COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: September 14, 2015
AGENDA NUMBER: 20
FILE NUMBER: 15 - 109
ITEM: Winslow Woods 2nd Utility and Street Improvement

RECOMMENDATION: Approve with 1 Stipulation

APPLICANT: City of Andover
Attn: Dave Berkowitz
1685 Crosstown Blvd NW
Andover MN 55304

PURPOSE: Construction of new street and associated utilities for Winslow Woods 2nd Addition

LOCATION: East of Yellow Pine Street NW, south of 152nd Lane NW, west of a railroad track and north of Xeon Street NW in Andover, MN.
APPLICABILITY:
1. Any work in or adjacent to wetlands, lakes or water courses.
2. High water table, outwash and organic soils.
3. High infiltration soils.
4. Highly erodible soils.
5. Endangered, Threatened or Special concern species, elements of communities.

EXHIBITS:
1. Construction Plan set by WSB; dated 8/21/2015, received 8/19/2015

HISTORY & CONSIDERATIONS: Winslow Woods 2nd Addition is PAN 14-082. Stormwater outlets for basins shown in proposed project are consistent with approved PAN 14-082.

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

Groundwater: Groundwater is present at depths of 10.5 to 18 feet below ground, corresponding with elevations of 883.5 to 887. 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 elevations, 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 not include a ditch maintenance easement or utility line crossings. 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 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.
**Stormwater & Hydraulics:** Proposed project is part of the overall site development permit that addresses stormwater management requirement equivalent to infiltrating runoff from the first inch of precipitation and rate control requirement. 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 exist downstream from the proposed site.

**Water Quality:** Proposed project is part of overall site development permit that addresses water quality requirements. 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 exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey. Wetland impacts were replaced through the development of Winslow Woods 2nd.

**Wildlife:** The proposed project does includes the threatened Sea-beach Needlegrass (*Aristida tuberculosa*), Blanding’s turtles (*Emydoidea blandingii*), and state-listed snakes. The applicant completed a biological survey and have received a takings permit from the DNR for the Sea-beach Needlegrass (*Aristida tuberculosa*). The DNR provided the applicant with information to protect the turtle and snakes.

**Performance Escrow:** $2,750

**ISSUES/CONCERNS:**

| Escrows: $2,000 + (1.5 ac * $500/ac) = $2,750.00 | 1. Receipt of escrows. |

**RECOMMENDATION:** Approve with 1 Stipulation

**Stipulations:**

1. Receipt of escrows, $2,750.00.