COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: July 14, 2014
AGENDA NUMBER: 10
FILE NUMBER: 14-076
ITEM: Bricks American Pub

RECOMMENDATION: Approve with 2 Stipulations

APPLICANT: The Box Group
10673 Baltimore St NE
Blaine MN 55014

PURPOSE: Restaurant/Retail Building at the Blaine Duck Hill Development

LOCATION: Southwest corner of the Davenport Street NE & 107th Avenue NE intersection in Blaine, MN
APPLICABILITY:
1. Any work in or adjacent to wetlands, lakes or water courses.
2. High water table, outwash and organic soils.
3. High infiltration soils.

EXHIBITS:
3. Large, 22” x 34”, plan set consisting of a grading plan, SWPP plan and Utility plan; Issue Date 6/11/2014, Received 6/11/2014.
4. Revised Grading, SWPP and Utility Plans; Dated 6/26/14, Received 6/30/14

HISTORY & CONSIDERATIONS:
This parcel was first created in the previous Gander Mountain development (permit 05-098) and was referenced as Outlot A. Modeling results assigned Outlot A a CN of 90 for urban commercial, 80% impervious HSG B cover type. Modeling showed (with the ponds that were built and are present today), post-development rates would not exceed pre-development rates.

Proposed development of Outlot A came with the Buck Hill development project (permit 06-139). The development plan included a bank and another commercial property (currently Dave’s Sport Ship). Actual impervious of the proposed project was less than assigned during the Gander Mountain development and revised modeling showed that post-development rates would not exceed pre-development rates. Due to the economy of 2008, the bank was never built.

This current permit is to develop the area of Outlot A that was designated for the bank that was never built. The concept for the bank showed 32,927 square feet of impervious surface. The current Bricks American Pub proposal contains 32,600 square feet of new impervious, just slightly less than proposed in the bank concept. So the applicant claims no changes to the project ponding are necessary and post-development rates will continue to be less than pre-development rates.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property.

Floodplain: There is floodplain on the property according to FEMA. The flood plain is an un-numbered A-zone surrounding the pond north of the development. Un-numbered A-zones do not have a base flood elevation associated with them. The District Atlas 14 model predicts the 100-year elevation for the subwatershed at 895.7 feet (NAD 88). The total floodplain impact is 0 acre-feet, within the floodplain. Compensatory storage is not needed.
Groundwater: Ground water is present at 890.5 feet to 892.0 feet. The site does not include groundwater sensitive areas. Information has been provided to substantiate low floor elevations of 902.25 feet. Low floor elevations do meet the criteria for the City of Blaine (2 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 not need 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.

Soils & Erosion Control: Soils affected by the proposal are Isanti. Stabilizing vegetation is proposed for disturbed areas within two weeks of rough grading. Adjacent properties are protected from sediment deposition. All wetlands, water bodies, ponds, infiltration basins and water conveyance systems are not protected from erosion and sedimentation. Project site is not greater than 1 acre; an NPDES permit is not 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 do 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 not include new impervious drainage areas greater than 1 acre. All discharges into the pond are pretreated by rain gardens 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.

Wetlands: Wetlands do not exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey.

Wildlife: The proposed project does not include endangered or threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas or wildlife travel corridors.

Performance escrow: $2,075.00
**ISSUES/CONCERNS:**

| Stormwater & Hydraulics: The applicant is meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation. A post construction test on the infiltration basin will be required to verify the assumed infiltration rates are obtained. 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. | 1. 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. |
| Escrows: $2,000 + (.15 x $500/acre) = $ 2,075 | 2. Receipt of escrows. |

**RECOMMENDATION:** Approve with 2 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. 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.
   a. Add this as a note on the plans.