COON CREEK WATERSHED DISTRICT

Permit Application Review Report
Date: 7/9/2025

Board Meeting Date: 7/14/2025
Agenda Item: 9

Applicant/Landowner:
Grandemoore Homes Inc
Attn: Greg Austin
2201 107th Ln NE
Blaine, MN 55447

Contact:
GCM Construction
Attn: Doug Schultz
2201 107th Lane NE
Blaine, MN 55449

Project Name: Lakeview at Sloth Farms

Project PAN: P-24-039

Project Purpose: 5 lot residential subdivision and associated stormwater treatment

Project Location: 13624 Gladiola St NW, Andover

Site Size: size of parcel - 2.5 acres; size of disturbed area - 2.2 acres; size of regulated impervious surface - 0.59 acres

Applicable District Rule(s): Rule 2, Rule 3, Rule 4, Rule 8

Recommendation: Approve with 3 Conditions and 4 Stipulations

Description: The applicant is proposing the construction of a 5-home residential development with associated infiltration basin. The project will disturb 2.2 acres and create 0.59 acres of regulated impervious. The parcel drains to Crooked Lake and is in the County Ditch 52 subwatershed. The relevant water resource concerns are stormwater management and erosion and sediment control. These correspond to District Rules 3 and 4. See attached Figure 1: Project Location and Figure 2: Site Plan.

Conditions to be Met Before Permit Issuance:

Rule 2.7 – Procedural Requirements

1. Submittal of a performance escrow in the amount of $3,100.00.

Rule 3.0 – Stormwater Management

2. Provide proof of recording of a fully executed Operations and Maintenance Agreement for the perpetual inspection and maintenance of all proposed stormwater management practices after review and approval by the District.

Rule 8.0 – Buffers

3. Provide a permanent vegetated buffer along Crooked Lake that is an average of 50 feet from the OHWL. Monumentation signs will not be required because the conservation easement signs cover the entire buffer area.

Stipulations: The permit will be issued with the following stipulations as conditions of the permit. By accepting the permit, the applicant agrees to these stipulations:

1. The applicant must apply for coverage under the Minnesota Pollution Control Agency's (MPCA's) Construction Stormwater Permit (Permit No: MNR100001).
2. Submittal of as-builts for the stormwater management practices and associated structures listed in Tables 2 and 3, including volume, critical elevations and proof of installation for hydrodynamic separators.
3. Completion of a post construction infiltration test on the Infiltration Basin by filling the basin to a minimum depth of 6 inches with water and monitoring the time necessary to drain, or multiple double ring infiltration tests to ASTM standards. The Coon Creek Watershed District shall be notified prior to the test to witness the results.
4. If dewatering is required, provide DNR dewatering permit prior to construction. If a DNR permit is not required, provide well-field location, rates, discharge location, schedule and quantities prior to construction.

Exhibits:

Exhibit Type	Exhibit Author	Signature Date	Received Date
Report of Geotechnical Exploration	ITT	08/23/2024	04/18/2025
SWPPP	Hakanson Anderson	04/18/2025	04/18/2025
Construction Plans	Hakanson Anderson	05/07/2025	05/12/2025
Stormwater Management Plan	Hakanson Anderson	05/08/2025	05/12/2025

Findings

Fees and Escrows (Rule 2.7):
The applicant has submitted a $7,010.00 application fee and deposit which corresponds with the non-refundable application fee ($10) and base fee for a Single Family/Multifamily Residential Development project of 2.5 acres ($7,000.00). The applicant will be required to submit a performance escrow in the amount of $3,100.00. This corresponds to a base escrow of $2,000, plus an additional $500/acre of disturbance (2.2 acres of land disturbance proposed).

Stormwater Management (Rule 3.0):
Rule 3.0 applies to the proposed project because it includes land disturbing activities creating a cumulative total of 10,000 sf or more of new or fully reconstructed impervious surface.

The Hydrologic Soil Group (HSG) of soils on site are HSG A. Curve Numbers have been shifted down ½ classification to account for the impacts of grading on soil structure.

Rate Control: Peak stormwater flow rate at the Gladiola St discharge point increases from the pre-development condition for the 24-hour precipitation event with a return frequency of 2-, 10-, 100-years as shown in Table 1. The project will not impact Drainage Sensitive Use areas. The rate control standard is not met, however, the City of Andover has reviewed and approved this rate increase as it goes to City storm sewer.

Point of Discharge	2-year (cfs)		10-year (cfs)		100-year (cfs)	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Gladiola St	0.06	0.13	0.09	0.28	0.22	0.79
Crooked Lake	0.95	0	1.45	0.11	4.69	2.88

Table 1.

Volume Control:
The proposed project is new development; therefore, the volume reduction requirement is equal to 1.1 inches over the area of all impervious surface. The amount of proposed impervious required to be treated is 26,080 ft^2.

The applicant is proposing the Stormwater Management Practices (SMPs) described below:

Drainage Area	**Impervious required to be treated (ft^2)**	**Proposed SMP**	**TP Removal Factor**	**Required Water Quality Volume (ft^3)**	**Water Quality Volume Provided (ft^3)**
A3P and Gladiola St	8,080	none	0	741	0
Area A2P	18,000	infiltration basin	1	1,650	3,891
Totals:	**26,080**			**2,391**	**3,891**

Table 2.

The following pretreatment has been provided:

SMP ID	**Pretreatment Device/Method**	**Percent TSS Removal**
Filter Strip	vegetated filter strip	80

Table 3.

Pretreatment is required to be designed such that the device/method provides removal of 80% TSS entering an infiltration or filtration Stormwater Management Practice. The proposed project meets pretreatment requirements as shown in Table 3.

The volume control standard has been met to the maximum extent practicable as shown in Table 2. The reconstructed impervious of Gladiola St is lower than the project site and cannot be raised for treatment. Area A3P cannot be treated because routing the area back on site is not feasible due to existing grades and space constraints.

Water Quality: The total Water Quality Volume has been provided in aggregate.

Stormwater treatment on site must remove at least 80% of the average annual post development TSS per discharge location. The following TSS removal has been provided:

Discharge Point	**TSS Removal Provided**
Gladiola St	0
Crooked Lake	89

Table 4.

The TSS removal standard is not met at each discharge point as shown in Table 4, however, complete treatment is not feasible as explained in the volume management section.

Discharges to Wetlands: Stormwater from the proposed project is not being discharged into a wetland.

Landlocked Basins: The proposed drainage system does not outlet to a landlocked basin, therefore this section does not apply.

Low Floor Freeboard: The proposed project is new development which includes buildings and habitable structures. Therefore, SMPs must be designed such that the lowest basement floor elevations are at least 2 feet above the 100-yr high water level and 1 foot above the emergency overflow. The lowest basement floor elevation proposed is 876.1 ft NAVD 88. The applicable 100-year high water level is at 869 ft NAVD 88 and the applicable emergency overflow is at 869.5 ft NAVD 88. The freeboard requirement is met.

Maintenance:
Access: Sufficient maintenance access has been provided on the plans for all stormwater management practices.

Easements: Maintenance easements for all stormwater management practices are required for the proposed project. All required maintenance easements have been provided on the plans.

Maintenance Agreements: The proposed stormwater management practices will not be maintained as part of standard municipal public work activities. Therefore, a maintenance agreement that meets District standards will be required.

Soils and Erosion Control (Rule 4.0)
Rule 4.0 applies to the proposed project because it is a land disturbing activity that requires a permit under another District rule.

The proposed project drains to Crooked Lake. The soils affected by the project includes Nymore and does not have a soil erodibility factor of 0.15 or greater. Disturbed areas are proposed to be stabilized within 7 days, as required. The proposed erosion and sediment control plan includes perimeter control, stabilized construction entrance, and inlet protection. The erosion control plan meets District Requirements. The site does require an NPDES permit. See attached Figure 3: Erosion and Sediment Control Plan.

Wetlands (Rule 5.0)
Wetlands exist on site, but no impacts are proposed. Wetlands were delineated under PAN W24-018. The boundary and type application was reviewed and approved. The Notice of Decision was issued on 07/17/2024. See attached Figure 4: Wetlands.

Floodplain (Rule 6.0)
The proposed project does not include land disturbing activities within the floodplain as mapped and modeled by the District. Rule 6.0 does not apply.

Drainage, Bridges, Culverts, and Utility Crossings (Rule 7.0)
The proposed project does not include land disturbing activities which construct, improve, repair, or alter the hydraulic characteristics of a bridge profile control or culvert structure on a creek, public ditch, or major watercourse. The proposed project does not include land disturbing activities which involve a pipeline or utility crossing of a creek, public ditch, or major watercourse.

The proposed project does not include land disturbing activities which construct, improve, repair or alter the hydraulic characteristics of a conveyance system that extends across two or more parcels of record not under common ownership and has a drainage area of 200 acres or greater. Rule 7.0 does not apply.

Buffers (Rule 8.0)
Rule 8.0 applies because it includes a land disturbing activity that requires a permit under another District Rule and is on land adjacent or directly contributing to a Public Water.

A continuous buffer is proposed on the plans; but it is identified as temporary. Because the resource is a Public Water, the average buffer width must be 50 ft, with a minimum width of 30 ft and a maximum width of 100 ft. Total buffer area required is 5,800 square feet. Total buffer area provided is 2,200 square feet, which does not meet the requirement. Permanent monumentation at each parcel line is not required because conservation easement signs are proposed that cover the entire required buffer area.

Variances (Rule 10.2)
The proposed project is not requesting a variance from the District's rules, regulations, and policies. Rule 10.2 does not apply.

Figure 1: Project Location

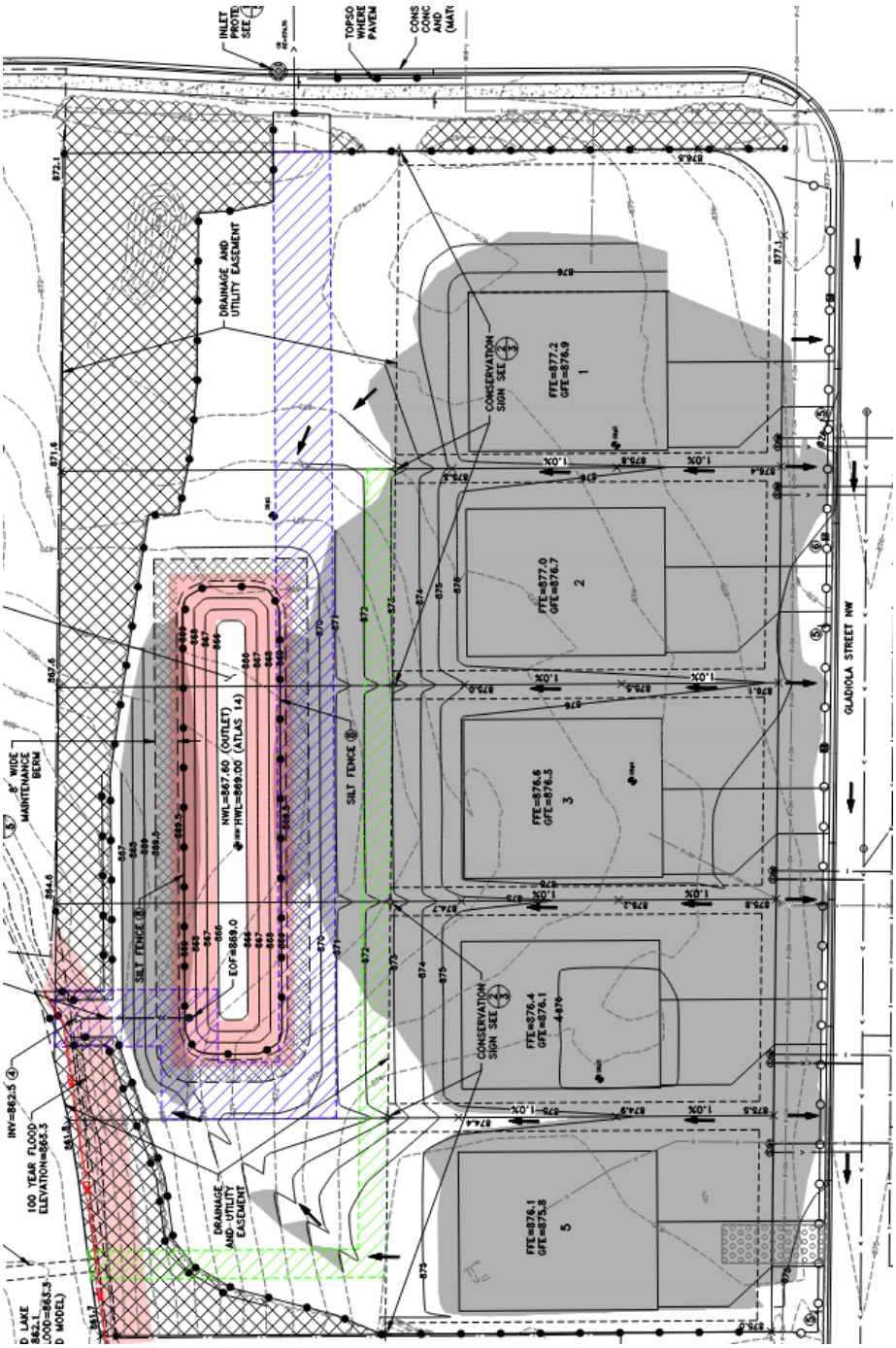

Figure 2: Site Plan

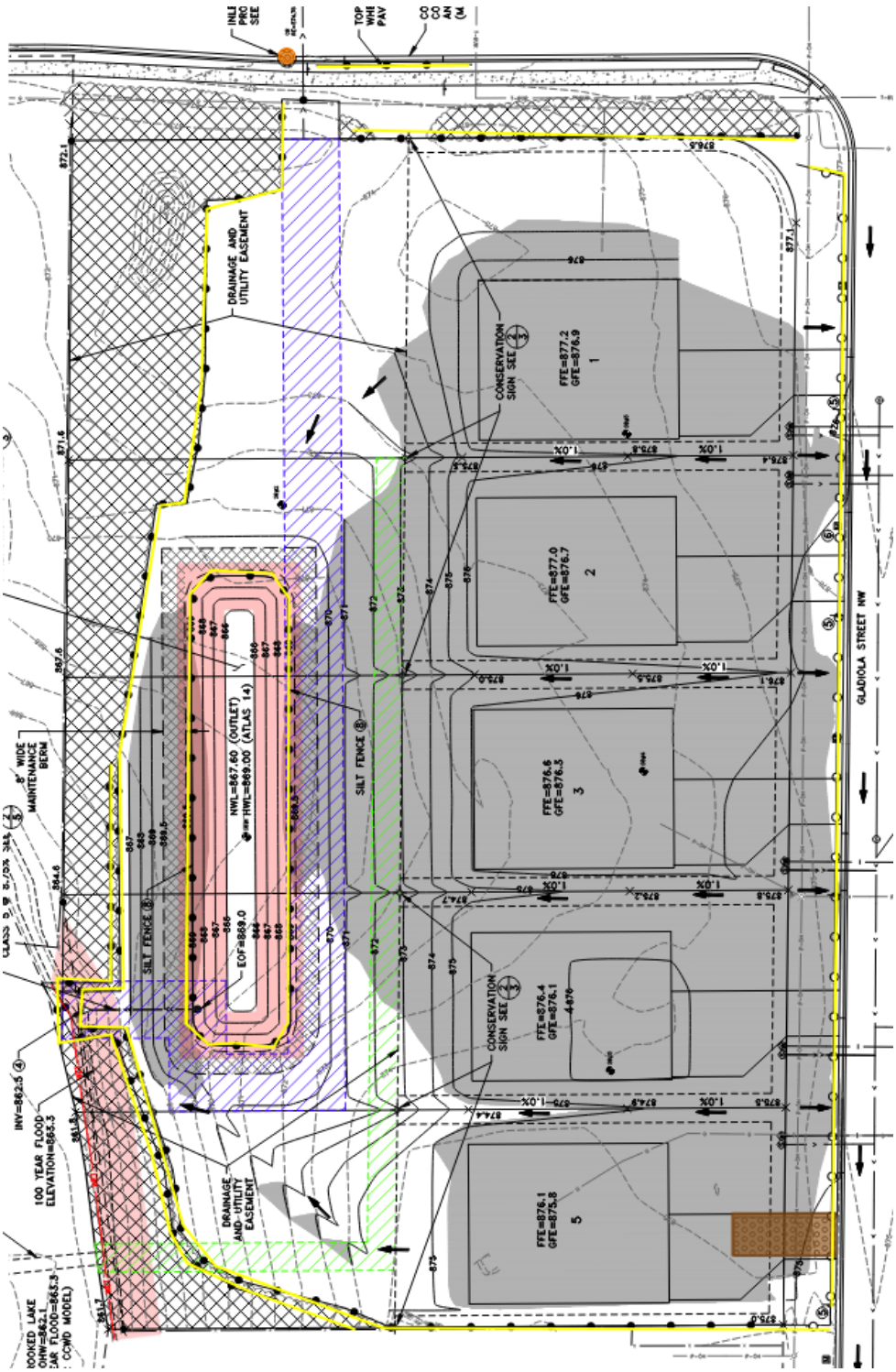

Figure 3: Erosion and Sediment Control Plan

Figure 4: Wetlands