COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: July 13, 2015
AGENDA NUMBER: 10
FILE NUMBER: 15 – 028
ITEM: Estates at Arbor Oaks (Grey Oaks 3rd Addition)

RECOMMENDATION: Approve with 1 Stipulation

APPLICANT: Trident Development, LLC.
3061 18th Street South, Suite 103
St. Cloud, MN 56301

PURPOSE: Multi-unit apartment building with underground parking and associated parking and drive areas.

LOCATION: Northwest of Hanson Blvd and 155th Lane NW, 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. Plan set by Carlson McCain; Dated 4/01/2015; Received 4/22/2015.
2. Stormwater Management Plan by Carlson McCain; Dated 4/01/2015; Received 4/22/2015.
3. Geotechnical Evaluation Report by Braun Intertec Corporation; Dated 4/01/2015; Received 4/22/2015.
4. Plan set by Carlson McCain; Dated 6/29/2015; Received 6/30/2015.

HISTORY & CONSIDERATIONS:
On March 27, 2006, this project was approved but was never completed. This item was reviewing by the CCWD Board on May 11, 2015 but was tabled with the following stipulations:
1. Receipt of escrows.
2. Provide consistent information on grading plan and HydroCAD model regarding the drainage of Infiltration Basin #1. If #1 drains to existing basin, provide details of outlet structure and existing HWL and include in HydroCAD model.
3. Written confirmation from City of Andover to allow less than 2 foot separation between 100-Yr and low floors.
4. Provide enough storage to meet rate control for project area draining to the storm sewer. If this cannot be achieved, then an explanation as to why it cannot be achieved must be provided.

FINDINGS:
Ditches and Drainage: There is a public ditch on the property. The ditch is County Ditch 37. There are approximately 470 acres of existing agricultural land affected by this ditch. The trend in land use for this drainage area is toward open space, agriculture field and residential. There are no flooding concerns downstream. Alternatives to additional drainage considered and reviewed include storage and 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 897.4 feet. The total floodplain impact is 0 acre-feet, within the floodplain. Compensatory storage is not needed.

Groundwater: Ground water is present at 890 to 893 feet. The site does not include groundwater sensitive areas. Information has been provided to substantiate low floor
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elevations. Low floor elevations do 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 include a ditch maintenance easement or utility line crossings. A drainage and utility easement is provided 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:** Soils affected by the proposal are Sartell, Isanti and Rifle. Stabilizing vegetation is proposed for disturbed areas within two weeks of rough grading. Adjacent properties are not 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 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. 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 or 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. The delineation has been reviewed 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 Escrow:** $8,245.00
ISSUES/CONCERNS:

| Escrows: $2,000 + (12.49 ac * $500/ac) = $8,245.00 | 1. Receipt of escrows. |

RECOMMENDATION: Approve with 1 Stipulation

Stipulations:
1. Receipt of escrows.