

**Permit Application Review Report**  
**Date: 1/8/2025**

**Board Meeting Date: 1/13/2025**  
**Agenda Item: 14**

Applicant/Landowner:

J.A. Wedum Foundation  
Attn: Jay Portz  
Two Carlson Pkwy Ste 335  
Plymouth, MN 55447

**Project Name:** Andover Senior Campus

**Project PAN:** P-24-045

**Project Purpose:** development of a 15-acre parcel in Andover to include senior living buildings, future brownstone and townhome buildings, and commercial buildings – This review applies to the construction of phase 1 and approval of a stormwater master plan

**Project Location:** Southeast corner of Hanson Blvd NE & Crosstown Blvd NE, Andover

**Site Size:** size of parcel - 15.0 acres; size of disturbed area - 13.7 acres; size of regulated impervious surface - 6.74

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

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**Recommendation:** Approve with 2 Conditions and 3 Stipulations

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**Description:** The application proposes the development of a 15-acre parcel in Andover to include senior living buildings, future brownstone and townhome buildings, and commercial buildings. It'll include parking, utilities, and stormwater treatment features. This phase of the project will only include the construction of Phase 1 and an overall stormwater master plan. The total project will disturb 13.7 acres and create 6.74 acres of new/regulated impervious. The parcel drains to County Ditch 57. The relevant Water resource concerns are stormwater treatment 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 \$8,850.00.

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 4.0 – Soils and Erosion Control

- Update the erosion and sediment control plan to include a note to stabilize soils and soil stockpiles within 24 hours of inactivity.

**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:

- 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.
- Completion of post construction infiltration tests on Infiltration Basins 1 through 6 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.
- 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.

**Exhibits:**

Exhibit Type	Exhibit Author	Signature Date	Received Date
Site Assessment	Kjolhaug Environmental Services	08/30/2022	08/31/2022
SWPPP Rev	Plowe Engineering Inc	12/16/2024	12/16/2024
ACHD Approval Letter	ACHD	11/26/2024	12/10/2024
Stormwater Drainage Report	Plowe Engineering Inc	12/10/2024	12/10/2024
Construction Plans	Plowe Engineering Inc	12/05/2024	12/10/2024

## Findings

**Fees and Escrows (Rule 2.7):**

The applicant has submitted a \$4,510.00 application fee and deposit which corresponds with the nonrefundable application fee (\$10) and base fee for a Commercial/Industrial Development project of 15.0 acres (\$4,500.00). The applicant will be required to submit a performance escrow in the amount of \$8,850.00. This corresponds to a base escrow of \$2,000, plus an additional \$500/acre of disturbance (13.7 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 B. Curve Numbers have been shifted down one classification to account for the impacts of grading on soil structure.

Rate Control: Peak stormwater flow rate at each point of site discharge increases from the pre-development condition for most 24-hour precipitation events with a return frequency of 2-, 10-, 100-years as shown in Table 1. The project will not impact Drainage Sensitive Use areas. The Anoka County Highway Department has approved the rate increase to Hanson Blvd. The City of Andover has approved the rate increase to 150<sup>th</sup> Lane. The rate increase in the 2-year event for the Existing Pond drainage point is within model tolerance. The rate control standard is met to the maximum extent practicable.

Point of Discharge	2-year (cfs)		10-year (cfs)		100-year (cfs)	
	Existing	Proposed	Existing	Proposed	Existing	Proposed

150th Ln	0	0.59	0.02	1.47	0.06	3.2
Existing Pond	1.73	1.78	4.01	3.61	10.97	9.56
Hanson Blvd	0.87	0.99	3.86	3.84	8.75	8.95

**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 346,740 ft<sup>2</sup>.

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

<b>Drainage Area</b>	<b>Impervious required to be treated (ft<sup>2</sup>)</b>	<b>Proposed SMP</b>	<b>TP Removal Factor</b>	<b>Required Water Quality Volume (ft<sup>3</sup>)</b>	<b>Water Quality Volume Provided (ft<sup>3</sup>)</b>
Untreated (K, HJ, G, J)	10,527	none	0	965	0
Area f, 602, 604	39,990	Infiltration Basin 6	1	3,666	6,938
Area E	32,224	Infiltration Basin 5	1	2,954	3,548
Area 3, 8, D	36,715	Infiltration Basin 4	1	3,366	5,300
Area C, 308	89,824	Infiltration Basin 3	1	8,234	13,198
Area 1, A, INT	137,460	Infiltration Basin 1	1	12,601	12,844
<b>Totals:</b>	<b>346,740</b>			<b>31,785</b>	<b>41,828</b>

**Table 2.**

The following pretreatment has been provided:

<b>SMP ID</b>	<b>Pretreatment Device/Method</b>	<b>Percent TSS Removal</b>
Infiltration Basin 6	overland flow	80
Infiltration Basin 5 Pretreatment Cell	Sediment Forebay	80
Infiltration Basin 5 CBMH 502	Catch Basin Sump	69
Infiltration Basin 4 Pretreatment Cell	Sediment Forebay	80
Infiltration Basin 3 Pretreatment Cell	Sediment Forebay	80
Infiltration Basin 3 CBMH 302	Catch Basin Sump	80
Infiltration Basin 1 Pretreatment Cell	Sediment Forebay	80
Infiltration Basin 1 Pretreatment Cell	Sediment Forebay	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. Catch basin manhole 502 flows into a pretreatment cell which removes additional TSS, therefore achieving at least 80% removal. The proposed project meets pretreatment requirements as shown in Table 3.

The Crosstown Blvd/Bluebird Street roundabout will not be covered under this permit, but a conceptual roundabout was shown and an assumed impervious percentage was used in the stormwater master plan to size the applicable BMP. The untreated drainage area encompasses the entry ramps to the underground garages which are not feasible to be routed to the infiltration basin because they are at a lower elevation than the basins. This area accounts for 3.6% of the total impervious required to be treated. The volume control standard has been met as shown in Table 2.

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:

<b>Discharge Point</b>	<b>TSS Removal Provided</b>
150th Ln	86
Existing Pond	86
Hanson Blvd	86

**Table 4.**

The TSS removal standard is met at each discharge point as shown in Table 4.

Discharges to Wetlands: Stormwater from the proposed project is not being discharged into any wetlands, therefore this section does not apply.

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 elevations proposed range from 896.3 – 902.3 ft NAVD 88. The applicable 100-year high water levels range from 899.7- 904.7 ft NAVD 88 and the applicable emergency overflows range from 899.6 – 904.6 ft NAVD 88. Darcy’s Law calculations were provided which show no adverse impacts to surrounding structures. The freeboard requirement is met.

Maintenance:

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

Easements: 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 County Ditch 57. The soils affected by the project includes Sartell and Lino which have a soil erodibility factor of 0.15 or greater. Disturbed areas are not proposed to be stabilized within 24 hours, as required. The proposed erosion and sediment control plan includes perimeter control, inlet protection, stabilized construction entrance, erosion control blanket, and street sweeping. The erosion control plan does not meet District requirements because soils and soil stockpile are not proposed to be stabilized within 24 hours of inactivity. The applicant has applied for an NPDES permit as required. See Figure 3: Erosion and Sediment 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)**

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)**

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, 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.

P24-045 Andover Senior Campus



Figure 1: Project Location

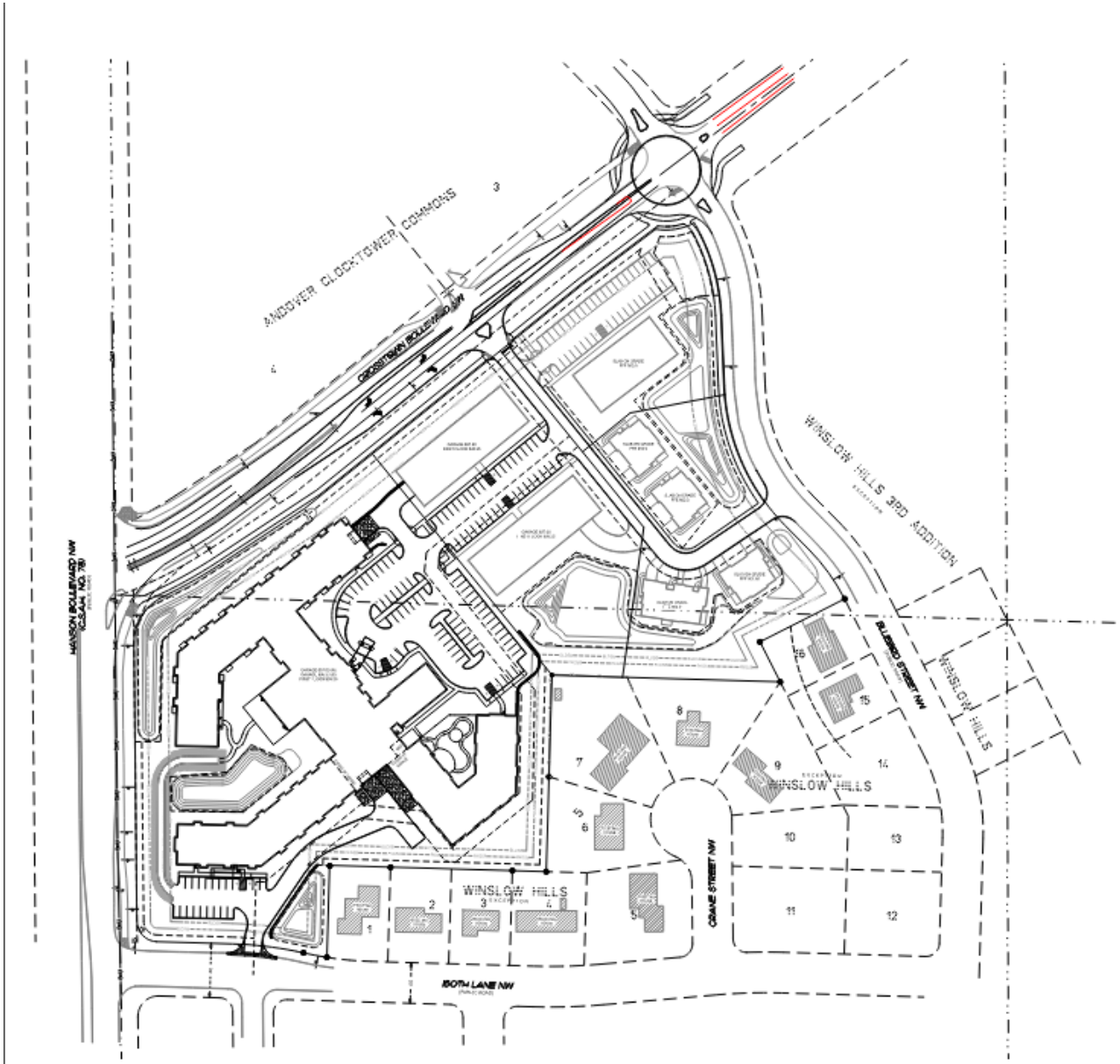


Figure 2: Site Plan

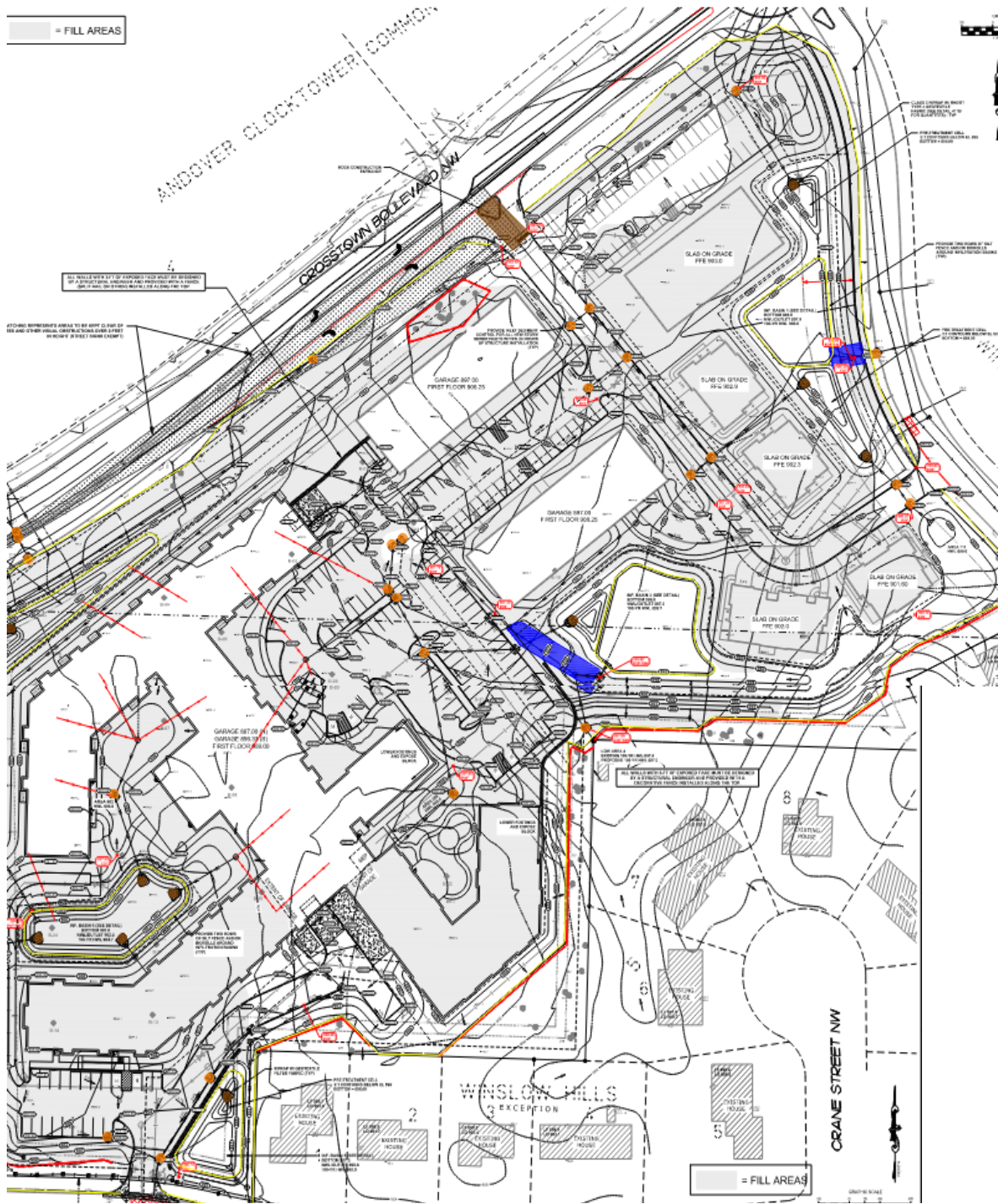


Figure 3: Erosion and Sediment Control Plan