COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: April 8, 2019
AGENDA NUMBER: 24
FILE NUMBER: 19-057
ITEM: Andover YMCA

RECOMMENDATION: Approve with 4 Stipulations

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

PURPOSE: 8.5 acres disturbed (basin/building) on 43-acre property

LOCATION: NW of Crosstown Blvd and Hanson Blvd, Andover MN
APPLICABILITY:
1. One or more cumulative acres of land disturbance
2. High infiltration soils

EXHIBITS:
1. Construction Plan set (13 sheets); by AJA, dated 3/13/19, received 3/13/19
   a. Revised Construction Plan set (14 sheets) by AJA, dated 3/15/19, received 3/27/19
   a. Revised Stormwater Management Report; by AJA, dated 3/27/19, received 3/27/19
4. Geotechnical Report; by Intertek PSI, dated 3/20/2019, received 3/27/19

PREVIOUS ACTION TAKEN: Tabled with 10 Stipulations on March 25, 2019.

FINDINGS:
Pre-application Meeting: The project as submitted has received a general review during a pre-application meeting on March 26, 2019.
Ditches: There is not a public ditch on the property.

Ditch Hydraulics: A crossing of the ditch is not proposed.

Soils affected by the proposal are Lino and Sartell.

- Stabilizing vegetation is proposed for disturbed areas within seven (7) days of rough grading.
- Soil stockpiles have been proposed to be fitted with sediment-trapping measures to prevent soil loss and stabilized within seven (7) days or rough grading.
- Adjacent properties and stormwater ponds are protected from sediment deposition.
- Construction schedules detailing when sediment trapping measures will occur; stabilization of earthen structures and the general timing of construction phases have been provided.
- Stormwater runoff does pass through a sediment basin or other sediment trapping BMP with equal or greater storage capacity.
- Stabilization adequate to prevent erosion has not been provided at the outlets of all storm sewer pipes.
- All storm sewer inlets are protected from sediment-laden water during construction.
- All work adjacent to water or related resource has taken precautions to contain sediment and stabilize the work area during construction.
- Provisions have been made to minimize transport of sediment (mud) by runoff or vehicle tracking onto the paved surface.
- Provisions have been made for cleaning road surfaces where sediment is transported by the end of the day.
- Construction entrance points are clearly located on the erosion and sediment control plan.
- The erosion and sediment control plan does provide for the repair and maintenance of all temporary and permanent erosion and sediment control practices.
- Details provided for ESC (riprap, perimeter control, concrete washout, inlet protection, etc.)

Dewatering: Shallow ground water does exist on site. The project may require dewatering.

Floodplain: There is no floodplain on the property according to the District model and FEMA.

High Water Flooding: 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 soils/groundwater, 2 ft over 100 yr.
Groundwater: Geotechnical information collected in April 2003 indicates long term groundwater elevation is present at 13.3-14.8 feet below the surface. Soil borings completed in 2019 indicate groundwater at approximately 13 to 16 feet below ground.

The project site is within the Emergency Response Area/10 Year Well Head Protection Area/Drinking Water Supply Management Area.

The proposal does not contain a land use discouraged or prohibited by the Safe Drinking Water Supply Act (SDSA).

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 owner of the Stormwater Management features and treatment practices is City of Andover. The Stormwater Treatment Practices (STPs) consisting of the following:

<table>
<thead>
<tr>
<th>Stormwater Treatment Practices</th>
<th>Number</th>
<th>Inspection &amp; Maintenance Responsibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basins</td>
<td>6</td>
<td>City of Andover</td>
</tr>
<tr>
<td>Sumps</td>
<td>1</td>
<td>City of Andover</td>
</tr>
</tbody>
</table>

As a requirement of the City’s MS4 program, the city will inspect and maintain the stormwater facilities.

Easements: The proposed project does not include ditch maintenance easement. A ditch maintenance easement is not required. A maintenance access to all storm water management features is provided.

Stormwater & Hydrology: Infiltration is not allowed within the project area that is within an Emergency Response Area. The 1-inch infiltration is achieved. The stormwater management system utilizes infiltration basins. Calculations have been provided that illustrate the 1-inch infiltration volume is achieved below the outlet.

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. Properties and waterways downstream from the project may be protected from erosion due to increases in the volume, velocity and peak water flow rates of stormwater runoff. Concentrated storm water leaving the site is discharged directly into a well-defined natural or man-made off-site receiving channel or pipe. No on-site constructed storm water conveyance channels are proposed as part of the project.
Water Quality: The proposed project does not cause an exceedance of State water quality standards. The project does not contribute to the adverse impact of wetlands through inundation or volume of flow. All discharges into wetlands/stormwater basins are not pretreated by a sediment basin/water quality pond, and are not designed correctly. All work adjacent to wetlands, waterbodies and water conveyance systems are not protected from erosion. 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.

Impairments: This project does not drain within one (1) mile of an Impaired Water.

There are new impervious surfaces proposed as part of this project.

Wetlands: Wetlands do not exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey. Wetlands have not been delineated. The applicant does not need to contact the DNR area hydrologist and the Corps of Engineers.

Wetland Replacement Plan: A wetland replacement plan has not been submitted and is not required.

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.

Wildlife: The applicant has not contacted the MDNR natural heritage or endangered species program.

If the project is present, the project does not propose substantial adverse alteration or significant detrimental impact on a species or removal of a plant species will occur.

Performance Escrow: $6,250

Wetland Escrow: $ N/A

There are not ditch liens on the property.

ISSUES/CONCERNS:

<table>
<thead>
<tr>
<th>ISSUE</th>
<th>NEED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Escrows: $2,000 + (8.5 ac * $500/ac) = $6,250</td>
<td>Receipt of escrows.</td>
</tr>
<tr>
<td>Erosion and Sediment Control: Stabilization adequate to prevent erosion has not been provided at the outlets of all storm sewer pipes.</td>
<td>Detail 17 on C2.11 is for RCP while HDPE pipe is used for some outfalls.</td>
</tr>
<tr>
<td>Stormwater &amp; Hydraulics: Proposed project will impact existing infiltration basins.</td>
<td>Update models to assume interim conditions prior to the Hanson Blvd. improvements.</td>
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</tbody>
</table>
Model issues:
   b. I6 has a bottom elevation of 890 but infiltration at 892.

4. Update model:
   a. Clarify starting water levels, infiltration elevations, and bottom of basin elevations for I3-A-B and I6.

RECOMMENDATION: Approve with 4 Stipulations

Stipulations:
1. Receipt of escrows.
2. Clarify that the RCP riprap detail, I7 on C2.11 applies to HDPE pipe outfalls.
3. Update models to assume interim conditions prior to the Hanson Blvd. improvements.
4. Update model:
   a. Clarify starting water levels, infiltration elevations, and bottom of basin elevations for I3-A-B and I6.