COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: August 25, 2014
AGENDA NUMBER: 9
FILE NUMBER: 14-035
ITEM: National Sports Center Field Expansion

RECOMMENDATION: Approve with 2 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
4. Plan set by SRF; no date provided; received 8/13/2014
5. Permit submittal narrative by SRF; no date provided; received 8/13/2008
6. Electronic copy of the XP-SWMM Model by SRF

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:

| Floodplain: During meetings with the applicant, it was decided that the reference existing condition should be the pre-gravel pit condition when area was sod fields. As a result the applicant was able to show that there would be a minimal increase in stage due to the road crossing. The impact would be 0.09 feet which would only slightly impact NSC property. There are not any significant measureable effects on the neighboring developments. |   |
| Maintenance: The county ditch easement needs to be shown on the drawings. | 1. Show the easement for the Ditch on the plan |
| Escrows: $2,000 + (80.2 ac * $500/ac) = $42,100 | 2. Receipt of escrows |

### RECOMMENDATION: Approve with 2 Stipulations

**Stipulations:**
1. Receipt of escrows.
2. Show the easement for the Ditch on the plan