COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: December 14, 2015
AGENDA NUMBER: 18
FILE NUMBER: 15 - 158
ITEM: Petsmart

RECOMMENDATION: Approve with 4 Stipulations

APPLICANT: Buhl Investors
Attn: Peter Deanovic
5100 Eden Ave, Suite 317
Edina MN 55436

PURPOSE: Construction of a new building addition and parking lot expansion

LOCATION: SW Corner of Baltimore St NE and 105th Ave NE
APPLICABILITY:
1. The lands and water that have been, or may be covered by the regional flood.
2. High water table, outwash and organic soils.
3. High infiltration soils.
4. Highly erodible soils

EXHIBITS:
1. Stormwater Narrative and Calculations, by Plowe Engineering, Inc; dated 12/2/2015, received 12/2/2015.
2. Geotechnical Report by Haugo GeoTechnical Services; dated 11/10/2015, received 12/2/2015.

HISTORY & CONSIDERATIONS: Existing regional basin (permitted under National Market Center) will be used to meet rate control. Infiltration basins are being constructed as part of the proposed project to meet volume management requirements.

FINDINGS:
Ditches and Drainage: The project site is tributary to County Ditch 41. The trend in land use for this drainage area is toward open space and residential. There are no flooding concerns downstream. Alternatives to additional drainage considered and reviewed include storage, retention.

Floodplain: There is floodplain on the property according to FEMA. The District Atlas 14 model predicts the 100-year elevation for the subwatershed at 898.1 feet. The total floodplain impact is 0 acre-feet, within the floodplain. Compensatory storage is not needed.

Groundwater: Surficial ground water is present at 894.5 – 895.5 feet. The site does not include groundwater sensitive areas. Information has been provided to substantiate low floor elevations. 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: The proposed project does include a ditch maintenance easement or utility line crossings. A drainage and utility easement is not provided for the storm water/infiltration ponds 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 Isanti and Rifle. 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 not greater than 1 acre; an NPDES permit is not 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 not include new impervious drainage areas greater than 1 acre. All discharges into infiltration basins are not 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:** $2,465.00

**ISSUES/CONCERNS:**

<table>
<thead>
<tr>
<th>Maintenance: A drainage and utility easement and O&amp;M Agreement is not provided for the storm water/infiltration ponds shown on the drainage plan.</th>
<th>1. Provide a drainage and utility easement or an O&amp;M Agreement for the storm water/infiltration ponds shown on the drainage plan.</th>
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<tbody>
<tr>
<td><strong>Soils &amp; Erosion Control:</strong> Stabilizing vegetation is not proposed for disturbed areas within two weeks of rough grading.</td>
<td>2. Provide note that stabilizing vegetation will be proposed within 14 days of rough grading or inactivity.</td>
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<td><strong>Water Quality:</strong> Pretreatment needs to be provided for the rock basin to ensure long term functionality.</td>
<td>3. Provide pretreatment for rock basin to ensure long term infiltration. Rain guardian is one option to use at the curb cut.</td>
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<td>Escrows: $2,000 + (0.93 ac * $500/ac) = $2,465.00</td>
<td>4. Receipt of escrows.</td>
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**RECOMMENDATION**: Approve with 4 Stipulations

**Stipulations:**

1. Receipt of escrows: $2,465.00
2. Provide a drainage and utility easement or an O&M Agreement for the storm water/infiltration ponds shown on the drainage plan.
3. Provide note that stabilizing vegetation will be proposed within 14 days of rough grading or inactivity.
4. Provide pretreatment for rock basin to ensure long term infiltration. Rain guardian is one option to use at the curb cut.