COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: November 10, 2014
AGENDA NUMBER: 17
FILE NUMBER: 14 - 133
ITEM: Chick-fil-A, Blaine

RECOMMENDATION: Table with 2 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

HISTORY & CONSIDERATIONS:
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 not been notified and have not 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. 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/CORENS:**

| Stormwater & Hydraulics: The applicant is not infiltrating the volume equal to 1 inch of rainfall on impervious surfaces. The geotechnical report indicates that groundwater ranges at the site from 891’ to 895’. The applicant is proposing Stormtech chambers for infiltration on site to meet district standards. However, the chambers would be installed at 889.36’ with the aggregate base at 888.86’ and would not allow enough separation from groundwater to be considered an infiltration system. | 1. Due to site constraints on high groundwater levels, design filtration system to address the District’s volume control rules. Pervious pavement is one viable option given observed site conditions. |
| Escrows: $2,000 + (1.06 ac *$500/ac) = $2,530.00 | 2. Receipt of escrows. |
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Stipulations:
1. Receipt of escrows.
2. Due to site constraints on high groundwater levels, design filtration system to address the District’s volume control rules. Pervious pavement is one viable option given observed site conditions.