COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: August 26, 2019
AGENDA NUMBER: 10
FILE NUMBER: 19-158
ITEM: NSC Soccer Field U2 Reconstruction

RECOMMENDATION: Table with 9 Stipulations

APPLICANT: Minnesota Amateur Sports Commission
400 Snelling Avenue N
St. Paul, MN 55104

PURPOSE: Reconstruction of existing soccer field for MN United Practice Facility
3.7 acres disturbed on 73.77 acre property.

LOCATION: 1700 105th Ave NE, Blaine, MN
APPLICABILITY:
1. One or more cumulative acres of land disturbance
2. The lands and waters that have been, or may be covered by the regional flood.
3. Activities upstream from land that is dependent upon removal of water from the soil profile for their continued use (Drainage Sensitive Land Uses)
4. High water table, outwash and organic soils
5. High infiltration soils
6. Highly erodible soils
7. Endangered, Threatened or Special concern species, elements or communities

EXHIBITS:
1. Construction Plan set (11 sheets); by Loucks dated 8/14/19, received 8/14/19.
2. Stormwater Management Report; by Loucks dated 8/13/19, received 8/14/19.
3. Geotechnical Report; by NTI, dated 8/15/17, received 8/14/19.

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:** Soils affected by the proposal are Rifle.

- Stabilizing vegetation is not proposed for disturbed areas within seven (7) days of rough grading.
- Soil stockpiles have not been proposed to be fitted with sediment-trapping measures to prevent soil loss and do not have a note to stabilize within seven (7) days of inactivity.
- 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 tracking 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.
- Details provided for ESC (riprap, perimeter control, concrete washout, inlet protection, etc.)

**Dewatering:** Shallow ground water does exist on site. The project may require dewatering.

**Floodplain:** There is floodplain on the property according to the District model. The District’s floodplain elevation is at 898.59 feet. The project does propose to place fill within the floodplain. The total floodplain impact is not quantified. The proposed impact is not within the floodway. Compensatory storage is not provided. There may be flooding concerns upstream and/or downstream.

**Groundwater:** Geotechnical information collected in August 2017 indicates long term groundwater elevation is present at 5 to 10 feet below the surface, corresponding to elevation 889.0 to 893.0 in NAVD88 datum.

The project site is not within the Emergency Response Area/10 Year Well Head Protection Area/Drinking Water Supply Management Area.
The proposal does not contain a land use discouraged or prohibited by the Safe Drinking Water Supply Act (SDSA).

**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 have not been notified or acknowledge the changes proposed.

**Maintenance:** There are no Stormwater Treatment Practices (STPs) proposed in the project.

Easements: The proposed project does not include ditch maintenance easement. A ditch maintenance easement is not required. A maintenance access to all storm water management features is provided.

**Stormwater & Hydrology:** Infiltration is allowed within the project area. The 1-inch infiltration is not required because there is a net decrease in impervious area.

Drainage sensitive uses do 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. All on-site constructed storm water conveyance channels are constructed to withstand the expected velocity from a 2-year frequency storm without erosion.

**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 wetlands/stormwater basins are not pretreated by a sediment basin/water quality pond. 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 and drains to an Impaired Water.

There are new impervious surfaces proposed as part of this project. The total proposed impervious area is less than the total existing area.
**Wetlands:** Wetlands do not exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey. Wetlands have not been delineated

**Wetland Replacement Plan:** A wetland replacement plan has not been submitted and 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.

The applicant has not contacted the MDNR natural heritage or endangered species program.

If the project is present, the project does not propose substantial adverse alteration or significant detrimental impact on a species or removal of a plant species will occur.

**Performance Escrow:** $3,850

**Wetland Escrow:** $ N/A

There are not ditch liens on the property.

**ISSUES/CONCERNS:**

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<tr>
<th>ISSUE</th>
<th>NEED</th>
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<tr>
<td><strong>Escrows:</strong> $2,000 + (3.7ac * $500/ac) = $3,850</td>
<td>1. Receipt of escrows.</td>
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<td><strong>Groundwater:</strong> Geotechnical information provided is not in project location.</td>
<td>2. Provide updated Geotechnical report with boring in project location.</td>
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<td><strong>Stormwater &amp; Hydraulics:</strong> The HydroCAD models consider 2.83”, 4.21” and 7.06” for the 2-, 10-, and 100-year events.</td>
<td>3. Provide updated calculations with 7.22” for the 100-year event.</td>
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<td>4. Provide detail showing how the modeled basins retain runoff. Route the drain tile to the storm sewer system as designed rather than as discarded.</td>
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<td>5. Provide detail showing the modeled BMPs.</td>
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<td><strong>Soils &amp; Erosion Control:</strong> District requires all stabilization vegetation be within seven (7) days of rough grading or inactivity.</td>
<td>6. Update construction plans to stabilize vegetation within 7 days of rough grading or inactivity.</td>
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<td>7. Add note to stabilize stockpiles after 7 days of inactivity.</td>
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Stabilization is required on stockpiles within seven (7) days of inactivity.  
It is unclear if dewatering is needed during the construction of the proposed project.

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<td>Stabilization is required on stockpiles within seven (7) days of inactivity.</td>
<td>8. Provide statement whether dewatering will be required for the construction of the proposed project. If yes, provide well-field location, rates, discharge location, schedule and quantities and DNR Permit.</td>
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**Floodplain:** The flood plain elevation on the property is 898.59 per the District model.

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<td>9. Show the floodplain boundary on the plans and identify/quantify areas of floodplain fill and mitigation.</td>
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**RECOMMENDATION:** Table with 9 Stipulations

**Stipulations:**

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2. Provide updated Geotechnical report with boring in project location.
3. Provide updated calculations with 7.22” for the 100-year event.
4. Provide detail showing how the modeled basins retain runoff. Route the drain tile to the storm sewer system as designed rather than as discarded.
5. Provide detail showing the modeled BMPs.
6. Update construction plans to stabilize vegetation within 7 days of rough grading or inactivity.
7. Add note to stabilize stockpiles after 7 days of inactivity.
8. Provide statement whether dewatering will be required for the construction of the proposed project. If yes, provide well-field location, rates, discharge location, schedule and quantities and DNR Permit.
9. Show the floodplain boundary on the plans and identify/quantify areas of floodplain fill and mitigation.