COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: 8/5/2019
AGENDA NUMBER: 
FILE NUMBER: 19-148
ITEM: Shadowbrook North Utility and Street Improvements

RECOMMENDATION: Approve with 2 Stipulations

APPLICANT: City of Andover
1685 Crosstown Blvd NW
ANDOVER, MN 55304

PURPOSE: Construction of roadway, underground storm sewer, and associated work future streets
0.93 Acres
This project is the street and utility construction, in conjunction with permit number 18-158

LOCATION: Future Alder Street NW from Coon Creek to 144th Ave NW
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. The lands and waters that have been, or may be covered by the regional flood.
5. High water table, outwash and organic soils
6. High infiltration soils
7. Highly erodible soils
8. Excavation or filling or a combination of excavation and filling of sand or other excavation or fill material including the laying, repairing, replacing or enlarging of a culvert or an underground pipe or facility where it crosses a public ditch or waters of the state.
9. Endangered, Threatened or Special concern species, elements or communities

EXHIBITS:
2. CCWD Grading & Development Permit Submittal; by WSB, dated 7/31/2019, received 7/31/2019.

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 not a public ditch on the property. County Ditch 57 is located on the south side of the development site but not in the area of disturbance for the utility and street construction 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 Lino 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 are protected from sediment deposition. Double row of perimeter control at waterbodies/creeks/wetlands.
- 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. (Only applies if project is > 5 acres).
- 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 not 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 not 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 will likely require dewatering.

**Floodplain:** There is floodplain on the property according to the District model and FEMA. The District’s floodplain elevation is at 880.7 feet. The project does not propose to place fill within the floodplain. There are no flooding concerns upstream and downstream.
High Water Flooding: Low floor elevation information is not applicable.

Groundwater: Geotechnical information collected in December 2018 indicates long term groundwater elevation is present at 3 to 19 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.

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 owner of the Stormwater Management features and treatment practices is the City of Andover. The Stormwater Treatment Practices (STPs) consisting of the following:

<table>
<thead>
<tr>
<th>Stormwater Treatment Practices</th>
<th>Number</th>
<th>Inspection &amp; Maintenance Responsibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sump</td>
<td>1</td>
<td>City of Andover</td>
</tr>
</tbody>
</table>

As a requirement of the City’s MS4 program, the city will inspect and maintain the stormwater facilities.

Easements: The proposed project does not include ditch maintenance easement. A ditch maintenance easement is not required. A maintenance access to all storm water management features is not provided.

Stormwater & Hydrology: Infiltration is allowed within the project area. The 1-inch infiltration is not achieved. The stormwater management system utilizes filtration basins and a pond built by others under permit number 18-158.

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. Properties and waterways downstream from the project are not protected from erosion due to increases in the volume, velocity and peak water flow rates of stormwater runoff. Concentrated storm water leaving a site is not discharged directly into a well-defined natural or man-made off-site receiving channel or pipe. All on-site constructed storm water conveyance channels are not constructed to withstand the expected velocity from a 2-year frequency storm without erosion.

Water Quality: The proposed project does not cause an exceedance of State water quality standards. The water quality portion of the project is included in PAN 18-158.
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 and drains to an Impaired Water.

There are new impervious surfaces proposed as part of this project. These surfaces are accounted for under a separate permit (18-158).

**Wetlands:** Wetlands do not exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey. Wetlands have not been delineated and do not need to be.

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

**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.

The applicant has not contacted the MDNR natural heritage or endangered species program and does not need to.

If the project is present, the project does not propose substantial adverse alteration or significant detrimental impact on a species or removal of a plant species will occur.

**Performance Escrow:** $2,300.00
**Wetland Escrow:** $N/A

There are not ditch liens on the property.

**ISSUES/CONCERNS:**

<table>
<thead>
<tr>
<th>ISSUE</th>
<th>NEED</th>
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<tbody>
<tr>
<td>Escrows: $2,000 + (0.60 ac * $500/ac = $2,300.00)</td>
<td>1. Receipt of escrows.</td>
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<td>Soils &amp; Erosion Control:</td>
<td>2. Update erosion and sediment control plans to:</td>
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<td>b. Construction entrance should be adjacent to an existing paved surface.</td>
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**RECOMMENDATION:** Approve with 2 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. Update erosion and sediment control plans to:
   a. Note sediment trapping measures for stockpile and stabilization within 7 days of inactivity.
   b. Construction entrance should be adjacent to an existing paved surface.
   c. Update erosion control plan to note the removal of sediment tracked onto the pavement will be removed by the end of day.
   d. Update erosion control plan to provide for the repair and maintenance of all temporary and permanent erosion and sediment control practices.