COON CREEK WATERSHED DISTRICT  
PERMIT REVIEW

MEETING DATE: February 11, 2013  
AGENDA NUMBER: 13  
FILE NUMBER: 12 - 075  
ITEM: Hickory Meadows 2nd Addition

RECOMMENDATION: Approve with 2 Stipulations

APPLICANT: Hakanson Anderson

PURPOSE: Addition of 10 lots to the Hickory Meadows Subdivision

LOCATION: 144th Ave. City of 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. The lands and water that have been, or may be covered by the regional flood.
5. High water table, outwash and organic soils.
6. High infiltration soils.
7. Highly erodible soils

**EXHIBITS:**

1. Preliminary Plat, dated 8/31/12, received 1-3-2013
2. Construction plans: Title Sheet, by Hakanson Anderson, dated, 8/24/12, received 1-3-2013
3. Construction plans: Details (3 sheets), by Hakanson Anderson, dated 8/24/12, received 1-3-2013
4. Construction plans: Construction and Soils Notes and Details, by Hakanson Anderson, dated 12/12/12, received 1-3-2013
5. Construction plans: Existing Topography and Removals Plan, by Hakanson Anderson, dated 12/12/12, received 1-3-2013
7. No Loss Wetland application by Kjolhaug Environmental Services, Dated 1/2/13, received 1/2/13

**HISTORY & CONSIDERATIONS:** Hickory Meadows 1st Addition Approved in 2007. This project has not been reviewed by the Board.

**FINDINGS:**

**Ditches and Drainage:** There is a public ditch on the property. The ditch is County Ditch 57. The ditch has not been inspected. There are approximately 0 acres of existing agricultural land affected by this ditch. The project site is tributary to County Ditch 57. The trend in land use for this drainage area is toward residential. There are not flooding concerns downstream. Alternatives to additional drainage considered and reviewed include storage and wetland conservation. The ditch was last repaired in 2001. The ditch is not in need of repair.

**Floodplain:** There is floodplain on the property according to FEMA. The FEMA floodplain is an AE Zone at elevations 878 and 879. The District model predicts the 100-year elevation for the subwatershed at 876.1 feet. The total floodplain impact is 3760 cubic yards, within the flood/fringeway. Compensatory storage is provided.

**Groundwater:** Surficial ground water is present at 874 feet. The site does 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 approved local water plan.

**Maintenance:** The proposed project does include a ditch maintenance easement or utility line crossings. A drainage and utility easement is provided for the storm water/infiltration pond shown on the drainage plan. The project owner has been in contact with adjacent owners affected by changes in drainage. Documentation has been provided allowing grading off of the property. A public hearing is currently scheduled for March 12, 2013.

**Soils & Erosion Control:** Soils affected by the proposal are Af Aluvial land, Lino loamy fine sand, SbB Sartell fine sand, ZmC Zimmerman fine sand. 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 exist downstream from the proposed site. 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.

**Wildlife:** The proposed project does not include endangered & threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas, wildlife travel corridors. No substantial adverse alteration or significant detrimental impact on a species food supply, security or reproductive cycle or the alteration or removal of a plant species will occur.

**Wetlands:** Wetlands do exist on site according to the NWI, Soil Survey and the 1987 Manual and its regional update. The wetland boundary was previously approved by the Board as a part of the Hickory Meadows First Addition.
The approval for Hickory Meadows included approval of 8111 square feet of fill in two locations.

Mitigation was provided via on site creation in the amount of 6655 square feet and purchase of 0.22 acres of bank credits. There are no outstanding mitigation issues. The TEP has signed off on all mitigation.

The proposed impacts shown of 2880 square feet are a part of the previously approved wetland impact and mitigation. This wetland impact was originally proposed as 3219 square feet.

The proposal is not exempt.

The proposal is not wetland dependent.

In addition to the previously approved impacts the applicant is proposing excavation in wetland in one location of 41,177 square feet. This activity is allowable under the WCA and the applicant has applied for a No-Loss determination.

The excavation is directly related to the excavation for floodplain mitigation cited in the findings above. The excavation proposes side slopes of 10:1 or flatter and does not exceed 6.6 feet in depth. A native wetland seed mix is proposed.

The excavation is eligible for a No-Loss Determination.

**Escrows:** Escrows have not been paid.  
**Performance Escrow:** $1500 + (10 acre *200/acre) = $3,500.00

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<th>ISSUES/CONCERNS</th>
<th>Needs</th>
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<td>Escrows: Escrows have not been paid.</td>
<td><strong>Performance Escrow:</strong> $1500 + (10 acre *200/acre) = $3,500.00</td>
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**CONCLUSIONS:** This project does meet District standards. Performance Escrows and Maintenance and Stormwater & Hydraulics items must be submitted prior to further Board review.

**RECOMMENDATION:** Approve with 2 Stipulations  
**Stipulations:**  
1. Receipt of escrows.  
2. Staff recommends sloping the rain garden under-drains such that they can drain out if necessary.