

Permit Application Review Report
Date: 9/9/2026

Board Meeting Date: 9/14/2026
Agenda Item: 12

Applicant/Landowner:

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

Contact:

Kinghorn Co.
Attn: John Kinghorn

Project Name: Legacy Christian Academy Athletic Fields - Phase 1

Project PAN: P-26-031

Project Purpose: Clearing and grubbing, site grading, ball field, utility and parking lot construction, and restoration.

Project Location: 3037 Bunker Lake Blvd. NW, Andover

Site Size: size of parcel - 26.23 acres; size of disturbed area - 6.55 acres; size of regulated impervious surface - 0.62 acres

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

Recommendation: Approve with 3 Conditions and 4 Stipulations

Description: The project is proposing the construction of new athletic fields, parking and stormwater management features at the Legacy Christian Academy in Andover. The project proposed to disturb 6.55 acres and create 0.62 acres of new/regulated impervious. A portion of the project drains north toward County Ditch 57 (Coon Creek), and a portion drains south toward County Ditch 54. The relevant water resource concerns are Stormwater Management (District Rule 3) and Soils & Erosion Control (District Rule 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. Provide a performance escrow in the amount of \$26,200.00 and execute a signed escrow agreement.

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.

Rule 4.0 – Soils and Erosion Control

3. Update the Erosion and Sediment Control plan to include the following:

- a. A note to provide perimeter control around soil stockpiles.
- b. A detail for energy dissipation at pipe outlet in infiltration basin.

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. The applicant must apply for coverage under the Minnesota Pollution Control Agency's (MPCA's) Construction Stormwater Permit (Permit No: MNR100001)
2. 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.
3. Completion of post construction infiltration tests on Infiltration Basin 1 and 2 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.
4. 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	08/03/2026	08/25/2026
Geotechnical Report	Haugo Geotechnical Services	06/29/2026	06/30/2026
Stormwater Management Plan	Hakanson Anderson	08/03/2026	08/07/2026
Darcy's Law Calculations	Hakanson Anderson	08/24/2026	08/25/2026

Findings

Fees and Escrows (Rule 2.7):

The applicant has submitted a \$5,500.00 review and inspection fee and deposit which corresponds with the sum of fees associated with the following rules. Rule 3.0 (\$3,000) and Rule 4.0 (\$2,500 for 6.55 acres of land disturbance proposed).

The applicant will be required to submit a performance escrow in the amount of \$26,200.00. This corresponds to \$4,000/acre of disturbance (6.55 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 1/2 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
MCC	0.02	0.07*	0.13	0.11	1.01	0.2
North	0.01	0	0.19	0	2.27	1.15
South	8.21	7.84	12.52	11.86	23.98	22.35

Table 1.

*increase is within model tolerance

Volume Control: The proposed project is new development; therefore, the volume reduction requirement is equal to 1.1 inches over the area of all impervious surface. The amount of proposed impervious required to be treated is 26,982 ft².

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)
MCC - Infiltration	788	MCC existing basin	1	72	72
untreated	222	none	0	20	0
Infiltration Basin 2	6,190	Infiltration Basin 2	1	567	9,195
Infiltration Basin 1	19,782	Infiltration Basin 1	1	1,813	6,991
Totals:	26,982			2,472	16,258

Table 2.

The following pretreatment has been provided:

SMP ID	Pretreatment Device/Method	Percent TSS Removal
CBMH 5	sump	96
CBMH 3	sump	99
CBMH 2	sump	97

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
MCC	100
North	100
South	94

Table 4.

The TSS removal standard is met at each discharge point 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 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 or 1 foot above the emergency overflow. The lowest neighboring basement floor elevation is 869 NAVD 88. The applicable 100-year high water level is 879.2 NAVD 88 and the applicable emergency overflow is 878.9 ft NAVD 88. The applicant has provided Darcy's Law calculations which show no impacts to the neighboring low floor. 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: The proposed stormwater management practices will not be maintained as part of standard municipal public work activities. Therefore, a maintenance agreement that meets District standards 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 both County Ditch 57 and County Ditch 54. The soils affected by the project includes Nymore and 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, street sweeping, and stabilized construction entrance. The erosion control plan does not meet District requirements because perimeter control is not proposed around soil stockpiles and an energy dissipation detail has not been provided. The site does require an NPDES permit. See attached Figure 3: Soils & 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.

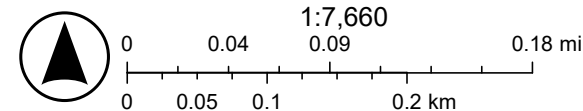
Variances (Rule 10.2)

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

Figure 1: LCA Athletic Fields Phase 1 Project Location



8/31/2026



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Vantor

Figure 2: Site Plan

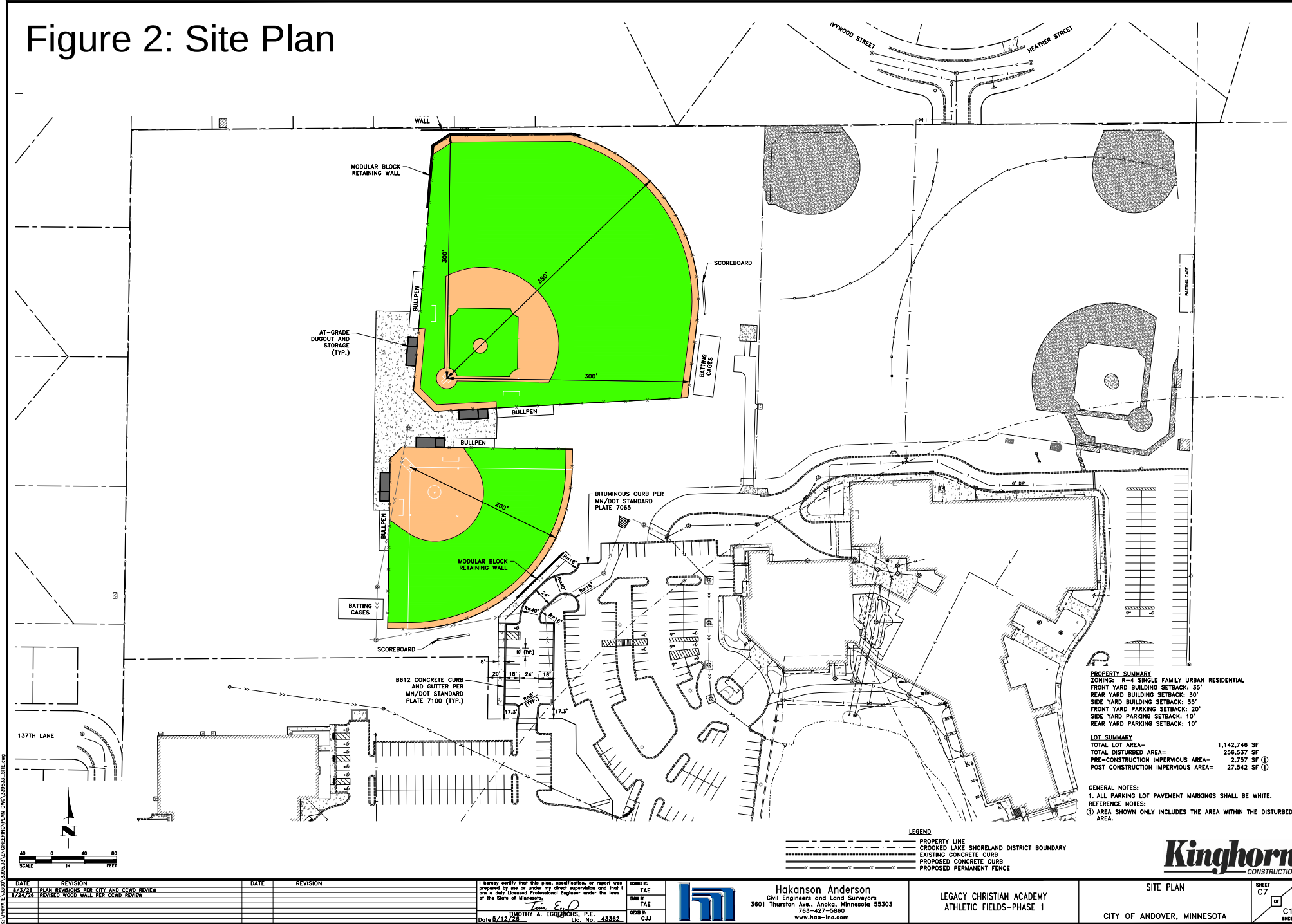


Figure 3: Soils & Erosion Control

