COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: November 10, 2014
AGENDA NUMBER: 16
FILE NUMBER: 14 - 132
ITEM: Carson Ridge

RECOMMENDATION: Approve

APPLICANT: WSB
701 Xenia Avenue South, Suite 300
Minneapolis, MN 55415

PURPOSE: Utility and street reconstruction. City project #13-39

LOCATION: 141st Avenue NW and Ilex Street NW, Andover MN. West of Prairie Rd
APPLICABILITY:
   1. One or more cumulative acres of land disturbance.

EXHIBITS:
   1. Plan Set by WSB, dated 10/9/2014, received 10/24/2014

HISTORY & CONSIDERATIONS:

The proposed project is an update to the road and utilities development proposed in the Carson Ridge area. The Carson Ridge development was approved under permit number 14-034.

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 880.0 feet.

Groundwater: Surficial ground water is present at 870.1 to 874.7 feet. The site does not 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 is Sartell. Stabilizing vegetation is proposed for disturbed areas within two weeks of rough grading. Adjacent properties are protected from sediment deposition. All wetlands, waterbodies, 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 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 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:** $3,000.00 – paid 11/3/14

**RECOMMENDATION:** Approve