COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: November 10, 2014
AGENDA NUMBER: 9
FILE NUMBER: 14 - 116
ITEM: Clocktower Commons

RECOMMENDATION: Approve with 3 Stipulations

APPLICANT: Steve Sabraski
105 S 5th Ave, Ste 513
Minneapolis MN 55401

PURPOSE: Development which will consist of constructing two new commercial buildings including paving, curbing, utilities, landscaping, stormwater infiltration systems and reconstruction of public trail.

LOCATION: Located at 15170 Bluebird Street NW and 15216 Bluebird Street NW at the intersection of Hanson Blvd West and Crosstown Blvd NW in Andover, MN.
APPLICABILITY:
1. One or more cumulative acres of land disturbance.
2. The lands and water that have been, or may be covered by the regional flood.
3. Activities upstream from land that is dependent upon removal of water from the soil profile for their continued use (Drainage Sensitive Uses)
4. High infiltration soils.
5. Endangered, Threatened or Special concern species, elements of communities.

EXHIBITS:
1. Stormwater Narrative, Revised 10/01/2014, Received 10/01/2014
2. Large set of Plans, Sheets C0.1, C1.1, C1.2, C2.1, Phase Plan, C2.2, C3.1, C4.1, C7.1, C7.2, L2.1, L7.1, Dated 10/01/2014, Received 10/01/2014
3. Preliminary Construction Schedule, Received 10/01/2014
4. Geotechnical Exploration and Engineering Evaluation, Dated 06/03/2014, Received 10/01/2014
6. SAFL BAFFLE technical specification, no date, received 10-15-14.
7. Preliminary construction schedule, no date, received 10-15-14.

HISTORY & CONSIDERATIONS:
This development is part of a larger development that was approved in 2003.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to County Ditch 37. The trend in land use for this drainage area is toward commercial, industrial. There are no flooding concerns downstream. Alternatives to additional drainage considered and reviewed include infiltration, storage and retention.

Floodplain: There is no floodplain on the property according to FEMA. The District Atlas 14 model predicts the 100-year elevation for the subwatershed at 899.3 feet.

Groundwater: The geotechnical report was for the full commercial development. Boring location B-3 and B-4 correspond to the two proposed sites. Ground water at these two locations is present at 10.5 feet below the ground surface at approximately 890.5 feet. Mottles were identified at depths of 7.5 feet at boring locations B-3 and B-4 at approximate elevation of 893.5 feet. The site does not include groundwater sensitive areas. Information has been provided to substantiate low floor elevations. Low floor elevations 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 include a ditch maintenance easement or utility line crossings. A drainage and utility easement is not provided for the storm water/infiltration pond and underground infiltration systems shown on the drainage plan. 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 Sartell. 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 not 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 exist downstream from the proposed site. Rate control is provided by a regional pond sized for the total commercial 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 not 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 not exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey.

Wildlife: The proposed project may include the threatened Dry Barrens Oak Savanna (Southern), Dry Barrens Prairie (Southern), the special concern species Rhombic-petaled Evening Primrose (Oenothera rhombipetalica), and the Long Bearded Hawkweed (Hieracium longipilum). Since this area was originally developed in the early 2000’s it is not believed that the species or plant communities still exist in this area.

Performance Escrow: $4,005.00

ISSUES/CONCERNS:

| A post construction test on the infiltration basins will be required to verify the assumed infiltration rates are obtained in | 1. The applicant must acknowledge that they will conduct a post construction test on the infiltration |
the two infiltration basins and two underground infiltration systems. The applicant must acknowledge that they will conduct a post construction test on the infiltration basin by filling the basin to a minimum depth of 6 inches with water and monitor the time necessary to drain. The Coon Creek Watershed District shall be notified prior to the test to witness the results.

| Escrow: $2,000 + (4.01 ac * $500) = $4,005.00 |

| 2. Correct Retention Basin D note box on C3.1 to EOF at 901.4. |

| 3. Receipt of escrows. |

**RECOMMENDATION:** Approve with 3 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. The applicant must acknowledge that they will conduct a post construction test on the infiltration basins and underground infiltration systems by filling them to a minimum depth of 6 inches with water and monitor the time necessary to drain. The Coon Creek Watershed District shall be notified prior to the test to witness the results.
3. Correct Retention Basin D note box on C3.1 to EOF at 901.4.