COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: December 8, 2014
AGENDA NUMBER: 17
FILE NUMBER: 14 - 102
ITEM: Creekside Meadows

RECOMMENDATION: Approve with 1 Stipulation

APPLICANT: Shadow Ponds, LLC
14015 Sunfish Lake Blvd #4000
Ramsey, MN 55303

PURPOSE: Development of 6 residential lots and 1 outlot on 4.4 acres

LOCATION: South Coon Creek Drive, near the intersection of S. Coon Creek Dr. and Round Lake Blvd. in Andover, MN (Clubhouse for the Woodland Creek golf course)
**APPLICABILITY:**
1. Any work within or adjacent to a Public Ditch within the Watershed District.
2. Any work in or adjacent to wetlands, lakes or water courses.
3. One or more cumulative acres of land disturbance.
4. The lands and water 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.

**EXHIBITS:**
1. Stormwater Management Plan by Hakanson Anderson; dated 8/13/2014; received 8/13/2014
2. Plan set by Hakanson Anderson; dated 8/13/2014; received 8/13/2014
3. Geotechnical report by Braun Intertec Corporation; dated 7/25/2014; received 8/13/2014
4. Wetland Delineation Report by Hakanson Anderson; dated August 8, 2014; received August 13, 2014
5. Stormwater Management Plan by Hakanson Anderson; dated 9/15/2014; received 9/22/2014
6. Plan set by Hakanson Anderson; dated 9/14/2014; received 9/22/2014
7. Stormwater Management Plan by Hakanson Anderson; dated 10-29-2014; received 11-26-2014
8. Plan set by Hakanson Anderson; dated 10-29-2014; received 11-26-2014
9. Plan set by Hakanson Anderson; dated 12-3-2014; received 12-3-2014

**HISTORY & CONSIDERATIONS:**

The site previously consisted of a bituminous parking lot, commercial building and associated sidewalks that have since been demolished. The site used to service the defunct Woodland Creek golf course.

The site drains to the south and east towards Coon Creek, which forms the eastern border of the site.

**FINDINGS:**

**Ditches and Drainage:** There is a public ditch on the property. The ditch is County Ditch 57. The ditch has not been inspected. The project site is tributary to County Ditch 57. The trend in land use for this drainage area is toward residential. There are flooding concerns downstream. Alternatives to additional drainage considered and reviewed include storage and retention.

**Floodplain:** There is floodplain on the property according to FEMA. The District Atlas 14 model predicts the 100-year elevation for the subwatershed at 865.3 feet. It is not clear what the total floodplain impact is.
**Groundwater:** Ground water is present at 862.2 feet. The site does include groundwater sensitive areas. Information has been provided to substantiate low floor elevations. Low floor elevations do 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 provided for the storm water/infiltration ponds shown on the drainage plan. Property owners affected by changes in drainage have not been notified and have not acknowledged the changes proposed.

**Soils & Erosion Control:** Soils affected by the proposal are Seelyeville and Nymore. Stabilizing vegetation is not 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 protected from erosion and sedimentation. Project site is greater than 1 acre; an NPDES permit is required.

**Stormwater & Hydraulics:** The applicant is infiltrating the volume equal to 1 inch of rainfall on impervious surfaces. The proposed development decreases the total impervious area by over 2,500 square feet. Since this is a complete re-build, the District requires water quality and volume to be addressed whether the proposed development is decreasing impervious or not. The applicant has met the District’s volume management rules for infiltrating the first 1 inch of runoff from impervious surfaces.

**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 detrimentally affect the existing water quality of the receiving water. The proposal will cause extreme fluctuations of water levels or temperature changes.

**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:** $4,000.00

**ISSUES/CONCERNS:**

| Escrows: $2,000 + (4 ac * $500/ac) = $4,000.00 | 1. Receipt of escrows |

**RECOMMENDATION:** Approve with 1 Stipulation

**Stipulations:**

1. Receipt of escrows.