COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: January 11, 2016
AGENDA NUMBER: 16
FILE NUMBER: 15 – 144
ITEM: Blaine Retail Center

RECOMMENDATION: Approve

APPLICANT: Ryan Companies US, Inc.
Attn: Tom Rehwaldt
50 S 10th St #300
Minneapolis, MN 55403-2012

PURPOSE: Construction of new retail buildings and associated parking lot.

LOCATION: SW Corner of Central Ave and 117th Ave NE, Blaine
APPLICABILITY:
1. Any work within or adjacent to a Public Ditch within the Watershed District.
2. One or more cumulative acres of land disturbance.
3. Appropriation and use of groundwater.

EXHIBITS:
4. Hydraflow Storm sewer calculations by Ryan Companies, dated 11/10/2015, received 11/10/2015.
5. HydroCAD report by Ryan Companies, dated 12/22/2015, received 12/22/2015
6. Construction Plan Set by Ryan Companies, dated 12/22/2015, received 12/22/2015

HISTORY & CONSIDERATIONS: Proposed project was included in the 06-013 Lowes Permit regional pond grading plan (28.83 acres). The proposed project is consistent with the original permitted overall drainage plan. The original model was updated to account for the change in precipitation values (TP-40 to Atlas 14) for the 5.3 acre area associated with this permit.

FINDINGS:
Ditches and Drainage: There is a public ditch on the property. The ditch is County Ditch 41. The ditch is scheduled to be inspected this year. There are approximately 0 acres of existing agricultural land affected by this ditch. There are no flooding concerns downstream. Alternatives to additional drainage considered and reviewed include storage, retention. The public ditch was last repaired in this area as part of the construction of Wal-Mart in 2011. The ditch is not in need of repair.

Floodplain: There is floodplain on the property according to FEMA. The District Atlas 14 model predicts the 100-year elevation for the subwatershed at 892.0 feet. The total floodplain impact is 0 acre-feet, within the floodplain. Compensatory storage is not needed.

Groundwater: Ground water is present at 890-887 feet. The site does not 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 provided for the storm water/infiltration pond shown on the drainage plan. No changes in drainage are expected, site was previously graded for development.

**Soils & Erosion Control:** Soils affected by the proposal are Lino, Rifle and Zimmerman. Stabilizing vegetation is not 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 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.

**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 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:** $4,650.00 - PAID

**ISSUES/CONCERNS:**
None

**RECOMMENDATION:** Approve