COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE:       May 26, 2015
AGENDA NUMBER:      8
FILE NUMBER:        15 - 027
ITEM:              Taco Bell

RECOMMENDATION:     Table with 7 Stipulations

APPLICANT:          Border Foods
                    5425 Boone Avenue
                    New Hope, MN 55428
                    Attn: Barb Schneider

PURPOSE:            Construction of new Taco Bell restaurant

LOCATION:           NW corner of Northdale Blvd NW and Hanson Blvd NW
APPLICABILITY:
1. Any work in or adjacent to wetlands, lakes or water courses.

EXHIBITS:

HISTORY & CONSIDERATIONS: Construction is part of the Gateway Commerce Center Development project. Regional Ponds were designed to satisfy CCWD volume and rate control for the overall development area but not infiltration requirements.

FINDINGS:
Ditches and Drainage: There is not public ditch on the property. The project site is near and tributary to County Ditch 54. The trend in land use for this drainage area is toward open space, residential and commercial. There are no flooding concerns downstream. Alternatives to additional drainage considered and reviewed include storage and 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 858.7 feet. There is fill below 858.7. Compensatory storage is needed.

Groundwater: Surficial ground water is present at 850.0 feet. The site does include groundwater sensitive areas. Information has not been provided to substantiate low floor elevations. Low floor elevations do not meet the criteria for the City of Coon Rapids (3 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. A drainage and utility easement is not provided for the storm infiltration trenches shown on the drainage plan. It is unknown if property owners affected by changes in drainage have been notified and have acknowledged the changes proposed.

Soils & Erosion Control: Soil affected by the proposal is 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 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 wetlands are pretreated by an infiltration trench 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:**

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<tr>
<th><strong>Floodplain:</strong> The district Atlas 14 model predicts the 100-Yr flood elevation of 858.7. The City of Coon Rapids requires a 2 foot separation from low floors to 100-Yr elevation. Current site design does not meet this requirement.</th>
<th>1. Provide 2’ freeboard between the low floor and the 858.7 100-Yr flood elevation.</th>
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<tbody>
<tr>
<td>There is fill proposed below the 100-year elevation (858.7 NAVD88) at the southwest entrance.</td>
<td>2. The applicant can either re-grade the entrance so that it does not fill in the floodplain or provide compensatory storage.</td>
</tr>
<tr>
<td><strong>Maintenance:</strong> A drainage and utility easement is not provided for the storm water/infiltration infrastructure shown on the drainage plan.</td>
<td>3. Provide an easement and signed operations and maintenance agreement around any proposed infiltration infrastructure.</td>
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<td><strong>Stormwater &amp; Hydraulics:</strong> The applicant</td>
<td>4. The applicant must acknowledge</td>
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is meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation. A post construction test on the infiltration basin will be required to verify the assumed infiltration rates are obtained. 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 or another approved method. The Coon Creek Watershed District shall be notified prior to the test to witness the results.

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<tr>
<th>Water Quality: Hydrologic Report</th>
<th>Stipulations:</th>
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<td>indicates that there is a 3’ separation between perforated pipe and groundwater (850.0’). However, plan set has invert at 852.4’ which does not provide a 3’ separation between infiltration system and groundwater.</td>
<td>1. Receipt of escrows.</td>
</tr>
<tr>
<td>Pretreatment is provided by sumps for the proposed project. However, sumps need to have minimum 4’ depths, not the 2’ provided.</td>
<td>2. Provide 2’ freeboard between the low floor and the 858.7 100-Yr flood elevation.</td>
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<td>Escrows: $2,000 + (0.93 ac * $500/ac) = $2,465.00</td>
<td>3. The applicant can either re-grade the entrance so that it does not fill in the floodplain or provide compensatory storage.</td>
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<td>4. Provide 3’ separation between infiltration system and groundwater.</td>
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<td>5. Provide a minimum 4’ sump for pretreatment.</td>
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<td>6. 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 or another approved method. The Coon Creek Watershed District shall be notified prior to the test to witness the results.</td>
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<td>7. Receipt of escrows</td>
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**RECOMMENDATION:** Table with 7 Stipulations
7. Provide an easement and signed operations and maintenance agreement around any proposed infiltration infrastructure.