COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: February 25, 2019
AGENDA NUMBER: 15
FILE NUMBER: 19-039
ITEM: NSC Parking Lot Phase 1

RECOMMENDATION: Approve with 2 Stipulations

APPLICANT: National Sports Center
Attn: Neil Ladd
1700 105th Ave NE
Blaine, MN 55449

PURPOSE: Parking Lot Improvement Phase 1 – Grading and paving gravel access road

LOCATION: East of Davenport St NE between 105th Ave NE and 109th Ave NE, Blaine, MN

APPLICABILITY:
1. Within 1 mile of an impaired waters.
2. Any work within or adjacent to a Public ditch within the Watershed District.
3. Any work in or adjacent to wetlands, lakes or water courses
4. One or more cumulative acres of land disturbance
5. The lands and waters that have been or may be covered by the regional flood.

EXHIBITS:
1. Construction Plan set (8 sheets, 10-17 of 23); by SRF, undated, received 2/13/2019.
2. Stormwater Narrative; by SRF, undated, received 2/13/2019.
PREVIOUS ACTION TAKEN: This is a new application.

FINDINGS:
Pre-application Meeting: The project as submitted has received a general review during a pre-application meeting.

Ditches: There is a public ditch on the property. The public ditch is County Ditch 41 according to the public drainage map. The approved/as-built elevations through this property are 889.3 ft MSL at the downstream end and 890.4 ft MSL at the upstream end, there is no approved slope. The existing elevations are 887.6 MSL at the downstream end and 891.0 MSL at the upstream end represent variances of -1.7 feet at the downstream end and 0.6 feet at the upstream end from the as-built elevations. The condition of the ditch is “No Problem”. Alternatives to repair and additional drainage have been considered and reviewed.

The ditch is a 3rd order stream. The ditch serves the primary role of collector system. The ditch serves approximately 9 acres of agricultural land. Land use in the area is toward recreational and industrial use. There are flooding concerns upstream.

The ditch has been inspected. Existing elevations, slopes and condition of ditch are good. The ditch is not in need of repair.
Ditch Hydraulics: A crossing of the ditch is not proposed.

Erosion and Sediment Control: Soils affected by the proposal are Lino, Isanti, Rifle and Markey.
- Stabilizing vegetation is not proposed for disturbed areas within seven (7) days of rough grading.
- 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.
- Not 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.

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

Floodplain: There is floodplain on the property according to the District model and FEMA. The District’s floodplain elevation is at 896.7 feet. The project does not propose to place fill within the floodplain.

High Water Flooding: Information has not been provided to substantiate low floor elevations and is not needed as no new buildings are proposed.

Groundwater: Geotechnical information is not provided and not needed.

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

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 owner of the Stormwater Management features and treatment practices is National Sports Center. The Stormwater Treatment Practices (STPs) consisting of the following:

<table>
<thead>
<tr>
<th>Stormwater Treatment Practices</th>
<th>Number</th>
<th>Inspection &amp; Maintenance Responsibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basins</td>
<td>2</td>
<td>National Sports Center</td>
</tr>
<tr>
<td>Rainwater re-use/ irrigation</td>
<td>2</td>
<td>National Sports Center</td>
</tr>
</tbody>
</table>

A maintenance agreement has been executed.

**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 not feasible due to high groundwater within the project area. The 1-inch infiltration is achieved through water reuse/irrigation of the soccer fields. The stormwater management system utilizes wet ponds. Calculations have been provided that illustrate the 1-inch infiltration volume is achieved through detention and irrigation.

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. No concentrated storm water is proposed as part of this project. No on-site constructed storm water conveyance channels are proposed as part of this 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 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 within one (1) mile of and drains to an Impaired Water. The Impaired Water is County Ditch 41. County Ditch 41 is impaired for (Aquatic Life (Macro-invertebrates)/ Aquatic Recreation (E. coli). The major stressors are Total
Suspended Solids (TSS)/ Total Phosphorus (TP)/E.coli. There is an EPA approved Total Maximum Daily Load (TMDL) or Waste Load Allocation (WLA) for this 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. The project is not wetland dependent. The project is not exempt.

The applicant does not need to contact the DNR area hydrologist and the Corps of Engineers.

**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 project area is heavily disturbed and vegetation is highly managed.

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**: $3,100.00

**Wetland Escrow**: $N/A

There are not ditch liens on the property.

**ISSUES/CONCERNS:**

<table>
<thead>
<tr>
<th>ISSUE</th>
<th>NEED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Escrows: $2,000 + (2.20 ac * $500/ac = $3,100.00)</td>
<td>1. Receipt of escrows.</td>
</tr>
</tbody>
</table>
| Soils & Erosion Control: Stabilizing vegetation is not proposed for disturbed areas within seven (7) days of rough grading. Perimeter control is not provided between Ditch 41 and construction entrance. | 2. Update construction plans:  
  a. to stabilize vegetation within 7 days of rough grading or inactivity.
  b. Provide perimeter control at construction entrance to prevent runoff into County Ditch 41. |

**RECOMMENDATION**: Approve with 2 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. Update construction plans:
   a. to stabilize vegetation within 7 days of rough grading or inactivity.
b. Provide perimeter control at construction entrance to prevent runoff into County Ditch 41.