COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: May 8, 2017
AGENDA NUMBER: 14
FILE NUMBER: 17-084
ITEM: Steve and Lori Kothman Residence

RECOMMENDATION: Approve with 3 Stipulations

APPLICANT: Steve Kothman
15048 Swallow Street
Andover, MN 55304

PURPOSE: New single family home construction on 10 Acre Lot

LOCATION: 2669 South Coon Creek Drive in Andover, Minnesota

APPLICABILITY:
1. Within 1 mile of an impaired waters.
2. Any work within or adjacent to a Public ditch within the Watershed District.
3. Any work in or adjacent to wetlands, lakes or water courses
4. One or more cumulative acres of land disturbance
5. The lands and waters that have been, or may be covered by the regional flood.
6. Activities upstream from land that is dependent upon removal of water from the soil profile for their continued use (Drainage Sensitive Land Uses)
7. Appropriation and use of groundwater
8. High water table, outwash and organic soils
9. High infiltration soils.

EXHIBITS:

PREVIOUS ACTION TAKEN: This is a new application.

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

Ditches: There is a public ditch on the property. The public ditch is Coon Creek according to the public drainage map.

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

Erosion and Sediment Control: Soils affected by the proposal are Alluvial and Zimmerman.
- Stabilizing vegetation is not 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.
- Adjacent properties and stormwater ponds are not 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 not been provided.
- Stormwater runoff does not pass through a sediment basin or other sediment trapping BMP with equal or greater storage capacity.
- Stabilization adequate to prevent erosion has not been provided at the outlets of all storm sewer pipes.
- All storm sewer inlets are not protected from sediment-laden water during construction.
- All work adjacent to water or related resource has not taken precautions to contain sediment, and stabilize the work area during construction.
- Provisions have not been made to minimize transport of sediment (mud) by runoff or vehicle racking onto the paved surface.
- Provisions have not been made for cleaning road surfaces where sediment is transported by the end of the day.
- Construction entrance points are not clearly located on the erosion and sediment control plan.
- The erosion and sediment control plan does not provide for the repair and maintenance of all temporary and permanent erosion and sediment control practices.

**Dewatering:** Shallow ground water does not exist on site. Dewatering is not anticipated.

**Floodplain:** There is floodplain on the property according to the District model and FEMA. The District’s floodplain elevation is at 870.0 feet. The project does propose to place fill within the floodplain. The total floodplain impact is 120 CY. The proposed impact is within the flood fringe. Compensatory storage is provided. There are flooding concerns downstream.

**High Water Flooding:** Information has been provided to substantiate low floor elevations. Low floor elevations do meet the criteria for the City of Andover; 3 ft above highest anticipated water table, 2 ft over 100 yr.

**Groundwater:** Geotechnical information collected in February 2015 indicates long term groundwater elevation is present at 13 feet below the surface.

The site is not within a Municipal Drinking Water Supply Area (DWSMA).

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.

Property owners affected by changes in drainage have been notified and acknowledge the changes proposed.

**Maintenance:** No stormwater management features or treatment practices are proposed as part of the project.
Easements: The proposed project does include ditch maintenance easement. A ditch maintenance easement is required. A maintenance access to all storm water management features is provided.

**Stormwater & Hydrology:** Infiltration is allowed within the project area. The 1-inch infiltration is achieved to the maximum extent possible. The stormwater management system utilizes overland flow. 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 exceed predevelopment rates. However, the rates are not expected to interfere with sensitive downstream land uses. Properties and waterways downstream from the project are protected from erosion due to increases in the volume, velocity and peak water flow rates of stormwater runoff. No concentrated storm water proposed as part of the project. No on-site constructed storm water conveyance channels are proposed.

**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 are pretreated by overland flow. 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 within one (1) mile of and drains to an Impaired Water. The Impaired Water is Coon Creek. Coon Creek is impaired for (Aquatic Life (Macroinvertebrates)/ Aquatic Recreation (E. coli). The major stressors are Total Suspended Solids (TSS)/ Total Phosphorus (TP)/E.coli. There is not an EPA approved Total Maximum Daily Load (TMDL) or Waste Load Allocation (WLA) for this 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 August 15, 2014. The wetland boundary has been checked and there are no wetland impacts.

**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:** $2,435.00  
**Wetland Escrow:** $ N/A
There are not ditch liens on the property.

**ISSUES/CONCERNS:**

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<tr>
<th>ISSUE</th>
<th>NEED</th>
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<tr>
<td><strong>Escrows:</strong> <strong>$2,000 + (0.87ac * $500/ac) = $2,435.00</strong></td>
<td>1. Receipt of escrows.</td>
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<td><strong>Soils &amp; Erosion Control:</strong> District requires all stabilization vegetation be within seven (7) days of rough grading or inactivity.</td>
<td>2. Provide erosion control plan that addresses the following issues:</td>
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<td><strong>Maintenance:</strong> Ditch easement not shown on plans.</td>
<td>3. Show ditch easement, 100 feet on either side of the centerline is required.</td>
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**RECOMMENDATION:** Approve with 3 Stipulations

**Stipulations:**

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