## COON CREEK WATERSHED DISTRICT
### PERMIT REVIEW

<table>
<thead>
<tr>
<th>MEETING DATE:</th>
<th>April 27, 2015</th>
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<tbody>
<tr>
<td>AGENDA NUMBER:</td>
<td>7</td>
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<tr>
<td>FILE NUMBER:</td>
<td>15-051</td>
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<tr>
<td>ITEM:</td>
<td>B&amp;D Estates Street and Utility</td>
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### RECOMMENDATION:
Approve with 1 Stipulations

### APPLICANT:
City of Andover  
Attn: Jason Law  
1685 Crosstown Boulevard NW  
Andover, MN 55304

### PURPOSE:
Street and utility plans for B&D Estates

### LOCATION:
139th Avenue East of the intersection of Bunker Lake Blvd. and Hanson Blvd. NE 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. One or more cumulative acres of land disturbance.
4. High water table, outwash and organic soils.
5. High infiltration soils.
6. Highly erodible soils

EXHIBITS:
1. Street and Utility Plan by the City of Andover; Dated 3/26/15; received 4/14/15

HISTORY & CONSIDERATIONS:
The B & D Estates development was approved by the Board on October 13, 2014.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to County Ditch 57. The trend in land use for this drainage area is toward open space and residential. There are no flooding concerns downstream. Alternatives to additional drainage considered and reviewed include storage and retention.

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). The total floodplain impact is 0 acre-feet, within the floodplain. Compensatory storage is not needed.

Groundwater: Groundwater information is not provided and is not needed. Ground water is present at 6 feet according to the original B&D Estates Submittal.

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.

Soils & Erosion Control: Soils affected by the proposal are Sartell and Isanti. 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.
**Stormwater & Hydraulics:** The applicant is not meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation. 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. However, the wetland will likely be large enough to dampen stormwater flows from the development. 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 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. A wetland delineation was completed and approved by the TEP. No wetland impacts are proposed.

**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:** $2,375.00

**ISSUES/CONCERNS:**

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<thead>
<tr>
<th>Stormwater &amp; Hydraulics:</th>
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<tr>
<td>The inlet pipe to the pond 1.5 ft higher than originally proposed. However, this does not affect the hydraulics of the pond and the District is okay with this change.</td>
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<tr>
<td>There are some changes to the storm sewer system (inverts, etc.) that have no consequence to the function of the pond. The District is okay with these changes.</td>
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<tr>
<td>There are minor changes to the outlet configuration but none that affect the function that was approved.</td>
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<th>Escrows: $2,000 + (0.75 ac * $500/ac) = $2,375.00</th>
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<td>1. Receipt of escrows.</td>
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RECOMMENDATION: Approve with 1 Stipulations

Stipulations:

1. Receipt of escrows.