COON CREEK WATERSHED DISTRICT  
PERMIT REVIEW

MEETING DATE: February 12, 2018  
AGENDA NUMBER: 29  
FILE NUMBER: 18-039  
ITEM: Taco Bell Blaine

RECOMMENDATION: Approve with 3 Stipulations

APPLICANT: Border Foods  
5425 Boone Ave North  
New Hope MN 55428

PURPOSE: 4,000 SQ FT Building on 1.22 acre

LOCATION: SE of 117th Ave NE and Ulysses St NE, Blaine MN

APPLICABILITY:
1. One or more cumulative acres of land disturbance

EXHIBITS:
1. Construction Plan set (16 sheets); by Civil Site Group, dated 1/13/18, received 1/31/18.
2. Stormwater Management Report and Project Schedule; by Civil Site Group, dated 1/31/18, received 1/31/18.
3. Geotechnical Report; by Braun Intertec, dated 10/4/05, received 1/31/18.
4. Phase One Environmental Site Assessment; by Liesch Companies, dated 5/05, received 1/31/18.
5. Limited Phase Two Environmental Site Assessment; by Liesch Companies, dated 6/05, received 1/31/18.
6. Wetland Delineation Report; by Kjolhaug Environmental Services, dated 1/9/06, received 1/31/18.

PREVIOUS ACTION TAKEN: This is a new application.

FINDINGS:
Pre-application Meeting: The project as submitted has not received a general review during a pre-application meeting.

Ditches: There is not a public ditch on the property.

Ditch Hydraulics: A crossing of the ditch is not proposed.

Erosion and Sediment Control: Soil affected by the proposal is Rifle.
• Stabilizing vegetation is not proposed for disturbed areas within seven (7) days of rough grading.
• Soil stockpiles have been proposed to be fitted with sediment-trapping measures to prevent soil loss.
• Adjacent properties and stormwater ponds are protected from sediment deposition.
• Construction schedules detailing when sediment trapping measures will occur; stabilization of earthen structures and the general timing of construction phases have been provided.
• Stabilization adequate to prevent erosion has been provided at the outlets of all storm sewer pipes.
• All storm sewer inlets are protected from sediment-laden water during construction.
• All work adjacent to water or related resource has taken precautions to contain sediment, and stabilize the work area during construction.
• Provisions have been made to minimize transport of sediment (mud) by runoff or vehicle racking onto the paved surface.
• Provisions have been made for cleaning road surfaces where sediment is transported by the end of the day.
• Construction entrance points are clearly located on the erosion and sediment control plan.
• The erosion and sediment control plan does provide for the repair and maintenance of all temporary and permanent erosion and sediment control practices.

Dewatering: Shallow ground water does exist on site. The project does not require dewatering.

Floodplain: There is no floodplain on the property according to the District model and FEMA.

High Water Flooding: 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, 2 ft above 100 yr.

Groundwater: Geotechnical information collected in October 2005 indicates long term groundwater elevation is present at 4.5 feet below the surface.

The project site is not within the Emergency Response Area/10 Year Well Head Protection Area/Drinking Water Supply Management Area.

Details have not been provided for a containment system and is not needed as there is no underground storage proposed.

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.
Property owners affected by changes in drainage should be notified and acknowledge the changes proposed.

**Maintenance:** The Stormwater Management features and treatment practices associated with this project are part of a regional development owned and maintained by unknown.

Easements: The proposed project does not include ditch maintenance easement.

**Stormwater & Hydrology:** The stormwater management system utilizes regional ponding to meet the 1-inch infiltration requirements. 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. Properties and waterways downstream from the project are protected from erosion due to increases in the volume, velocity and peak water flow rates of stormwater runoff. Concentrated storm water leaving a site is discharged directly into a well-defined natural or man-made off-site receiving channel or pipe. No on-site constructed storm water conveyance channels are proposed as part of the project.

**Water Quality:** The proposed project does not cause an exceedance of State water quality standards. The project does not contribute to the adverse impact of wetlands through inundation or volume of flow. All discharges into infiltration basins are pretreated, and are not designed correctly. All work adjacent to wetlands, waterbodies and water conveyance systems are protected from erosion. 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.

**Impairments:** This project is not within one (1) mile of an Impaired Water.

There are new impervious surfaces proposed as part of this project.

**Wetlands:** Wetlands do not exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey.

**Wetland Replacement Plan:** A wetland replacement plan is not required.

**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:** $2550.00

**Wetland Escrow:** $ N/A

There are not ditch liens on the property.
ISSUES/CONCERNS:

<table>
<thead>
<tr>
<th>ISSUE</th>
<th>NEED</th>
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<tbody>
<tr>
<td>Escrows: $2,000 + (1.1 ac * $500/ac) = $2550.00</td>
<td>1. Receipt of escrows.</td>
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<tr>
<td>Soils &amp; Erosion Control: District requires all stabilization vegetation be within seven (7) days of rough grading or inactivity.</td>
<td>2. Update construction plans to stabilize vegetation within 7 days of rough grading or inactivity.</td>
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<td>Maintenance: Inspection and potential maintenance of the regional basin is required.</td>
<td>3. Provide proof from developer that inspection and maintenance will occur prior to project construction.</td>
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RECOMMENDATION: Approve with 3 Stipulations

Stipulations:

1. Receipt of escrows.
2. Update construction plans to stabilize vegetation within 7 days of rough grading or inactivity.
3. Provide proof from developer that inspection and maintenance will occur prior to project construction.