COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: June 9, 2014
AGENDA NUMBER: 17
FILE NUMBER: 14-010
ITEM: Winslow Woods Residential Development

RECOMMENDATION: Approve with 2 Stipulations

APPLICANT: Tony Emmerich Construction
1875 Station Parkway
Andover MN 55304

PURPOSE: 4 lot Single family residential development

LOCATION: Extension of 150th Lane NW off of Hanson Blvd NW in Andover, MN
APPLICABILITY:
1. Any work in or adjacent to wetlands, lakes or water courses.
2. One or more cumulative acres of land disturbance.
3. Activities upstream from land that is dependent upon removal of water from the soil profile for their continued use (Drainage Sensitive Uses)
4. High water table, outwash and organic soils.
5. High infiltration soils.

EXHIBITS:
1. Revised Geotechnical Exploration Report by Haugo GeoTechnical Services; dated 5-09-2014, received 5-28-2014.

HISTORY & CONSIDERATIONS:
The Preliminary Site & Utility Plan sheet only shows 4 new residential lots. This permit review is only of those 4 proposed lots which have the front of the lots and street stormwater directed to an existing stormsewer. Lot generated stormwater from the rear of the lot will sheet flow to an existing wetland. Therefore this review only looks at erosion control measures and low floor elevations from these four custom graded lots.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to County Ditch 20. The trend in land use for this drainage area is toward residential. There are 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 877.5 feet.

The applicant is required to run the 100-year elevation for interior ponds using the NOAA Atlas 14 information as shown in the following web link.
http://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=mn

Groundwater: Ground water is present at a range of 883.5 to 890 feet. The site does not include groundwater sensitive areas. Information has been provided to substantiate low floor elevations (898.0 and 898.5 feet). 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:** A drainage and utility easement is provided for the existing 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 are Sartell. Stabilizing vegetation is not proposed for disturbed areas within two weeks of rough grading. Adjacent properties are protected from sediment deposition. All wetlands, water bodies, 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 proposed lots will have street stormwater directed to an existing stormsewer. Lot generated stormwater will sheet flow to an existing wetland. Drainage sensitive uses do exist downstream from the proposed site.

**Water Quality:** Project does include new impervious drainage areas greater than 1 acre. 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 and its associated supplement(s), NWI, and Soils Survey.

**Wildlife:** The proposed project does not include endangered & threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas, wildlife travel corridors. No substantial adverse alteration or significant detrimental impact on a species food supply, security or reproductive cycle or the alteration or removal of a plant species will occur.

**Performance Escrow:** $2,595.00

**ISSUES/CONCERNS:**

<table>
<thead>
<tr>
<th>Soils &amp; Erosion Control:</th>
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Stipulations:
1. Receipt of escrows.
2. Add a note to the grading plan that stabilizing vegetation will be installed for disturbed areas within two weeks of rough grading and specifying what the stabilizing vegetation shall be.

Note: Future design phases of the development will follow District requirements of volume management and rate control. Provide stormwater runoff calculations that show the site is meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation and that the rate of post development runoff from the site does not exceed predevelopment rates, or rates which would interfere with sensitive downstream land uses.