COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: March 10, 2014
AGENDA NUMBER: 16
FILE NUMBER: 14-012
ITEM: Measurement Specialties

RECOMMENDATION: Approve with 4 stipulations

APPLICANT: Measurement Specialties
15825 Central Ave NE
Ham Lake MN 55304

PURPOSE: Development of a Measurement Specialties building. The project includes site grading and building, utility and parking lot construction.

LOCATION: Located in the northwest corner of Hanson Boulevard and 139th Lane at 1671 139th Ln NW, Andover, MN
APPLICABILITY:
1. One or more cumulative acres of land disturbance.
2. Endangered, Threatened or Special concern species, elements of communities.

EXHIBITS:
1. Measurement Specialties Project Schedule, Received 1/24/2014
2. Storm Sewer Design Calculations, Dated 1/20/2014, Received 1/24/2014
3. Andover Station North Official Plat – Small Sheet 2 of 3, Received 1/24/2014
4. Small Set of Plans Sheets C1-C5, Dated 1/13/2014, Received 1/24/2014
5. Andover Station North Official Plat – Large Sheet 2 of 3, Received 1/24/2014
6. Large Set of Plans Sheets C1-C5, Dated 1/13/2014, Received 1/24/2014

HISTORY & CONSIDERATIONS:
The project is part of the Andover Station North project. A variance was given to this project on July 9, 2012 for volume reduction. Monitoring reports for the mitigation wetlands for Andover Station North indicate that the site is lacking in over 3 acres of created wetland on the intended 5.6 acres of creation due to lack of water to the wetland. Application of the 1” volume reduction requirement would take additional water away from the mitigation which was intended in the original design. Based on an agreement between the City of Andover and Coon Creek Watershed District, the infiltration requirement does not have to be met for this site so the wetland can be supplied with more water.

FINDINGS:
Ditches and Drainage: There is not a public ditch adjacent to the property. The project site is tributary to County Ditch 57. The trend in land use for this drainage area is toward residential, commercial and industrial. There are no flooding concerns downstream.

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 872.8 feet. The total floodplain impact is 0 acre-feet, within the flood/fringeway. Compensatory storage is not needed.

Groundwater: The applicant did not submit a Geotechnical Report so the ground water elevation is unknown. 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, 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 include a ditch maintenance easement or utility line crossings. A drainage and utility easement is not provided for the storm water/infiltration pond shown on the drainage plan.

Soils & Erosion Control: Soils affected by the proposal are 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 not meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation. However, due to lack of supply water to adjacent wetlands this rule is waived to provide more water to the wetlands. Stormwater leaving the site is discharged into a well-defined receiving channel or pipe and routed to a public drainage system. Drainage sensitive uses do not exist downstream from the proposed site. Rate control is met at a regional pond and existing infiltration basin.

Water Quality: Project does include new impervious drainage areas greater than 1 acre. All discharges 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 not exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey.

Wildlife: The proposed project includes the threatened species Leonard’s Skipper (Hesperia leonardus), Blanding’s Turtle (Emydoidea blandingii), Loggerhead Shrike (Lanius ludovicianus) and Long-bearded or Hairy Hawkweed (Hieracium longipilum) within a one-mile radius of the site. It is suggested that some native prairie restoration be established on the property.

Performance escrow: $5,100.00

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<th>ISSUES/CONCERNS:</th>
<th>NEED:</th>
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<td>Stormwater &amp; Hydraulics: The applicant is not meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation.</td>
<td>However, based on an agreement between the City of Andover and Coon Creek Watershed District, the infiltration requirement does not have to be met for this site.</td>
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<td>Groundwater: The applicant did not submit a Geotechnical Report so the ground water elevation is unknown.</td>
<td>It is determined that low floor elevations meet the criteria for the City of Andover (3 ft above mottled soil elevation, 2 ft above</td>
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However, the proposed low floor elevation 892.6 feet is more than 2 feet above the District Atlas 14 model 100-year elevation of 872.8 feet. Also, the proposed low floor elevation of 892.6 feet is more than 3 feet above the normal water level of 880 feet for the infiltration basin in the northwest corner of the site.

**Soils & Erosion:** Infiltration basins are not protected from erosion and sedimentation during construction. After initial grading the District requires that infiltration basins be completely surrounded by erosion control measures to prevent the basin from clogging. The existing infiltration basin is not completely surrounded with silt fence. Most of the infiltration basin is protected by the perimeter silt fence but the east portion where new grading is occurring is not protected.

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<th>Escrows: $1,500 + (6.2 \times $500/acre) = $5,100</th>
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**Wildlife:** The proposed project does includes the threatened species Leonard’s Skipper (*Hesperia leonardus*), Blanding’s Turtle (*Emydoidea blandingii*), Loggerhead Shrike (*Lanius ludovicianus*) and Long-bearded or Hairy Hawkweed (*Hieracium longipilum*) within a one-mile radius of the site.

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<td>1. Receipt of escrows.</td>
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<td>2. Include a drainage and utility easement which covers the area where the storm water/infiltration basin is shown on the plans.</td>
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<td>3. After initial grading add additional silt fence along the 885 foot proposed contour of the infiltration basin to protect the basin from erosion and sedimentation during construction. Tie the silt fence in to the existing proposed perimeter silt fencing.</td>
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<td>4. Provide habitat such as native prairie restoration.</td>
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