## COON CREEK WATERSHED DISTRICT
### PERMIT REVIEW

**MEETING DATE:** April 9, 2015  
**AGENDA NUMBER:** 11  
**FILE NUMBER:** 15 - 043  
**ITEM:** Foundation Hill Montessori

**RECOMMENDATION:** Approve with 2 Stipulations

**APPLICANT:** Foundation Hill Montessori  
1750 139<sup>th</sup> Ln NW  
Anoka, Minnesota 55304

**PURPOSE:** Construction of a 5,900 SF addition to Foundation Hill Montessori and associated parking lot and utilities.

**LOCATION:** 1750 139<sup>th</sup> Lane Northwest, Andover MN
APPLICABILITY:
1. Any work in or adjacent to wetlands, lakes or water courses.
2. One or more cumulative acres of land disturbance.

EXHIBITS:

HISTORY & CONSIDERATIONS:
Project is part of the Andover Station North drainage area. No infiltration is proposed but a small area of the front yard will be filtered through drain tile. All stormwater drains to basins to the west of the site and then to wetlands to the south. The site is not required to infiltrate on site or provide rate control as water volume and quality requirements are met through the regional basin.

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 residential and open space. There are no flooding concerns downstream. The public ditch was last repaired in 1973. The ditch is in need of repair.

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 875.8 feet.

Groundwater: Surficial ground water is present at 11 feet below ground level. The site does not include groundwater sensitive areas. Information has been provided to substantiate low floor 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 not include a ditch maintenance easement or utility line crossings. Property owners affected by changes in drainage have been notified and have acknowledged the changes proposed.

Soils & Erosion Control: Soils affected by the proposal 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 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 and is not required to. 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 does exceeds predevelopment rates, or rates which would interfere with sensitive downstream land uses.

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 off-site 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 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: $3,130.00

ISSUES/CONCERNS:

<table>
<thead>
<tr>
<th>Stormwater &amp; Hydraulics: The applicant is not meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation. However, the site is part of the Andover Station North drainage area which drains to regional basins to the west of the site before entering wetlands to the south. These basins have the capacity for the additional drainage from the site to meet stormwater requirements. Also, the applicant is filtering the pervious area of the site into drain tile which are connected to city storm mains that also drain to the basins.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Soils &amp; Erosion Control: Stabilizing vegetation is not proposed for disturbed areas within two weeks of rough grading.</td>
</tr>
<tr>
<td>1. Provide note on the erosion control plan that stabilizing vegetation is required for disturbed areas within two weeks of rough grading.</td>
</tr>
</tbody>
</table>
Escrows: $2,000 + (2.26 ac * $500/ac) = $3,130.00

2. Receipt of escrows.

RECOMMENDATION: Approve with 2 Stipulations

Stipulations:
1. Receipt of escrows.
2. Provide note on the erosion control plan that stabilizing vegetation is required for disturbed areas within two weeks of rough grading.