numbers have been shifted down ½ classification to account for the impacts of grading on soil structure.

Rate Control: Peak stormwater flow rate at each point of site discharge does not increase from the pre-development condition for the 24-hour precipitation event with a return frequency of 2-, 10-, 100- years as shown in Table 1. The project will not impact Drainage Sensitive Use areas. The rate control standard is met.

Point of Discharge	2-year (cfs)		10-year (cfs)		100-year (cfs)	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
East to Regional Pond	6.91	1.09	10.29	4.29	14.32	8.64
West to CSAH 116	0.9	0.66	1.35	1	2.93	2.03
West	0	0	0	0	0.05	0

Table 1.

Volume Control:
The application proposes redevelopment which disturbs more than 50% of the site or reconstructs more than 50% of the existing impervious surface, therefore the volume reduction requirement is equal to 1.1 inches over the area of all impervious surface including existing impervious surface that

is not proposed to be reconstructed. The amount of proposed impervious required to be treated is 122,731 ft^2. The untreated areas P101 and P100 are portions of the drive entrances that cannot be routed to a treatment feature. This accounts for approximately 5% of the total impervious and does get treated by the regional pond on the adjacent parcel.

The applicant is proposing the Stormwater Management Practices (SMPs) described below:

Drainage Area	**Impervious required to be treated (ft^2)**	**Proposed SMP**	**TP Removal Factor**	**Required Water Quality Volume (ft^3)**	**Water Quality Volume Provided (ft^3)**
Untreated P101 & P100	5,745	none	0	527	0
Infiltration Basin	116,986	Infiltration Basin	1	10,724	11,822
Totals:	**122,731**			**11,250**	**11,822**

Table 2.

The following pretreatment has been provided:

SMP ID	**Pretreatment Device/Method**	**Percent TSS Removal**
CBMH 11	catch basin sump w/ preserver skimmer	100
CBMH 9	catch basin sump	98
CBMH 6A	catch basin sump	91
CBMH 6	catch basin sump w/ preserver skimmer	93
CBMH 5	catch basin sump	88
CBMH 4	catch basin sump	83
CBMH 1	catch basin sump w/ preserver baffle	81

Table 3.

Pretreatment is required to be designed such that the device/method provides removal of 80% TSS entering an infiltration or filtration Stormwater Management Practice. The proposed project meets pretreatment requirements as shown in Table 3.

The volume control standard has been met to the maximum extent practicable as shown in Table 2.

Water Quality: The total Water Quality Volume has been provided in aggregate.

Stormwater treatment on site must remove at least 80% of the average annual post development TSS per discharge location. The following TSS removal has been provided:

Discharge Point	**TSS Removal Provided**
East to regional pond	81
South to CSAH 116	0
West	100

Table 4.

The TSS removal standard is met at each discharge point to the maximum extent practicable as shown in Table 4.

Discharges to Wetlands: Stormwater from the proposed project is not being discharged into any wetlands, therefore this section does not apply.

Landlocked Basins: The proposed drainage system does not outlet to a landlocked basin, therefore this section does not apply.

Low Floor Freeboard: The proposed project is new development which includes buildings and habitable structures. Therefore, SMPs must be designed such that the lowest basement floor elevations are at least 2 feet above the 100-yr high water level and 1 foot above the emergency overflow. The lowest basement floor elevation proposed is 878.7 ft NAVD 88. The applicable 100-year high water level is at 870.8 ft NAVD 88 and the applicable emergency overflow is at 870.8 ft NAVD 88. The freeboard requirement is met.

Maintenance:
Access: Sufficient maintenance access has been provided on the plans for all stormwater management practices.

Easements: All required maintenance easements have been provided on the plans.

Maintenance Agreements: All proposed stormwater management practices will be maintained as part of standard municipal public work activities. Therefore, no maintenance agreement will be required.

Soils and Erosion Control (Rule 4.0)
Rule 4.0 applies to the proposed project because it is a land disturbing activity that requires a permit under another District rule.

The proposed project drains to County Ditch 54. The soils affected by the project are Nymore which does not have a soil erodibility factor of 0.15 or greater. Disturbed areas are proposed to be stabilized within 7 days, as required. The proposed erosion and sediment control plan includes perimeter control, inlet protection, stabilized construction entrance, and street sweeping. The erosion control plan meets District Requirements. The site does require an NPDES permit and a copy was provided. See attached Figure 3: Soils and Erosion Control.

Wetlands (Rule 5.0)
The proposed project does not include activities which result in the filling, draining, excavating, or otherwise altering the hydrology of a wetland. Rule 5.0 does not apply.

Floodplain (Rule 6.0)
The proposed project does not include land disturbing activities within the floodplain as mapped and modeled by the District. Rule 6.0 does not apply.

Drainage, Bridges, Culverts, and Utility Crossings (Rule 7.0)
The proposed project does not include land disturbing activities which construct, improve, repair, or alter the hydraulic characteristics of a bridge profile control or culvert structure on a creek, public ditch, or major watercourse. The proposed project does not include land disturbing activities which involve a pipeline or utility crossing of a creek, public ditch, or major watercourse.

The proposed project does not include land disturbing activities which construct, improve, repair or alter the hydraulic characteristics of a conveyance system that extends across two or more parcels of record not under common ownership and has a drainage area of 200 acres or greater. Rule 7.0 does not apply.

Buffers (Rule 8.0)
The proposed project does not include a land disturbing activity on land adjacent or directly contributing to a Public Water, Additional Waters, High or Outstanding Ecological Value Waters, a Public Ditch, or Impaired Waters/waters exceeding state water quality standards. Rule 8.0 does not apply.

Variances (Rule 10.2)
The proposed project is not requesting a variance from the District's rules, regulations, and policies. Rule 10.2 does not apply.

Figure 1: Project Location

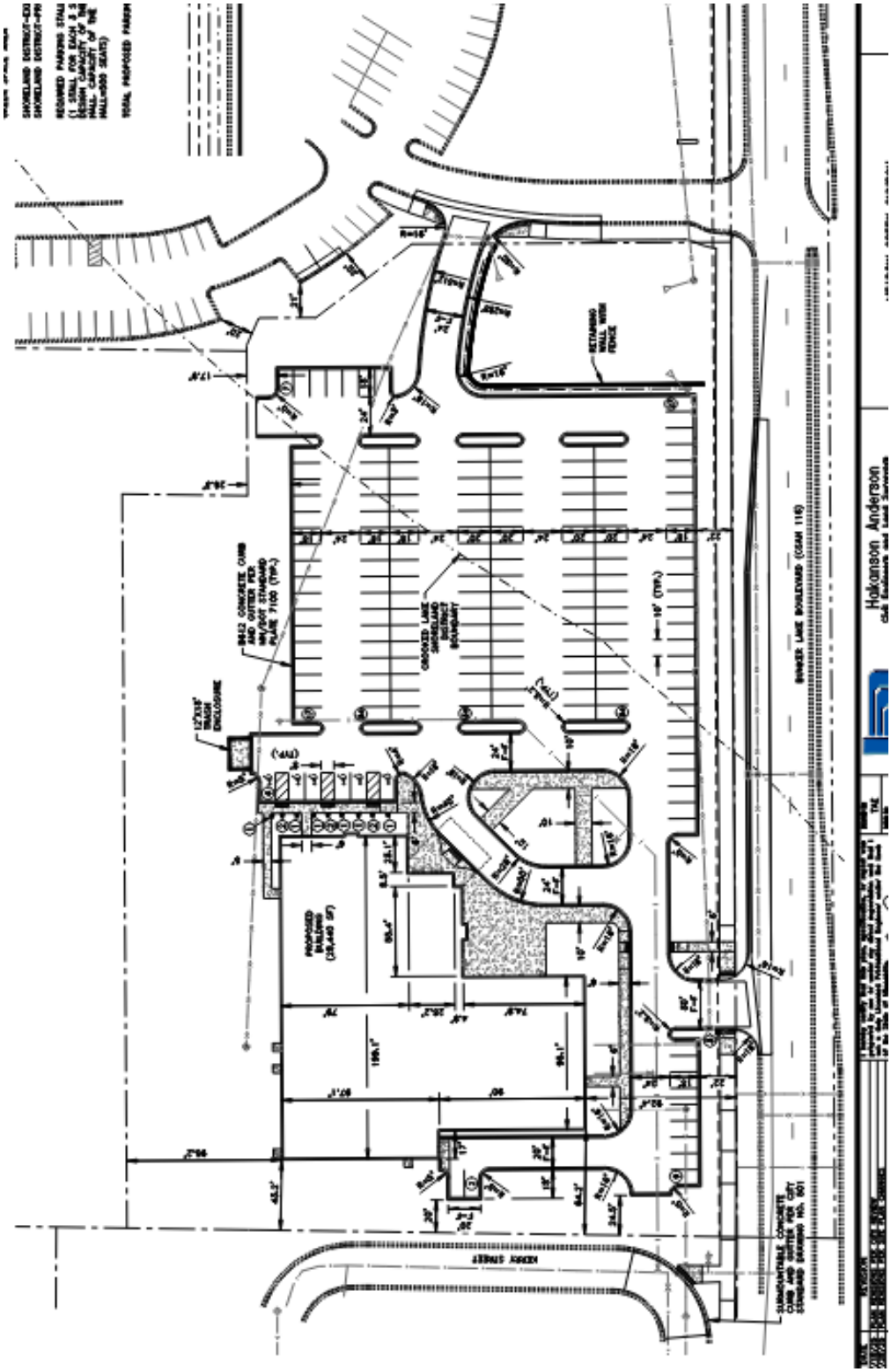

Figure 2: Site Plan

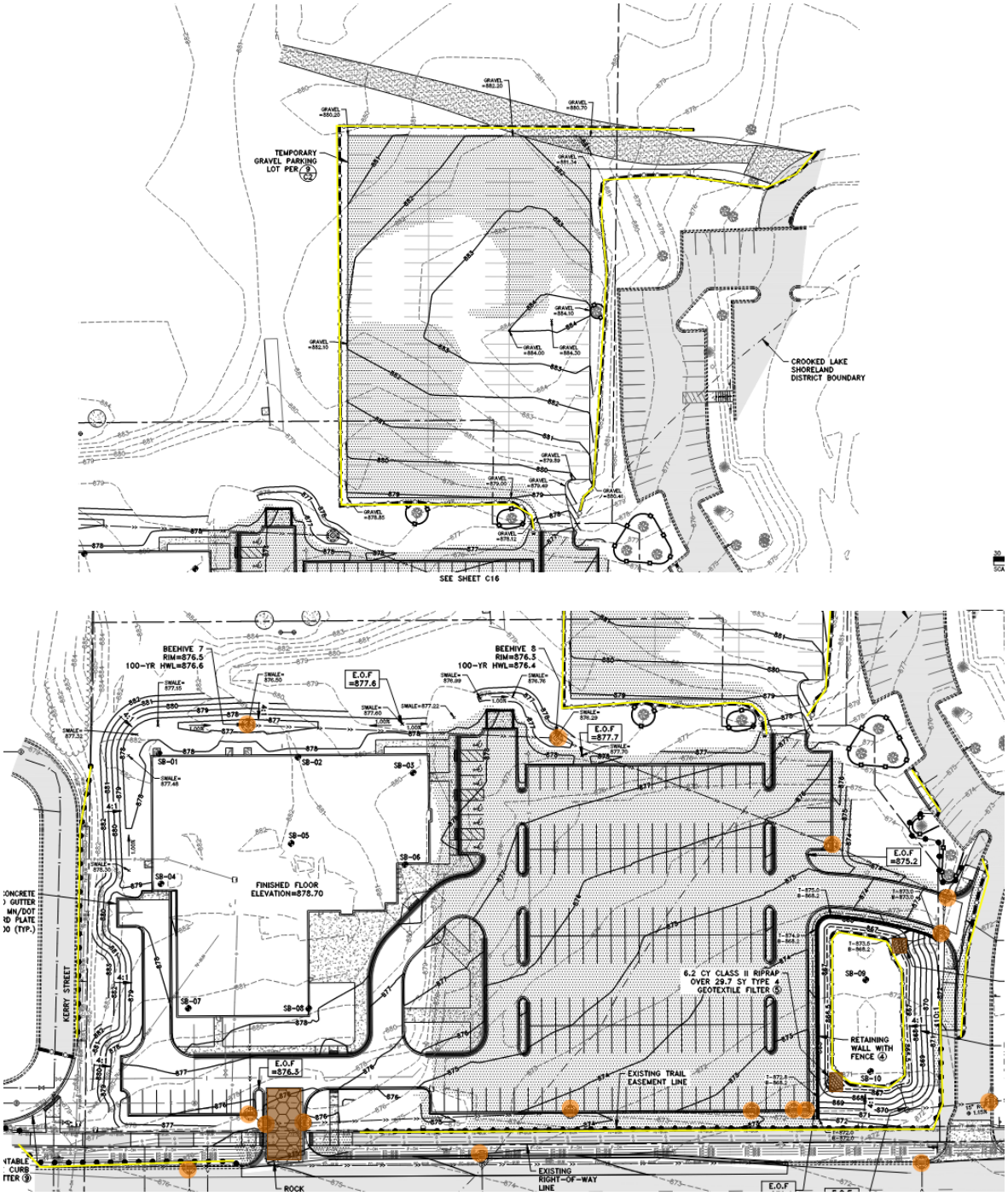

Figure 3: Soils and Erosion Control