COON CREEK WATERSHED DISTRICT  
PERMIT REVIEW

MEETING DATE: May 13, 2013
AGENDA NUMBER: 16
FILE NUMBER: 13 - 027
ITEM: Dollar Store Blaine

RECOMMENDATION: Approve with 4 Stipulations

APPLICANT: Stone Construction
2181-107th Lane NE
Blaine, MN

PURPOSE: Development of a new Dollar Store and parking lot

LOCATION: Ulysses St. near the intersection of Ulysses and 117th Ave. NE
Blain, MN
APPLICABILITY:
1. One or more cumulative acres of land disturbance.
2. High infiltration soils.
3. Highly erodible soils.

EXHIBITS:
1. Plans C1-C5 dated 4/10/2013, revised 4/18/13 received 4/19/2013
2. Site Narrative dated 3/27/2013, received 4/10/2013

HISTORY & CONSIDERATIONS: This project has not been reviewed by the Board. This site is Lot 2 Block 1 of North Central Commons Addition plat.

FINDINGS:

Ditches and Drainage: There is not a public ditch on the property. The project drains to County Ditch 41.

Floodplain: There is no floodplain on the property according to FEMA. The District model predicts the 100-year elevation for the subwatershed at 893.3 feet. The 100-year elevation for the North Central Commons basin is 892.1. The total floodplain impact is 0 acre-feet, within the flood/fringeway. Compensatory storage is not needed.

Groundwater: Surficial ground water is present at 1.5 to 10 feet below the surface. The site does include groundwater sensitive areas. Information has been provided to substantiate low floor elevations. The proposed project is slab on grade construction. 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: A drainage and utility easement is not provided for the storm water/infiltration ponds shown on the grading, drainage and erosion control plan. The applicant has stated they intend to enter into an Operations and Maintenance agreement with the CCWD for the proposed stormwater facilities. 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 and Zimmerman. 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 to the maximum extent practicable. The applicant is making a reasonable effort to direct as much stormwater to the infiltration basins as possible considering proximity to groundwater. 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:** The project is consistent with the originally designed water quality treatment provided for the North Central Commons development. The project proposes no additional water quality impacts.

**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. 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 not exist on-site according to the NWI or Soil Survey. The site was mass graded as a part of the North Central Commons project. There are no jurisdictional wetlands on site.

There are no proposed wetland impacts.

**Escrows:** Escrows have not been paid. $1500 + (2 acre *200/acre) = $1,900.00

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<tr>
<th>ISSUES/CONCERNS</th>
<th>Needs</th>
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<tr>
<td><strong>Escrows:</strong> Escrows have not been paid.</td>
<td><strong>Performance Escrow:</strong> $1500 + (2 acre *200/acre) = $1,900.00</td>
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<td><strong>Maintenance:</strong> The applicant has stated they intend to enter into an Operations and Maintenance agreement with the CCWD for the proposed stormwater facilities.</td>
<td>The applicant must provide proof of a fully executed and recorded O&amp;M agreement to the CCWD prior to issuance of a permit.</td>
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<td><strong>Stormwater &amp; Hydraulics:</strong> The Emergency Over Flows for the two infiltration basins are two close to the over flow rim elevations to ensure that flow will go to the storm sewer as the primary over</td>
<td>Show the storm sewer rim elevations at least 0.5’ lower than the grassed over flow EOF for each infiltration basin.</td>
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flow instead of the grassed water way. There should be minimum 0.5’ difference between the grassed and storm sewer casting rim elevation.

The west basin #2 has the elevation noted incorrectly. According to the adjacent contour lines is should be less than 893.0. Correct the EOF elevation for Basin #2 to be lower than the adjacent contour.

**CONCLUSIONS:** This project does meet District standards. Performance Escrows and Maintenance and Stormwater & Hydraulics items must be submitted prior to issuance of a Permit.

**RECOMMENDATION:** Approve with 4 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. The applicant must provide proof of a fully executed and recorded O&M agreement to the CCWD prior to issuance of a permit.
3. Show the storm sewer rim elevations at least 0.5’ lower than the grassed overflow EOF for each infiltration basin.
4. Correct the EOF elevation for Basin #2 to be lower than the adjacent contour.