

Permit Application Review Report
Date: 8/19/2026**Board Meeting Date: 8/24/2026**
Agenda Item: 13Applicant/Landowner:

CenterPoint Energy
Attn: Olivia Meurette
505 Nicollet Mall
Minneapolis, MN 55402-1113

Project Name: Fields of Winslow Cove 5th (WO# 122349807)**Project PAN:** P-26-047**Project Purpose:** directional bore of utility line**Project Location:** N of intersection of Prairie Rd NW & 148th Ln NW, Andover @ CD 20**Site Size:** size of parcel - 0.0 acres; size of disturbed area - 0.7 acres; size of regulated impervious surface – 0 acres**Applicable District Rule(s):** Rule 2, Rule 4, Rule 7

Recommendation: Approve with 1 Condition and 1 Stipulation

Description: CenterPoint Energy is proposing the installation of approximately 9,000 square feet of utility line with a crossing of County Ditch 20 via directional bore. The project will disturb 0.74 acres and create no new impervious surface. The project area drains to County Ditch 20. The relevant water resource concerns are Soils & Erosion Control (District Rule 4) and Utility Crossing (District Rule 7). 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 \$2,800.00

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. Submittal of as-builts for utility crossing under all ditch crossings that shows 4-foot separation is maintained between the bottom of the ditch and top of the utility line.

Exhibits:

Exhibit Type	Exhibit Author	Signature Date	Received Date
Project Narrative & Plan Set	CenterPoint Energy	undated	07/30/2026

Findings

Fees and Escrows (Rule 2.7): The applicant has submitted a \$2,500.00 review and inspection fee and deposit which corresponds with the sum of fees associated with the following rules. Rule 4.0 (\$1,500 for 0.7 acres of land disturbance proposed) and Rule 7.0 (\$1,000 for a watercourse crossing or alteration).

The applicant will be required to submit a performance escrow in the amount of \$2,800.00. This corresponds to \$4,000/acre of disturbance (0.7 acres of land disturbance proposed).

Stormwater Management (Rule 3.0): The proposed project does not create a cumulative total of 10,000 sf or more of new or fully reconstructed impervious surface, or 5,000 sf or more of new or fully reconstructed impervious surface for non-residential or multifamily residential within one mile of and draining to an impaired water. The proposed project is not a public linear project where the sum of the new and fully reconstructed impervious surface is equal to one or more acres. Stormwater Management standards do not apply.

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 County Ditch 20. The soils affected by the project include Rifle, Sartell and Lino and have a soil erodibility factor of 0.15 or greater. Disturbed areas are proposed to be stabilized within 24 hours, as required. The proposed erosion and sediment control plan includes perimeter control, inlet protection, and street sweeping. The erosion control plan meets District Requirements. The site does not require an NPDES permit. See attached Figure 2: Soils and Erosion Control Plan.

Wetlands (Rule 5.0)

The proposed project does not include activities which result in the filling, draining, excavating, or otherwise altering the hydrology of a wetland. Rule 5.0 does not apply.

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)

Rule 7.0 applies to the proposed project because it includes land disturbing activities which involve a pipeline or utility crossing of a creek, public ditch, or major watercourse.

The regulated waterway is a Public Ditch - County Ditch 20. The proposed crossing involves replacement of a pipeline or utility. The top elevation of the pipeline or utility line must be placed at least 4 feet below the approved low elevation of the ditch or waterway. The approved elevation is 884.5 NAVD 88. The proposed top elevation of the pipeline or utility line is 879.5 NAVD 88, which is more than 4 feet below the approved low elevation of the waterway.

Buffers (Rule 8.0)

The proposed project does not include a land disturbing activity on land adjacent or directly contributing to a Public Water, Additional Waters, High or Outstanding Ecological Value Waters, a Public Ditch alteration, or Impaired Waters/waters exceeding state water quality standards. Rule 8.0 does not apply.

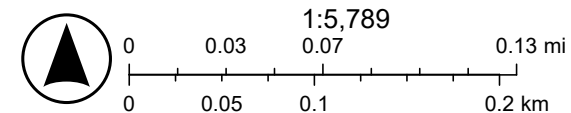
Variances (Rule 10.2)

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

Figure 1: Fields of Winslow Cove 5th (CenterPoint) Project Location



8/19/2026



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Vantor

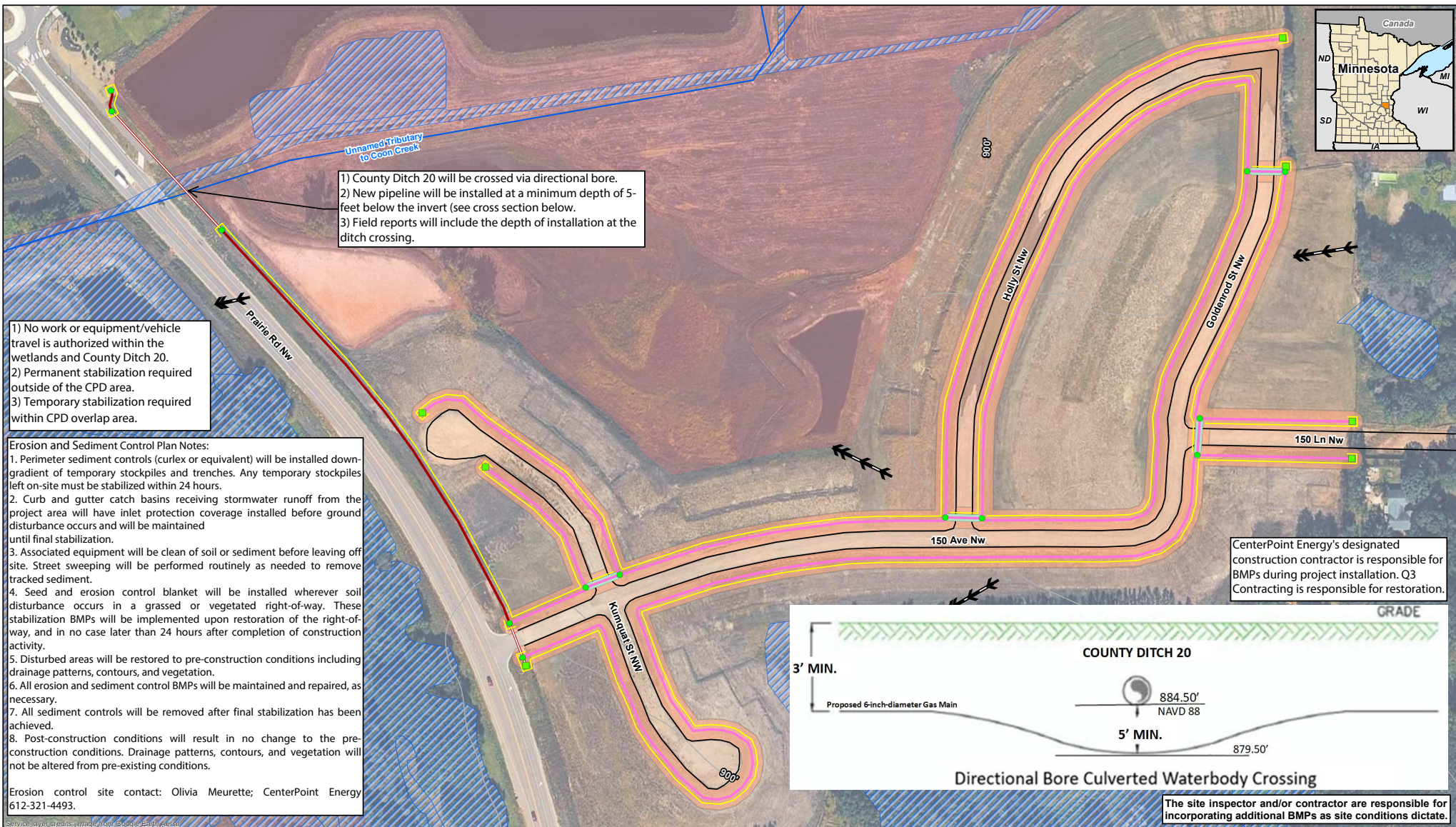


Figure 2: Site Plan
Fields of Winslow Cove 5th Project (WO# 122349807)
CenterPoint Energy
City of Andover, Anoka County, Minnesota