COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: August 13, 2018
AGENDA NUMBER: 25
FILE NUMBER: 18-150
ITEM: TPC Twin Cities- PGA Tour 3M Open

RECOMMENDATION: Approve with 2 Stipulations

APPLICANT: TPC of the Twin Cities, LLC
112 PGA Tour Blvd
Ponte Vedra Beach, FL 32082

PURPOSE: Golf course modifications for new PGA tour event

LOCATION: NE of Club West and 109th, 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. Activities upstream from land that is dependent upon removal of water from the soil profile for their continued use (Drainage Sensitive Land Uses)
6. High water table, outwash and organic soils.

EXHIBITS:
1. Construction Plan set (6 sheets); by Arnold Palmer Design Company, dated 7/24/18, received 8/1/18.
2. Stormwater Management Narrative; by TPC- Twin Cities, dated 7/31/18, received 8/1/18.
3. Anoka County GIS exhibits (5 sheets); by unknown, undated, received 8/1/18.
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 on 7-24-2018 and a progress meeting on 7-31-2018 prior to submitting the permit application and plan set.

Ditches: There is a public ditch on the property. The public ditch is County Ditch 41-3 according to the public drainage map. The existing elevations through this property are 887.71 ft MSL at the downstream end and 893.334 ft MSL at the upstream end.

The approved elevation at the upstream end of the property is 893.5 ft. MSL and no approved elevation is available for the downstream end. Existing elevations represent a 0.2 foot variance from the as-built elevations. 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 0 acres of agricultural land. Land use in the area is primarily residential and recreational. There are no flooding concerns upstream or downstream.

The ditch has been inspected.
Existing elevations, slopes and condition of ditch are good. The ditch is not in need of repair. Alternatives to repair and additional drainage have not been considered and reviewed.

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

**Erosion and Sediment Control:** Soils affected by the proposal are Lino, Isanti, Rifle and Zimmerman.
- Stabilizing vegetation is proposed for disturbed areas within seven (7) days of rough grading.
- Soil stockpiles have been proposed to be fitted with sediment-trapping measures to prevent soil loss.
- Adjacent properties and stormwater ponds are not 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 not 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.

**Floodplain:** There is floodplain on the property according to the District model and FEMA. The District’s floodplain elevation varies throughout the site but ranges from 894.7 to 893.0 feet. The project does not propose to place fill within the floodplain, plans will provide additional floodplain volume (25,500 CY). There are no flooding concerns upstream or downstream.

**High Water Flooding:** Information has not been provided to substantiate low floor elevations and is not needed, no structures proposed.

**Groundwater:** Geotechnical information was not provided and is not needed, no structures or infiltration proposed.
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 should be notified and acknowledge the changes proposed.

**Maintenance:** No stormwater Management features or treatment practices are proposed as part of the project.

Easements: The proposed project does include ditch maintenance easement but the proposed work does not affect the District’s maintenance capability. A ditch maintenance easement is 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 achieved. The stormwater management system utilizes overland flow.

Drainage sensitive include the proposed project land use. 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 and 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 constructed 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. 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 exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey. Wetlands have been delineated. The most recent delineation was completed in 1997. The wetland boundary was checked.

The wetland is not a DNR protected water. The total proposed wetland impact is 0 square feet.

**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:** $12,400.00
**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 + (20.8 ac * $500/ac = $12,400.00</td>
<td>1. Receipt of escrows.</td>
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<tr>
<td>Erosion and Sediment Control: It is not clear how ponds will be protected from sediment transport and deposition during excavation. Locations of silt fence are not clear</td>
<td>2. Provide erosion and sediment control plan that include: a. Provide for a silt curtain, or equivalent, that will prevent sediment transport and deposition from excavations occurring within or adjacent to ponds. b. Clarify locations of silt fence.</td>
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**RECOMMENDATION:** Approve with 2 Stipulations

**Stipulations:**
1. Receipt of escrows.
2. Provide erosion and sediment control plan that include:
   a. Provide for a silt curtain, or equivalent, that will prevent sediment transport and deposition from excavations occurring within or adjacent to ponds.
   b. Clarify locations of silt fence.