COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: August 13, 2012
AGENDA NUMBER: 12
FILE NUMBER: 12 - 065
ITEM: Parkside at Andover Station

RECOMMENDATION: Approve with 2 Stipulations

APPLICANT: Hakanson Anderson
PURPOSE: Single family residential development.
LOCATION: In the Andover Station North development along Linnet St. NW, 140th Ave NW, Martin St. NW and 139th Ave NW.
APPLICABILITY:
1. Any work in or adjacent to wetlands, lakes or water courses.
2. One or more cumulative acres of land disturbance.

EXHIBITS:
1. Construction Plans (10 sheets) by Hakanson Anderson dated 7-27-12, received 7-31-12.
2. Stormwater Management Plan by Hakanson Anderson dated 7-25-12, received 7-31-12.

HISTORY & CONSIDERATIONS: This project has not been reviewed by the Board. The CCWD board has issued a variance to the 1” volume reduction requirement in Andover Station North.

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 commercial. There are no flooding concerns downstream. Alternatives to additional drainage considered and reviewed include storage, retention and wetland conservation.

Floodplain: There is no floodplain on the property according to FEMA. The total floodplain impact is zero acre-feet, within the flood/fringeway. Compensatory storage is not needed.

Groundwater: Surficial ground water is present between 876 and 880 feet. The site does 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. A drainage and utility easement is provided. 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. 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 meeting the volume management requirement to the greatest extent practicable. 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. The proposal will not cause extreme fluctuations of water levels or temperature changes.

**Wildlife:** The proposed project does not include endangered & threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas, wildlife travel corridors. No substantial adverse alteration or significant detrimental impact on a species food supply, security or reproductive cycle or the alteration or removal of a plant species will occur.

**Wetlands:** Wetlands do not exist on-site according to the NWI, Soil Survey. Staff has visited the site.

The Project proposes no wetland impacts.

**Escrows:** Escrows have not been paid.

**Performance Escrow:** $1500 + (13 acre *200/acre) = $4,100.00

<table>
<thead>
<tr>
<th>ISSUES/CONCERNS</th>
<th>Needs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Escrows: Escrows have not been paid.</td>
<td><strong>Performance Escrow:</strong> $1500 + (13 acre *200/acre) = $4,100.00</td>
</tr>
<tr>
<td>Soils &amp; Erosion Control: Stabilizing vegetation is not proposed for disturbed areas within two weeks of rough grading.</td>
<td>Provide a note on the grading plan that states stabilizing vegetation is required for disturbed areas within two weeks of rough grading.</td>
</tr>
</tbody>
</table>

**CONCLUSIONS:** This project does meet District standards. Performance Escrows and Soils and Erosion Control items must be submitted prior to issuance of a Permit.
RECOMMENDATION: Approve with 2 Stipulations

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