COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: September 24, 2017
AGENDA NUMBER: 7
FILE NUMBER: 17-178
ITEM: Sharper Homes/Packer

RECOMMENDATION: Approve with 2 Stipulations

APPLICANT: Jake Packer
3074 161st Ave NW
Andover, MN 55304

PURPOSE: 1700 SQ FT house on 10 acre lot

LOCATION: Approximately 1700 feet east of intersection of Round Lake Blvd NW and 161st Ave NW, Andover, MN

APPLICABILITY:
1. Any work in or adjacent to wetlands, lakes or water courses
2. Activities upstream from land that is dependent upon removal of water from the soil profile for their continued use (Drainage Sensitive Land Uses)

EXHIBITS:
1. Certificate of survey (4 sheets); by Carlson McCain, dated 8/10/17, received 9/13/17.
2. Wetland Delineation Report: By Kjolhaug, dated 9/7/17, received 9/13/17.

PREVIOUS ACTION TAKEN: This is a new application.

FINDINGS:
Pre-application Meeting: The project as submitted has not received a general review during a pre-application meeting.

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

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

Erosion and Sediment Control: Soils affected by the proposal are Isanti and Sartell.
- Stabilizing vegetation is not 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.
- 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 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 not been made to minimize transport of sediment (mud) by runoff or vehicle tracking onto the paved surface.
• Provisions have not 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.

Dewatering: Shallow ground water may exist on site. Dewatering is not anticipated as part of the project.

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 was not submitted and is not needed.

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

The project site is not 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: No Stormwater Management features or treatment practices proposed as part of the project.

Easements: The proposed project does not include ditch maintenance easement.

Stormwater & Hydrology: Infiltration is allowed within the project area. The 1-inch infiltration is achieved via overland flow. Stormwater leaving the site is not 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. The rate of post-development runoff from the site does may exceed predevelopment rates; however, the rates will not adversely impact or interfere with sensitive downstream land uses. Properties and waterways downstream from the project are protected from erosion due to increases in the volume, velocity and peak water flow rates of stormwater runoff. Concentrated storm water leaving a site is not 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 are pretreated via overland flow. All work adjacent to wetlands, waterbodies and water conveyance systems are 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 not within one (1) mile of an Impaired Water.

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 7/7/17. The wetland boundary has been checked. There are no proposed wetland impacts.

Wetland Replacement Plan: A wetland replacement plan 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.

Performance Escrow: $2,330.00
Wetland Escrow: $ N/A
There are not ditch liens on the property.
### ISSUES/CONCERNS:

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<th>ISSUE</th>
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<tr>
<td>Escrows: $2,000 + (0.66 ac * $500/ac) = $2,330.00</td>
<td>1. Receipt of escrows.</td>
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| Soils & Erosion Control: District requires all stabilization vegetation be within seven (7) days of rough grading or inactivity. | 2. Provide Erosion Control plan with the following:  
   a. Update construction plans to stabilize vegetation in 7 days of rough grading or inactivity.  
   b. Note that provisions have been made to minimize transport of sediment (mud) by runoff or vehicle tracking onto the paved surface.  
   c. Provide a note that any sediment tracked onto the street from construction activities will be removed on a daily basis. |

Provisions have not been made to minimize transport of sediment (mud) by runoff or vehicle tracking onto the paved surface.

Provisions have not been made for cleaning road surfaces where sediment is transported by the end of the day.

### RECOMMENDATION:

Approve with 2 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. Provide Erosion Control plan with the following:
   a. Update construction plans to stabilize vegetation in 7 days of rough grading or inactivity.
   b. Provisions have not been made to minimize transport of sediment (mud) by runoff or vehicle tracking onto the paved surface.
   c. Provide a note that any sediment tracked onto the street from construction activities will be removed on a daily basis.