COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: October 13, 2014
AGENDA NUMBER: 8
FILE NUMBER: 14 - 103
ITEM: B & D Estates

RECOMMENDATION: Approve with 1 Stipulation

APPLICANT: Povlitzki Properties
13643 Jefferson St.
Ham Lake, MN 55304

PURPOSE: Development of 26 residential lots on 7.6 acres

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. Stormwater Drainage Report by Plowe Engineering; dated 8/18/2014; received 8/18/2014
2. Plan set by E.G. Rud & Sons, Inc.; dated 8/18/2014; received 8/18/2014
3. Wetland Report by Jacobson Environmental, PLLC; dated 5/8/2014; received 8/18/2014
5. Plan Set by E.G. Rud & Sons, Inc. dated 9/29/14; received 10/1/14.

HISTORY & CONSIDERATIONS:
The existing site is wooded and undeveloped. Some of the site as well as some of the
backyards to the west drains to an onsite low point where it is believed to infiltrate. Some
of the frontage to 139th Avenue NW drains directly to the street. The remainder of the
existing site drains to the existing wetland complex.

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: Ground water is present at 6 feet. The site does not include groundwater
sensitive areas. Information has been provided to substantiate low floor elevations. Low
floor elevations do not meet the criteria for the City of Andover (3 ft above mottled soil
elevation, 2 ft above 100-year).

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. A drainage and utility easement is not provided for the storm water/infiltration pond shown on the drainage plan. Property owners affected by changes in drainage have not been notified and have not acknowledged the changes proposed.

Soils & Erosion 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; an NPDES permit is required.

Stormwater & Hydraulics: The applicant is 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 Escrows: $5,820.00
**ISSUES/CONCERNS:**

| Escrows: $2,000 + (7.64 ac * $500/ac) = $5,820.00 | 1. Receipt of escrows. |

**RECOMMENDATION:** Approve with 1 Stipulation

**Stipulations:**

1. Receipt of escrows.