COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: August 11, 2014
AGENDA NUMBER: 16
FILE NUMBER: 14-035
ITEM: National Sports Center Field Expansion

RECOMMENDATION: Table with 6 Stipulations

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

PURPOSE: Proposed additional fields and parking to the National Sports Complex

LOCATION: National Sports Complex between 105th Ave. NE and 109th Ave. NE, Blaine, MN
APPLICABILITY:
1. Any work within or adjacent to a Public Ditch within the Watershed District.
2. Any work in or adjacent to wetlands, lakes or water courses.
3. One or more cumulative acres of land disturbance.
4. The lands and water that have been, or may be covered by the regional flood.
5. Appropriation and use of groundwater.
6. High water table, outwash and organic soils.
7. High infiltration soils.
8. Highly erodible soils.
9. Excavation or filling or a combination of excavation and filling of sand or other excavation or fill material including the laying, repairing, replacing or enlarging of a culvert or an underground pipe or facility where it crosses a public ditch or waters of the state.

EXHIBITS:
1. Plan Set by SRF Consulting Group, Inc.; no date provided; received 7-30-2014
2. Permit Submittal Narrative; by SRF; no date provided; received 7-30-2014
3. Electronic XP-SWMM Models; no date provided; received 7-30-2014

HISTORY & CONSIDERATIONS:

FINDINGS:
Ditches and Drainage: There is a public ditch on the property. The ditch is County Ditch 41. The project site is tributary to County Ditch 41. The trend in land use for this drainage area is toward open space, commercial, and industrial. There are flooding concerns downstream. Alternatives to additional drainage considered and reviewed include storage and retention. The public ditch was last repaired in 2001. The public ditch was last inspected in 2011. The ditch is not in need of repair.

Floodplain: There is floodplain on the property according to FEMA. The District Atlas 14 model predicts the 100-year elevation upstream of 105th at 896.0 and upstream of 109th of 895.2 feet NGVD-29. The total floodplain impact is 40 acre-feet, within the floodplain. Compensatory storage is needed.

Groundwater: Ground water is present at 889.5 feet. The site does not include groundwater sensitive areas.

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. A drainage and utility easement is not provided for the storm water/infiltration ponds shown
on the drainage plan. Property owners affected by changes in drainage have not been notified and have not acknowledged the changes proposed.

**Soils & Erosion Control:** Soils affected by the proposal are Rifle. Stabilizing vegetation is not 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 greater than 1 acre; an 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 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.

**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:** $42,100

### ISSUES/CONCERNS:

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<thead>
<tr>
<th>Floodplain</th>
<th>1. Provide additional storage on site in order to offset loss in storage due to filling in existing pits.</th>
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<tr>
<td>FEMA designates the ditch between 105th and 109th Ave. as an un-numbered A-Zone which does not have a base flood elevation associated with it. Therefore, the District model is used to determine the basis of the flood elevation. The existing conditions 100-year base flood elevation according to the District model is 895.2 upstream of 109th and 896.0 upstream of 105th.</td>
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The proposed project removes approximately 40 acre-ft of storage below elevation 896 between 109th and 105th. The loss in flood storage is a result of filling in the pits that are on site remnant of past mining operations. The loss in flood storage causes a rise in flood stage of 0.8 ft upstream of 109th and 0.3 ft upstream of 105th.

This rise in flood stage will mostly affect existing NSC property but will also cause affects to the ponds west of Davenport St. Therefore compensatory storage is needed to offset the loss in flood storage by filling in the pits such that the 100-year event water surface elevation dues not increase.

<table>
<thead>
<tr>
<th>Soils &amp; Erosion Control:</th>
<th>Ponds are not protected from erosion and sedimentation during construction. After initial grading the District requires that basins be completely surrounded by erosion control measures.</th>
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<tr>
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<td>2. After initial grading completely surrounded the proposed infiltration basins with erosion control measures to prevent the basin from clogging.</td>
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<td>3. Provide a statement on the grading or erosion control plan that stabilizing vegetation will be installed within 14 days of rough grading.</td>
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<td>Maintenance:</td>
<td>An easement for the ditch needs to be shown on the plans. Additionally, a drainage and utility easement needs to be provided for all stormwater ponds.</td>
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<td>4. Provide an easement for the ditch on plans.</td>
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<td>5. Provide easements for all stormwater features</td>
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<td>Escrows:</td>
<td>$2,000 + (80.2 ac * $500/ac) = $42,100</td>
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<td>6. Receipt of escrows</td>
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RECOMMENDATION: Table with 6 Stipulations

Stipulations:

1. Receipt of escrows.
2. After initial grading completely surrounded the proposed infiltration basins with erosion control measures to prevent the basin from clogging.
3. Provide additional storage on site in order to offset loss in storage due to filling in existing pits.
4. Provide an easement for the ditch on plans.
5. Provide easements for all stormwater features.
6. Provide a statement on the grading or erosion control plan that stabilizing vegetation will be installed within 14 days of rough grading.