COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: March 28, 2016
AGENDA NUMBER: 6
FILE NUMBER: 16-041
ITEM: B&D Estates 2nd Addition, Martin Street NW

RECOMMENDATION: Approve with 3 Stipulation

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

PURPOSE: Street and Utility Improvements

LOCATION: Martin Street NW, Andover MN
APPLICABILITY:
1) Any building within the floodplain of any natural water course (1.07 sub 1)
2) Any building within a designated shoreland zone (1.07 Sub 2)
3) Any activity involving drainage, filling or alteration of wetlands (1.09)
4) Development of land not authorized by the municipal drainage plan (1.04)
5) Any land alteration within 1 mile of an impaired water
6) Project site is not greater than 5 acres, a NPDES permit is not required

EXHIBITS:
1) Construction Plan set (10 sheets) by City of Andover, dated 3/14/16, received 3/07/16.

HISTORY & CONSIDERATIONS: This application was initially submitted on 8/18/2014. The application was tabled at the 9/1/2014 meeting with 7 Stipulations. Permit number 1693 was issued for PAN 14-103 on 2/24/16.

FINDINGS:
Ditches: There is not a public ditch on the property.

Erosion and Sediment Control: Soils affected by the proposal are Sartell and Isanti. 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; a NPDES permit is required.
**Floodplain:** There is 500-year floodplain on the property according to FEMA. However, the 500-year floodplain is not a regulatory floodplain. The District Atlas 14 model predicts the 100-year elevation for the subwatershed at 865.3 feet (NAVD 88). There is no proposed impact within the floodplain. Compensatory storage is not needed. There are no flooding concerns upstream or downstream.

**Groundwater:** Geotechnical information has been submitted. Geotechnical information collected in May, 2014 indicates long term groundwater elevation is present at 6 feet below the surface.

The site is not within a Drinking Water Supply Management Area (DWSMA).

**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 highest anticipated water table, 1 ft. over 100 yr.

**Dewatering:**
It is unknown if the project requires dewatering. An assessment of risks to other water and related resources has not been conducted/submitted.

It is unknown what the intended commencement date is. The dewatering duration is unknown.

**Ground Water Dependent Water Resources:**
It is unknown if there are Ground Water Dependent water resources within the cone of depression.

**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.

Property owners affected by changes in drainage have been notified and acknowledge the changes proposed.

**Maintenance:** The Owner of the Stormwater Management features and treatment practices is the City of Andover. The City of Andover is an MS4 and is required to maintain the Stormwater Treatment Practices (STPs) consisting of the following:

<table>
<thead>
<tr>
<th>Stormwater Treatment Practices</th>
<th>Number</th>
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<tbody>
<tr>
<td>Stormwater pond</td>
<td>1</td>
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<tr>
<td>Infiltration shelf</td>
<td>1</td>
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</tbody>
</table>
Inspection and maintenance of stormwater facilities will be the responsibility of the City of Andover. 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 maintenance access to all storm water management features is provided.

**Stormwater & Hydrology:** Infiltration is allowed within the project area. The 1-inch infiltration is achieved. The stormwater management system utilizes dry pond for infiltration. 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.

**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 are pretreated by a sediment basin/water quality pond, and are designed correctly. All work adjacent to wetlands, waterbodies and water conveyance systems are/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 is within one (1) mile and drains to an Impaired Water.

The project does not propose site stabilization within 7 days after construction. The proposed stormwater system does retain at least one inch of runoff from the project site.

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

**Wetlands:** Wetlands do exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey. Wetlands have been delineated. The most recent delineation was completed on May 8, 2014. The wetland boundary has been checked.

The wetland is a DNR protected water. The applicant does not need to contact the DNR area hydrologist and the Corps of Engineers.

The total proposed wetland impact is 0 square feet.

**Wetland Replacement Plan:** A wetland replacement plan is not required.

**Wildlife:** The proposed project does not include endangered or threatened species, rare natural communities, Ground Water Dependent water resources, colonial waterbird
nesting sites, migratory waterfowl concentration areas, deer wintering areas or wildlife travel corridors.

**Performance Escrow:** $2,750.00  
**Wetland Escrow:** N/A  
There are not ditch liens on the property.

**FINDINGS/ISSUES/CONCERNS:**

<table>
<thead>
<tr>
<th>ISSUE</th>
<th>NEED</th>
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</thead>
<tbody>
<tr>
<td><strong>Groundwater:</strong> It is unknown if the project requires dewatering. An assessment of risks to other water and related resources has not been conducted/submitted.</td>
<td>1. Clarify if dewatering is needed</td>
</tr>
<tr>
<td></td>
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</tr>
<tr>
<td><strong>Water Quality:</strong> This project is within one (1) mile and drains to an Impaired Water.</td>
<td>2. Erosion control plan needs to be changed to require site stabilization within 7 days after construction.</td>
</tr>
<tr>
<td></td>
<td>The project does not propose site stabilization within 7 days after construction.</td>
</tr>
<tr>
<td><strong>Escrows:</strong> $2,000 + (1.5 ac * $500/ac) = $2,750.00</td>
<td>3. Receipt of escrows.</td>
</tr>
</tbody>
</table>

**RECOMMENDATION:** Approve with 3 Stipulations  
**Stipulations:**  
1. Clarify if dewatering is needed.  
2. Amend erosion control plan to require site stabilization within 7 days after construction.  
3. Receipt of escrows.