COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: March 9, 2015
AGENDA NUMBER: 12
FILE NUMBER: 14 - 133
ITEM: Chick-fil-A, Blaine

RECOMMENDATION: Approve with 4 Stipulations

APPLICANT: Chick-fil-A, Inc.
c/o Jason Hill
5200 Buffington Rd
Atlanta GA 30349

PURPOSE: Demolition of an existing parking lot and the construction of a Chick-fil-A free standing restaurant, parking lot with underground infiltration system and associated utilities.

LOCATION: Southwest corner of County State Aid Highway 10 and Jefferson Street NE, Blaine MN. Parking lot of Northtown Mall.
APPLICABILITY:
1. One or more cumulative acres of land disturbance.
2. Endangered, Threatened or Special concern species, elements of communities.

EXHIBITS:
1. Engineer’s Drainage Report by HR Green; dated 10/23/2013; received 10/29/2014
2. SWPPP by HR Green; not dated; received 10/29/2014
3. Geotechnical Engineering Report by Terracon; dated 09/2/2014; received 10/29/2014
4. Plan Set by HR Green; dated 09/26/2014, received 10/29/2014
5. Engineer’s Drainage Report by HR Green; dated 1/9/2015; received 1/16/2015
6. Plan Set by HR Green; dated 1/13/2015, received 1/16/2015

HISTORY & CONSIDERATIONS:
This application was tabled by the Board at the November 10, 2014 with 2 stipulations.

The site previously consisted of a bituminous parking lot. The site drains currently to the regional detention basin located in the neighboring mall’s property. The proposed project has a reduction of 9,473 sq. ft. of impervious surface.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to County Ditch 17. The trend in land use for this drainage area is toward commercial and industrial. There are no flooding concerns downstream. Alternatives to additional drainage considered and reviewed include infiltration and storage. The public ditch was last inspected in 2011. The ditch is not in need of repair.

Floodplain: There is no floodplain on the property according to FEMA. The District Atlas 14 model predicts the 100-year elevation for the subwatershed at 894.2 feet.

Groundwater: Surficial ground water is present at 895 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 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 include a ditch maintenance easement or utility line crossings. A drainage and utility easement is shown on the drainage plan. Property owners affected by changes in drainage have been notified and have acknowledged the changes proposed.
Soils & Erosion Control: Soils affected by the proposal are Lino and Isanti. 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 not meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation. However, the engineer has designed to the maximum extent practicable given the site constraints. 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 not 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. The stormwater from the site drains to a regional pond before entering the CCWD ditch system.

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.

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

Wildlife: The proposed project may include the threatened Gophersnake (Pituophis catenifer). Since this area has been developed for quite some time it is not believed that the species or plant communities still exist in this area.

Performance Escrow: $2,530.00

ISSUES/CONCERNS:

<table>
<thead>
<tr>
<th>Stormwater &amp; Hydraulics: The VortSentry addresses water quality rules but does not address volume management requirements.</th>
<th>1. Provide a written summary of why additional treatment cannot be provided for the rest of the site.</th>
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<tbody>
<tr>
<td>The Aqua shield bio filter units provide treatment to the western impervious area. There is no treatment for the rest of the site due to low groundwater constraints and utility line interferences.</td>
<td>2. Drainage calculations for the Aqua Shield bio filters to show that they will work within proposed storm system.</td>
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<td></td>
<td>3. Indicate how much drainage area is draining to them relative to the rest</td>
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2. Drainage calculations for the Aqua Shield bio filters to show that they will work within proposed storm system.
3. Indicate how much drainage area is draining to them relative to the rest.
| Escrows: $2,000 + (1.06 ac *$500/ac) = $2,530.00 | 4. Receipt of escrows. |

**RECOMMENDATION:** Approve with 4 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. Drainage calculations for the Aqua Shield bio filters to show that they will work within proposed storm system.
3. Indicate how much drainage area is draining to them relative to the rest of the site.
4. Provide a written summary of why additional treatment cannot be provided for the rest of the site.