COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: September 9, 2019
AGENDA NUMBER: 12
FILE NUMBER: 19-162
ITEM: Villas at Crosstown Woods – Streets and Utility

RECOMMENDATION: Approve with 4 Stipulations

APPLICANT: Villas at Crosstown Woods, LLC
13432 Hansen Blvd
Andover, MN 55304

PURPOSE: Streets and Utilities for Residential Development
48 Lots on 20 Acres

LOCATION: Constance Blvd NW & County Rd 18 in Andover, MN

APPLICABILITY:
1. Any work in or adjacent to wetlands, lakes or water courses
2. One or more cumulative acres of land disturbance
3. The lands and waters that have been, or may be covered by the regional flood.

EXHIBITS:
1. Construction Plan set (35 sheets); by Bolton & Menk, dated 8/22/19, received 8/27/19.

PREVIOUS ACTION TAKEN: This is a new application. Mass grading and parcel layout was submitted under PAN 19-105.

FINDINGS:
Pre-application Meeting: The project as submitted has not received a general review during a pre-application meeting.

Ditches: There is not a public ditch on the property.

Ditch Hydraulics: A crossing of the ditch is not proposed.

Erosion and Sediment Control: Soils affected by the proposal are Isanti and Zimmerman.
- Stabilizing vegetation is proposed for disturbed areas within seven (7) days of rough grading.
• Soil stockpiles have not been proposed to be fitted with sediment-trapping measures to prevent soil loss and do not have a note to stabilize within seven (7) days of inactivity.
• Adjacent properties and stormwater ponds may be protected from sediment deposition.
• Construction schedules detailing when sediment trapping measures will occur; stabilization of earthen structures and the general timing of construction phases have been provided.
• Stormwater runoff does pass through a sediment basin or other sediment trapping BMP with equal or greater storage capacity.
• Stabilization adequate to prevent erosion has been provided at the outlets of all storm sewer pipes.
• All storm sewer inlets are protected from sediment-laden water during construction.
• All work adjacent to water or related resource has taken precautions to contain sediment, and stabilize the work area during construction.
• Provisions have been made to minimize transport of sediment (mud) by runoff or vehicle tracking onto the paved surface.
• Provisions have been made for cleaning road surfaces where sediment is transported by the end of the day.
• Construction entrance points are clearly located on the erosion and sediment control plan.
• The erosion and sediment control plan does provide for the repair and maintenance of all temporary and permanent erosion and sediment control practices.
• Details provided for ESC (riprap, perimeter control, concrete washout, inlet protection, etc.)

Dewatering: Shallow ground water does exist on site. The project does require dewatering.

Floodplain: There is floodplain on the property according to the District model. The District’s floodplain elevation is at 899.0 feet. The project does propose to place fill within the floodplain. The total floodplain impact is 0.1 acre-feet. The proposed impact is within the flood fringe. Compensatory storage is provided under PAN 19-105. There are no flooding concerns upstream and/or downstream.

High Water Flooding: No structures proposed as part of this project.

Groundwater: Geotechnical information collected in May 2019, submitted under PAN 19-105 indicates long term groundwater elevation is present at 4.5 to 14 feet below the surface.

The project site is not within the Emergency Response Area/10 Year Well Head Protection Area/Drinking Water Supply Management Area.
The proposal does not contain a land use discouraged or prohibited by the Safe Drinking Water Supply Act (SDSA).

**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:** No Stormwater Management features or treatment practices proposed as part of this project.

Easements: The proposed project does not include ditch maintenance easement. A ditch maintenance easement is not required.

**Stormwater & Hydrology:** Stormwater and Hydrology requirements for proposed impervious were reviewed under PAN 19-105.

**Water Quality:** The proposed project does not cause an exceedance of State water quality standards. The project does not contribute to the adverse impact of wetlands through inundation or volume of flow. All discharges into wetlands/stormwater basins are pretreated by a sediment basin/water quality pond and are designed correctly. All work adjacent to wetlands, waterbodies and water conveyance systems are protected from erosion. 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.

**Impairments:** This project is not within one (1) mile of an Impaired Water.

There are new impervious surfaces proposed as part of this project.

**Wetlands:** Wetlands do exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey. Wetlands have been delineated. The most recent delineation was completed on under PAN 18-199 and has been approved. The wetland boundary has been checked.

**Wetland Replacement Plan:** A wetland replacement plan has not been submitted. and is not required.

A replacement plan application has been submitted under PAN 19-105 and has been approved.

**Wildlife:** The proposed project does include endangered or threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas or wildlife travel corridors. The applicant has contacted the MDNR natural heritage or endangered species program.
Rare species have been identified under PAN 19-105 and the city is aware of the potential rare species. DNR requirements are for natural netting to be used on site.

If the project is present, the project may propose substantial adverse alteration or significant detrimental impact on a species or removal of a plant species will occur.

**Performance Escrow:** $4,375.00

**Wetland Escrow:** $N/A

There are not ditch liens on the property.

### ISSUES/CONCERNS:

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<th>ISSUE</th>
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<tr>
<td>Escrows: $2,000 + (4.75 ac * $500/ac = $4,375.00</td>
<td>1. Receipt of escrows.</td>
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| Soils & Erosion Control: Unclear how the timing of construction will correspond to Erosion Control Plan submitted with PAN 19-105. No erosion control protection provided along project boundary. Soil stockpiles have not been proposed to be fitted with sediment-trapping measures to prevent soil loss and do not have a note to stabilize within seven (7) days of inactivity. Dewatering is likely required as part of utility installation. | 2. Clarify how overall site boundary will be protected from sedimentation.  
   a. Will ESC for PAN 19-105 will be in place prior to street and utility installation. OR  
   b. Shown ESC around project boundary to protect adjacent properties.  
3. Provide a note that soil stockpiles will be stabilized within seven (7) days of inactivity.  
4. If dewatering is required, provide DNR permit for dewatering prior to construction. |

### RECOMMENDATION: Approve with 4 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. Clarify how overall site boundary will be protected from sedimentation.  
   a. Will ESC for PAN 19-105 will be in place prior to street and utility installation. OR  
   b. Shown ESC around project boundary to protect adjacent properties.  
3. Provide a note that soil stockpiles will be stabilized within seven (7) days of inactivity.  
4. If dewatering is required, provide DNR permit for dewatering prior to construction.