COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: September 14, 2015
AGENDA NUMBER: 17
FILE NUMBER: 15 - 107
ITEM: The Farmstead Additional Parking

RECOMMENDATION: Approve with 4 Stipulations

APPLICANT: Senior Housing Partners
Attn: Dustin Sayre
3316 Fairview Ave N
Roseville MN

PURPOSE: Additional 41 parking stalls and infiltration basin

LOCATION: 13733 Quay Street NW, Andover MN

![Map of location]
APPLICABILITY:
1. High infiltration soils
2. Highly erodible soils

EXHIBITS:
1. Stormwater Management Plan by Clark Engineering dated 8/12/2015, received 8/13/2015
2. Construction Plan set by Clark Engineering dated 8/12/2015, received 8/13/2015.

HISTORY & CONSIDERATIONS:
This project has not been before the CCWD Board.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to County Ditch 57. The trend in land use for this drainage area is toward open space, residential. There are no flooding concerns downstream. Alternatives to additional drainage considered and reviewed include storage and retention.

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 867.6 feet. The total floodplain impact is 0 acre-feet. Compensatory storage is not needed.

Groundwater: Surficial ground water is not present within 8 feet of the surface. The site does not 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 not provided for the storm water/infiltration pond shown on the drainage plan. Changes in drainage do not affect neighboring properties.

Soils & Erosion Control: Soil affected by the proposal is Hubbard. 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 not greater than 1 acre; an NPDES permit is not 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 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.

**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 not exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey.

**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:** $2,190.00

**ISSUES/CONCERNS:**

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<th>Maintenance: A drainage and utility easement is not provided for the storm water/infiltration pond shown on the drainage plan. An easement needs to be provided for infiltration basin or O&amp;M agreement consistent with City requirements is required.</th>
<th>1. Provide easement or O&amp;M agreement for proposed basin.</th>
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<td>2. The applicant must acknowledge that they will conduct a post construction test on the infiltration basin by filling the basin to a minimum depth of 6 inches with water and monitor the time necessary to drain. The Coon Creek Watershed District shall be notified prior to the test to witness the results.</td>
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| Soils & Erosion Control: 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. | 3. Provide inlet protection at CB 202. |
| Escrows: $2,000 + (.38 ac * $500/ac) = $2,190.00 | 4. Receipt of escrows. |

**RECOMMENDATION:** Approve with 4 Stipulations

**Stipulations:**
1. Receipt of escrows.
2. The applicant must acknowledge that they will conduct a post construction test on the infiltration basin by filling the basin to a minimum depth of 6 inches with water and monitor the time necessary to drain. The Coon Creek Watershed District shall be notified prior to the test to witness the results.
4. Provide easement or O&M agreement for proposed basin.