COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: January 12, 2015
AGENDA NUMBER: 25
FILE NUMBER: 14 - 153
ITEM: Woodland Creek Fill

RECOMMENDATION: Approve with 1 Stipulations

APPLICANT: Shadow Ponds, LLC
14015 Sunfish Lake Blvd #4000
Ramsey, MN 55303

PURPOSE: Removal of fill from future wetland bank and disposal on Creekside Meadows development for grading usage.

LOCATION: South Coon Creek Drive, near the intersection of S. Coon Creek Dr. and Round Lake Blvd. in Andover, MN
APPLICABILITY:

1. Any work within or adjacent to a Public Ditch within the Watershed District.
2. Any work in or adjacent to wetlands, lakes or water courses.
3. The lands and water that have been, or may be covered by the regional flood.
4. High water table, outwash and organic soils.
5. High infiltration soils.
6. Highly erodible soils

EXHIBITS:

1. Platt sheet by Hakanson Anderson; updated, received 12/30/2014.
2. Grading, Drainage and Erosion sheet by Hakanson Anderson; dated 08/13/2014, received 12/30/2014.

HISTORY & CONSIDERATIONS:

The site development at the site was approved under permit 14-102 Creekside Meadows. This permit proposes removing fill material from the future wetland banking site located on the former Woodland Creek Golf Course property. The fill will be brought to the Creekside Meadows development site directly north of the golf course and be used for grading purposes.

The proposed project has been approved by the City of Andover and BWSR.

FINDINGS:

Ditches and Drainage: There is a public ditch on the property. The ditch is County Ditch 57. The ditch has not been inspected. The trend in land use for this drainage area is toward residential.

Floodplain: There is floodplain on the property according to FEMA. The District Atlas 14 model predicts the 100-year elevation for the subwatershed at 865.3 feet. The total floodplain impact is 413 cubic-yards, within the floodplain. Compensatory storage is provided.

Groundwater: Surficial ground water is present at 862.2 feet. The site does include groundwater sensitive areas. No buildings are proposed, information is not needed to substantiate low floor elevations.

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. 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 Seelyeville and Nymore. 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. Project site is greater than 1 acre; an NPDES permit is required.

Stormwater & Hydraulics: The proposal does not include any impervious area. Impervious area proposed for this site was covered under permit 14-102. Stormwater leaving the site is discharged into a well-defined receiving channel or pipe and routed to a public drainage system. 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 exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey. However, no wetland impacts are proposed. The project has been approved by both the City of Andover and the BWSR as the fill needs to be removed for the wetland restoration.

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: $3,500

ISSUES/CONCERNS

| Escrows: $2,000 + (3 ac * $500/ac) = $3,500 | 1. Receipt of escrows. |

RECOMMENDATION: Approve with 1 Stipulation

Stipulation:

1. Receipt of escrows.