COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: February 11, 2013
AGENDA NUMBER: 17
FILE NUMBER: 13 - 003
ITEM: Buffalo Wild Wings at Victory Village

RECOMMENDATION: Approve with 1 Stipulations

APPLICANT: Plowe Engineering for Victory Village
5500 Wayzata Blvd. Suite 1045
Minneapolis, MN 55416

PURPOSE: Proposed Buffalo Wild Wings building at Victory Village, and modification of storm pond outlet

LOCATION: Victory Village, Blaine Minnesota
APPLICABILITY:
1. Any work in or adjacent to wetlands, lakes or water courses.
2. One or more cumulative acres of land disturbance.

EXHIBITS:
1. As-Built HydroCAD Model for full build out by Plowe Engineering, dated 1/3/2013, received 1/3/2013
3. Project Summary Memo by Adam Ginkel at Plowe Engineering, Dated 1/3/2013, received 1/3/2013
4. Plan set: Grading, Drainage, and Erosion Control Plan, by Plowe Engineering, Updated 1/15/2013, Received 1/16/2013
5. Plan set: Utilities Plan, by Plowe Engineering, Updated 1/15/2013, Received 1/16/2013
6. Plan set: Grading, Details and Construction Notes, by Plowe Engineering, Updated 1/15/2013, Received 1/16/2013
7. Plan set: SWPPP, by Plowe Engineering, Updated 1/15/2013, Received 1/16/2013

HISTORY & CONSIDERATIONS:
Permit Application 02-93, Victory Village, Permit Number 1012

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is tributary 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 896.3 feet.

Groundwater: Surficial ground water is present at 893.37 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 not include a ditch maintenance easement or utility line crossings.

Soils & Erosion Control: Soils affected by the proposal are Markey (Ma). 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 able to meet the 1 inch volume reduction requirement due to high ground water elevation. A reasonable effort has been made by the applicant to provide infiltration practices on site and additional capacity above the existing NWL of ponds 1,2 & 3 on site. 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 likely not cause extreme fluctuations of water levels or temperature changes.

**Wildlife:** The proposed project does not include endangered & threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas, 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 exist on-site according to the NWI, Soil Survey. Staff has visited the site. There is existing wetland mitigation on site from the original Victory Village application. Mitigation from the Victory Village site has been completed via on site mitigation and off site mitigation.

The applicant is proposing no wetland impacts.

**Escrows:** Escrows have not been paid.

**Performance Escrow;** $1500 + (5 acre *200/acre) = $2,500.00

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<th>ISSUES/CONCERNS</th>
<th>Needs</th>
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<td><strong>Escrows:</strong> Escrows have not been paid.</td>
<td><strong>Performance Escrow;</strong> $1500 + (5 acre *200/acre) = $2,500.00</td>
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<td><strong>Stormwater &amp; Hydraulics:</strong> A reasonable effort has</td>
<td>Victory Village was platted and approved in 2002 prior to the first</td>
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<td>been made by the applicant to provide infiltration</td>
<td>inch rule, and considering the high water table at the site, the</td>
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<td>practices on site and additional capacity above the</td>
<td>applicant is making a reasonable effort to meet the volume management</td>
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<td>existing NWL of ponds 1,2 &amp; 3 on site.</td>
<td>rule.</td>
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outlet will provide capacity in the pond as noted in Exhibit 3. It is unclear how the local water table will adjust to the new outlet height relative to providing volume reduction. Model results in Exhibit 2 show that there is not a significant increase in the ponds peak elevations (0.03, 0.12, and 0.6 feet for ponds 1 through 3 respectively) due to the structure modification.

**CONCLUSIONS:** This project does meet District standards. Performance Escrows must be submitted prior to issuance of a Permit.

**RECOMMENDATION:** Approve with 1 Stipulation

**Stipulations:**

1. Receipt of escrows.