COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: September 8, 2014
AGENDA NUMBER: 10
FILE NUMBER: 14 - 103
ITEM: B&D Estates

RECOMMENDATION: Table with 8 Stipulations

APPLICANT: Povlitzki Properties
13643 Jefferson St.
Ham Lake, MN 55304

PURPOSE: Development of 26 residential lots on 7.6 acres

LOCATION: 139th Avenue East of the intersection of Bunker Lake Blvd. and Hanson Blvd. NE in Andover, MN
APPLICABILITY:
1. Any work within or adjacent to a Public Ditch within the Watershed District.
2. Any work in or adjacent to wetlands, lakes or water courses.
3. One or more cumulative acres of land disturbance.
4. High water table, outwash and organic soils.
5. High infiltration soils.
6. Highly erodible soils.

EXHIBITS:
1. Stormwater Drainage Report by Plowe Engineering; dated 8/18/2014; received 8/18/2014
2. Plan set by E.G. Rud & Sons, Inc.; dated 8/18/2014; received 8/18/2014
3. Wetland Report by Jacobson Environmental, PLLC; dated 5/8/2014; received 8/18/2014

HISTORY & CONSIDERATIONS:
The existing site is wooded and undeveloped. Some of the site as well as some of the backyards to the west drains to an onsite low point where it is believed to infiltrate. Some of the frontage to 139th Avenue NW drains directly to the street. The remainder of the existing site drains to the existing wetland complex.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to County Ditch 57. 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 500-year floodplain on the property according to FEMA. However, the 500-year floodplain is not a regulatory floodplain. The District Atlas 14 model predicts the 100-year elevation for the subwatershed at 865.3 feet (NAVD 88). The total floodplain impact is 0 acre-feet, within the floodplain. Compensatory storage is not needed.

Groundwater: Ground water is present at 6 feet. The site does not include groundwater sensitive areas. Information has been provided to substantiate low floor elevations. Low floor elevations do not meet the criteria for the City of Andover (3 ft above mottled soil elevation, 2 ft above 100-year).

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 is not provided for the storm water/infiltration pond shown on the drainage plan. 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 are Sartell and Isanti. 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 greater than 1 acre; an NPDES permit is required.

Stormwater & Hydraulics: The applicant is not 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 exist downstream from the proposed site. However, the wetland will likely be large enough to dampen stormwater flows from the development. 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 exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey. A wetland delineation was completed and approved by the TEP. 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: $5,820.00
## ISSUES/CONCERNS:

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<tr>
<th>Stormwater &amp; Hydraulics: The wetland 100-year elevation and the wetland survey information conflict. Clarification needs to be provided for the normal water level and 100-year elevation on the wetland.</th>
<th>1. Provide clarification of the information provided for the hydrology of the wetland since the 100-year elevation shown on the plan and low water conditions (via the wetland delineation) conflict.</th>
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<tr>
<td>The Applicant is not meeting rate control. It is acceptable to use the wetland as rate control for backyard drainage, however, more information needs to be provided to substantiate the 100-year elevation for the wetland.</td>
<td>2. Provide rate control for subcatchment 3</td>
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<td>An attempt needs to be made to meet the Districts standards for the drainage leaving the front yards of subcatchment 3 as shown in the modeling diagram. One option that can be considered is the use of soil amendments for the pervious areas which will assist in volume management and rate control.</td>
<td>3. Consider the use of soil amendments for the pervious areas which will assist in volume management and rate control or appropriate measure.</td>
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<td>More information needs to be provided as to where the water is going once it gets into the storm sewer and whether there are negative impacts downstream.</td>
<td>4. Provide information about where the water from subcatchment number 3 is going.</td>
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<td>There is not enough separation of the wetland, high groundwater, and the proposed infiltration bench. Install drain tile around the perimeter of the filtration bench.</td>
<td>5. Provide drain tile in filtration bench.</td>
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| Soils & Erosion Control: Stabilizing vegetation must be provided within 14 days of rough grading. An additional note on the Grading and Erosion Control Plan needs to be added to this regard. | 6. Provide a statement on the grading and erosion control plan that stabilizing vegetation will be installed within 14 days of rough grading. |
**Groundwater:** Low floors in lots 15, 16, 17, 18, 19 and 20 do not meet the 100-yr elevation along with lots 24, 25, and 26 need to be 3 foot above the wetland NWL and 2 foot above the wetland 100-year elevation.

| Escrows: $2,000 + (7.64 ac * $500/ac) = $5,820.00 | 7. Raise Low floors in lots 15, 16, 17, 18, 19, 20, 24, 25, and 26 to 3 ft above high groundwater, and 2 ft above the modeled 100-year elevation. |
| 8. Receipt of escrows. |

**RECOMMENDATION:** Table with 8 Stipulations

**Stipulations:**
1. Receipt of escrows.
2. Provide rate control for subcatchment 3
3. Provide a statement on the grading and erosion control plan that stabilizing vegetation will be installed within 14 days of rough grading.
4. Provide drain tile in filtration bench.
5. Raise Low floors in lots 15, 16, 17, 18, 19, 20, 24, 25, and 26 to 3 ft above high groundwater, and 2 ft above the modeled 100-year elevation.
6. Provide information about where the water from subcatchment number 3 is going.
7. Provide clarification of the information provided for the hydrology of the wetland since the 100-year elevation shown on the plan and low water conditions (via the wetland delineation) conflict.
8. Consider the use of soil amendments for the pervious areas which will assist in volume management and rate control or appropriate measure.