COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: April 14, 2014
AGENDA NUMBER: 18
FILE NUMBER: 14-044
ITEM: Prairie Knoll Park

RECOMMENDATION: Approve with 4 Stipulations

APPLICANT: Jason Law
City of Andover
1685 Crosstown Blvd NW
Andover MN 55304

PURPOSE: Proposed parking lot paving, curb and gutter installation, and storm sewer installation

LOCATION: Between the intersection of Prairie Road and 148th Ln NW and Prairie Road and 146th Ln
APPLICABILITY:
1. Any work in or adjacent to wetlands, lakes or water courses.
2. One or more cumulative acres of land disturbance.
3. High infiltration soils.
4. Highly erodible soils.
5. Endangered, Threatened or Special concern species, elements of communities.

EXHIBITS:
1. Plan set by City of Andover; dated 3/24/2014; received 3/31/2014

HISTORY & CONSIDERATIONS:
The City of Andover is will be doing this project in conjunction with Station Parkway Mill and Overlay and Prairie Road NW Mill and Overlay project. Construction is anticipated to begin late May/early June and be completed by mid-summer.

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 882.5 feet at CD 20 and Andover Blvd. as referenced to the NGVD 29 vertical datum.

Stormwater & Hydraulics: The applicant is meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation. The change from gravel to paved parking lot surface results in an additional 4,237cf of volume for the 1” storm. Applied to the two infiltration basins this results in a 0.1ft stage increase. Any overflow would be entirely on park property and overflow to city streets. 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.

Groundwater: Groundwater information was not provided and is not needed.

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 is owned by the City of Andover.

Soils & Erosion Control: Soils affected by the proposal are Sartell and Zimmerman. 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.

**Water Quality:** Project does not include impervious drainage areas greater than 1 acre. There are no discharges into wetlands. 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 and its associated supplement(s), NWI, and Soils Survey. No wetland impacts are proposed for this project.

**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:** $11,225.00

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<th>ISSUES/CONCERNS:</th>
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| **Stormwater & Hydraulics:** Based on the type of soils, stormwater discharge into the existing low area is sufficient to meet the volume and rate control standards. | 1. Provide statement that stabilizing vegetation is proposed within 14 days of rough grading  
2. Provide silt fence along the grading limits shown on the plans south of the north parking area |
| **Soils & Erosion Control:** Stabilizing vegetation is not proposed for disturbed areas within two weeks of rough grading. Silt fence should be added along the grading limits of the North parking lot to protect against sedimentation. | 3. It is recommended that landscaping be provided that is conducive to supplying habitat for the Loggerhead Shrike. |
| **Wildlife:** The proposed project does include the threatened species Loggerhead Shrike (*Lanius ludovicianus*). | 4. Receipt of escrows |

**Escrows:** $1,500 + (18.45 acres x $500/acre) = $11,225.00

**RECOMMENDATION:** Approve with 4 Stipulations
Stipulations:
1. Receipt of escrows.
2. Provide statement that stabilizing vegetation is proposed within 14 days of rough grading.
3. Provide silt fence along the grading limits shown on the plans south of the north parking area.
4. It is recommended that landscaping be provided that is conducive to supplying habitat for the Loggerhead Shrike.