COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: February 22, 2016
AGENDA NUMBER: 7
FILE NUMBER: 15 - 149
ITEM: Raising Cane’s

RECOMMENDATION: Approve with 2 Stipulations

APPLICANT: Raising Cane’s LLC
Attn: Robert Montgomery
6800 Bishop Road
Plano TX 75024

PURPOSE: Construction of new restaurant, parking lot and associated utilities

LOCATION: SW Corner of 109th Ave NE and Davenport St NE
APPLICABILITY:
1. One or more cumulative acres of land disturbance.

EXHIBITS:
4. Project Timeline by Kimley Horn; undated, received 1/27/2016.
5. Construction plan set (14 sheets) by Kimley Horn; dated 2/10/16, received 2/10/16

HISTORY & CONSIDERATIONS: Project is part of the Victory Village development. Rate control and water quality volume requirements are met on a regional level. Infiltration requirements are met on site.

This project was tabled by the CCWD Board on 2/8/16 with the following stipulations:
1. Receipt of escrows.
2. Stormwater & Hydraulics:
   a. The applicant must acknowledge that they will conduct a post construction test on the infiltration basin by filling the basin to a minimum depth of 6 inches with water and monitor the time necessary to drain. The Coon
Creek Watershed District shall be notified prior to the test to witness the results.

b. Provide pretreatment for infiltration swale at inlets.

3. Soils & Erosion Control:
   a. After initial grading completely surround the proposed infiltration basins with erosion control measures to prevent the basin from clogging.
   b. Provide note that limits construction activities in infiltration swale to minimize soil compaction.

4. Provide O&M Agreement and Drainage Easement for infiltration swale.

FINDINGS:

Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to County Ditch 41 (Sand Creek). 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 no floodplain on the property according to FEMA. The District Atlas 14 model predicts the 100-year elevation for the county ditch at 896.6 feet just south of 109th Avenue. The total floodplain impact is 0 acre-feet, within the floodplain. Compensatory storage is not needed.

Groundwater: Surficial ground water is present at approximately 888 feet. The site does not 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 and O&M Agreement are not provided for the infiltration swale 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 Markey and Rifle. 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 not protected from erosion and sedimentation. Project site is greater than 1 acre; a NPDES permit is 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 Victory Village development (which includes the Raising Cane’s 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 not cause extreme fluctuations of water levels or temperature changes.

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

**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:** $2,525.00

**ISSUES/CONCERNS:**

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<tr>
<th>Maintenance: O&amp;M Agreement and drainage easement needs to be provided for entire infiltration swale.</th>
<th>1. Provide O&amp;M Agreement and Drainage Easement for infiltration swale.</th>
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<tr>
<td>Escrow: $2,000 + (1.05 ac * $500/ac) = $2,525.00</td>
<td>2. Receipt of escrows.</td>
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**Stipulations:**
1. Receipt of escrows.
2. Provide O&M Agreement and Drainage Easement for infiltration swale.