**COON CREEK WATERSHED DISTRICT**  
**PERMIT REVIEW**

<table>
<thead>
<tr>
<th>MEETING DATE:</th>
<th>April 14, 2014</th>
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<tbody>
<tr>
<td>AGENDA NUMBER:</td>
<td>13</td>
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<tr>
<td>FILE NUMBER:</td>
<td>14-040</td>
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<tr>
<td>ITEM:</td>
<td>Catcher’s Creek Utility &amp; Street Improvements</td>
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**RECOMMENDATION:** Approve with 1 Stipulation

**APPLICANT:** City of Andover  
Attn: Dave Berkowitz  
1685 Crosstown Blvd NW  
Andover MN 55304

**PURPOSE:** Catcher’s Creek Streets and Utilities

**LOCATION:** Located inside the southeast quadrant of the intersection of Andover Boulevard NW (145\textsuperscript{th} Avenue NW) and Prairie Road NW in the southeast corner of the City of Andover in Anoka County, Minnesota

![Map of Catcher's Creek Utility & Street Improvement area]
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. The lands and water that have been, or may be covered by the regional flood.
5. Activities upstream from land that is dependent upon removal of water from the soil profile for their continued use (Drainage Sensitive Uses)
6. High water table, outwash and organic soils.
7. High infiltration soils.
8. Highly erodible soils

EXHIBITS:

HISTORY & CONSIDERATIONS:
The Catchers Creek development was previously approved. This submittal by the City of Andover is an update to the Utility and Street improvements.

FINDINGS:
Ditches and Drainage: There is a public ditch on the property. The ditch is County Ditch 57. The ditch has not been inspected. There are approximately 0 acres of existing agricultural land affected by this ditch. The project site is tributary to County Ditch 57. The trend in land use for this drainage area is toward residential. There are no flooding concerns downstream. Alternatives to additional drainage considered and reviewed include storage and infiltration. The ditch was last repaired in 2001. The ditch is not in need of repair.

Floodplain: There is floodplain on the property according to FEMA. The District Atlas 14 model predicts the 100-year elevation for the subwatershed at 878.5 feet. The FEMA map predicts the 100-year elevation for the property at 879 feet. The total floodplain impact is 0 acre-feet, within the flood/fringeway. Compensatory storage is not needed.

Stormwater & Hydraulics: The applicant is not meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation and has explained why they are unable 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 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. The utility plan is consistent with the previously approved Catchers Creek grading plan.

Groundwater: Ground water is present at 7 to 19 feet below existing ground surface at elevations from 869 ft to 877 ft. The site does include groundwater sensitive areas.
**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 but is noted on the previously approved Catchers Creek grading plan.

**Soils & Erosion Control:** Soils affected by the proposal are Sartell, Markey, Rifle, Zimmerman and Alluvial Land. Site revegetation is proposed for within 14 days of the completion of grading.

**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 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 exist on-site according to the 1987 Federal Manual. The wetland impacts will be replaced by the applicant of the Catcher’s Creek development.

**Wildlife:** The proposed project does include the threatened species Loggerhead Shrike. The underlying developer is mitigating impacts.

**Performance escrow:** $20,300.00

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<th>ISSUES/CONCERNS</th>
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<td>Escrows: $1,500 + (36.6 acres x $500/acre) = $20,300.00</td>
<td>1. Receipt of escrows</td>
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**RECOMMENDATION:** Approve with 1 Stipulations

**Stipulations:**
1. Receipt of escrows.