COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

<table>
<thead>
<tr>
<th>MEETING DATE:</th>
<th>October 14, 2013</th>
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<tbody>
<tr>
<td>AGENDA NUMBER:</td>
<td>16</td>
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<tr>
<td>FILE NUMBER:</td>
<td>13 - 118</td>
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<tr>
<td>ITEM:</td>
<td>CFT Retail and Restaurant</td>
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</table>

RECOMMENDATION: Approve with 2 Stipulations

APPLICANT: CFT Developments, LLC
1683 Walnut Grove
Rosemead CA 91770

PURPOSE: Commercial development

LOCATION: Southeast side of the intersection of 117th Ave NE and Ulysses Ln NE in Blaine, MN

![117th Ave NE Location Diagram]
APPLICABILITY:
1. One or more cumulative acres of land disturbance.

EXHIBITS:
1. ALTA/ACSM Land Title Survey, Dated 8/19/2012, Received 10/2/2013
2. Storm Water Calculation Memo, Dated 9/30/2013, Received 10/2/2013
3. Plan Sheets C1.0 through C1.5, Dated 10/1/2013, Received 10/2/2013

HISTORY & CONSIDERATIONS:

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to County Ditch 41. The trend in land use for this drainage area is toward commercial. There are no flooding concerns downstream. 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 892.7 feet. The total floodplain impact is 0 acre-feet. Compensatory storage is not needed.

The site was built out under the TP-40 precipitation showing 894.3 interior pond 100-yr elevation. However, the Emergency Overflow (EOF) is approximately 895.0 located at the south end of the Lowes parking lot. By observation the interior pond elevation will be higher using Atlas 14 precipitation but since the EOF is below the 896.5 low floor elevation of the proposed building there is a reliable freeboard even with an increase in the interior pond high water level (HWL).

Groundwater: Ground water is present at 5 feet to 9 feet below the ground surface. 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.

Maintenance: The proposed project does not include a ditch maintenance easement or utility line crossings. A drainage and utility easement is provided for the existing storm sewer system directing drainage to the regional storm water/infiltration pond 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 Rifle. 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 not 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 runoff is directed to a regional pond where volume management is addressed. 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 exceed predevelopment rates, however the runoff is directed to a regional pond where rate control is addressed.

Water Quality: Project does not 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.

Escrow: Performance = $2,495

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<th>ISSUES/CONCERNS:</th>
<th>NEED</th>
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<tr>
<td>Soils &amp; Erosion Control: Not all catch basins have inlet protection in the plans.</td>
<td>After installation of the underground utilities, the catch basins should have inlet protection installed.</td>
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RECOMMENDATION: Approve with 2 Stipulations
Stipulations:
1. Receipt of escrows.
2. After initial construction of the storm sewer system provide inlet protection to all proposed catch basins until project completion.