COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: August 13, 2018
AGENDA NUMBER: 18-133
FILE NUMBER: 18-133
ITEM: National Sports Center – Soil Correction at Fields I1-I4

RECOMMENDATION: Approve with 2 Stipulation

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

PURPOSE: Soil corrections for 3.5 acres of 37.3 acre property

LOCATION: NE of Davenport and 105th 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 waters that have been, or may be covered by the regional flood.
5. High water table, outwash and organic soils

**EXHIBITS:**
1. Construction Plan set (4 sheets); by LHB, dated 7/13/18, received 7/13/18.
2. Excavation Observation Field Report; by AET, Inc., dated 6/18/18, received 7/13/18.

**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 a public ditch bordering the property to the east. The public ditch is County Ditch 41 (Sand Creek) according to the public drainage map. The approved/as-built elevations through this property are 890.0 ft MSL at the downstream end and 890.03 ft MSL at the upstream end.
The ditch is a 3rd order stream. The ditch serves the primary role of
a. Collector system

The ditch serves no acres of agricultural land.
Land use in the area is composed of parks, commercial, and vacant land.
There are flooding concerns upstream and/or downstream.

The ditch has been inspected.
Existing elevations, slopes and condition of ditch are good.
The ditch not in need of repair.

Ditch Hydraulics: A crossing of the ditch is not proposed.

Erosion and Sediment Control: Soil affected by the proposal is Rifle.
- Stabilizing vegetation is proposed for disturbed areas within seven (7) days of rough grading.
- Soil stockpiles not anticipated as part of the project.
- 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 racking 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. Dewatering is not anticipated as part of the project.

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. There are flooding concerns upstream and downstream.
High Water Flooding: Information has not been provided to substantiate low floor elevations and is not needed, no structures proposed.

Groundwater: Geotechnical information collected in June 2018 indicates long term groundwater elevation is present at 3.5 – 4.7 feet below the surface.

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.

Maintenance: There are no stormwater treatment practices proposed for this project.

Easements: The proposed project does include ditch maintenance easement. A ditch maintenance easement is not required.

Stormwater & Hydrology: No new impervious surfaces proposed, stormwater requirements do not apply.

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. No increases in the volume, velocity, or peak water flow rates of stormwater runoff are anticipated as part of the project. Concentrated storm water leaving a site is discharged directly into a well-defined natural or man-made off-site receiving channel or pipe. No on-site constructed storm water conveyance channels are proposed as part of the 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 discharges into wetlands are pretreated via overland 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 not within one (1) mile of an Impaired Water.

There are no 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.

**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.

**Performance Escrow:** $3,750

**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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<tbody>
<tr>
<td>Escrows: $2,000 + (3.5 ac * $500/ac) = $3,750</td>
<td>1. Receipt of escrows.</td>
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<tr>
<td><strong>Floodplain:</strong> Soil correction is occurring in the floodplain. Restoration to current grade or lower is required to prevent flooding impacts.</td>
<td>2. Provide as-built following completion of soil correction confirming restoration to existing grades.</td>
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**RECOMMENDATION:** Approve with 2 Stipulations

**Stipulations:**
1. Receipt of escrows.
2. Provide as-built following completion of soil correction confirming restoration to existing grades.