COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE:       June 9, 2014
AGENDA NUMBER:      14
FILE NUMBER:        14-034
ITEM:              Carson Ridge

RECOMMENDATION:     Approve with 2 Stipulations

APPLICANT:          Tony Hennen
                     T. H. Construction of Anoka
                     617 Main St, Suite 3
                     Anoka MN 55303-6501

PURPOSE:            18 lot single family residential development

LOCATION:           14123 Prairie Road, 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. High water table, outwash and organic soils.
4. High infiltration soils.
5. Highly erodible soils
6. Endangered, Threatened or Special concern species, elements of communities.

EXHIBITS:
1. Plan set by Hakanson Anderson; dated 3/10/2014; received 3/12/2014
2. Geotechnical Exploration and Review; by Northern Technologies; Dated 2/26/2014; received 3/12/2014
4. Wetland Delineation Report, not dated, Received 3/21/2014
5. Revised Plan set by Hakanson Anderson; dated 3/10/14; received May 6, 2014
6. Revised Stormwater Management Plan by Hakanson Anderson; dated April 30, 2014; received May 6, 2014
7. Response Memo by Hakanson Anderson; dated May 5, 2014; received May 6, 2014
8. Darcy’s Law Calculation by Hakanson Anderson; dated May 5, 2014; received May 6, 2014
9. Letter from NTI; dated April 30, 2014; received May 6, 2014

HISTORY & CONSIDERATIONS:
The site consists of a house and storage building, open fields, woods and wetlands. The existing house will remain but the storage building will be removed.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to County Ditch 57.

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 878.5 feet.

Groundwater: Surficial ground water is present at 870.1 to 874.7 feet. The site does include groundwater sensitive areas. Information has been provided to substantiate low floor elevations. Low floor elevations meet the criteria for the City of Andover 3 ft. above mottled soil elevation, and 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 for the storm water/infiltration pond 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. Stabilizing vegetation is proposed for disturbed areas within seven days of rough grading. Adjacent properties are protected from sediment deposition. All wetlands, water bodies, ponds, infiltration basins and water conveyance systems are not 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 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.

**Wetlands:** Wetlands do exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey. No wetland impacts are proposed.

**Wildlife:** The proposed project does include the threatened species Loggerhead Shrike (*Lanius ludovicianus*). The site does not include rare natural communities. Staff has contacted the DNR for additional information on options for the property to provide habitat for the bird. The DNR literature suggests preserving scattered shrubs and trees or plant red cedar, hawthorn and plum trees for nesting. The literature also suggests leaving barb wire fences. The DNR also recommends that during the breeding season, shrubs and trees are checked for nests prior to cutting to prevent incidental takings.

**Performance escrow:** $ 7,010.00
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<th>ISSUES/CONCERNS:</th>
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| **Stormwater & Hydraulics:** The applicant submitted updated stormwater calculations to show that the site is meeting volume management requirements and rate control requirements for drainage sensitive uses downstream. The rate control requirement is met. The proposed condition 100-year runoff rate of 3.3 cfs is no greater than the 25-year existing condition total runoff rate of 3.3 cfs. There is a slight increase in volume due to the project; however, the increase is insignificant (0.1 inch increase). | 1. After initial grading, completely surround low areas 1, 2 and 3, and pond 1 with silt fence to prevent the areas from filling with sediment.  
   a. Include silt fence surrounding low areas 1, 2 and 3, and pond 1 on the Grading, Drainage and Erosion Control Plan. Show as the silt fence line on the plans. |
| **Escrows:** $2,000 + (10.2 acres x $500/acre) = $7,010.00 | 2. Receipt of escrows |

**RECOMMENDATION:** Approve with 2 Stipulations

**Stipulations:**
1. Receipt of escrows.
2. After initial grading, completely surround low areas 1, 2 and 3, and pond 1 with silt fence to prevent the areas from filling with sediment.
   a. Include silt fence surrounding low areas 1, 2 and 3, and pond 1 on the Grading, Drainage and Erosion Control Plan. Show as the silt fence line on the plans.