



Title: Permit 20-030- Crown College Ball Fields, Laketown Township

Prepared by: Name: Heidi Quinn
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hquinn@minnehahacreek.org

Purpose:

Recommendation: Approval of MCWD permit application on the following conditions:

1. Identification of the contractor responsible for implementing the erosion control plan;
2. Submission of a NPDES permit;
3. Submission of a wetland buffer establishment, maintenance, and monitoring plan for buffer areas, or portions thereof, that will be disturbed by grading or other site activities during construction;
4. Submission of draft maintenance declaration for stormwater management and wetland buffers for District approval, then recordation;
5. Submission of financial assurance for the Erosion Control rule, Stormwater Management rule, and Wetland Protection rule;
6. Reimbursement of District fees for public notice, engineering review, and legal review.

Background:

Crown College (Applicant) has applied for a Minnehaha Creek Watershed District (MCWD or District) permit for a redevelopment project on its campus located at 8700 College View Drive in Laketown Township. The application is before the MCWD Board of Managers for consideration as the Applicant has requested a Variance from compliance with the minimum buffer width provision in section 6(c) of the Wetland Protection rule. All necessary materials were submitted to complete the application on April 21st, 2020 and a public notification for the board meeting was provided to residents within 600 feet of the project on April 30th, 2020.

The project is considered redevelopment under District rules and proposes the construction of a baseball field and the relocation of a softball field at the college campus. The Applicant's stated goal of the project is to attract and retain student athletes and host collegiate ball games on campus. The college sits on a 171-acre site that contains areas of woodland, prairie, wetlands, a 3rd order stream, and is adjacent to Parley Lake.

The project triggers the District's Erosion Control, Stormwater Management, and Wetland Protection rules. The project plans show a shortfall from the applicable wetland buffer width requirement, from which the Applicant has requested a Variance. Approval of a variance from MCWD rule provisions is beyond the administrator's delegated authority, requiring that the determination come before the managers.

District Rule Analysis:

Erosion Control Rule

The District's Erosion Control Rule is applied to projects proposing 5,000 square feet of disturbance or 50 cubic yards of fill, excavation, or stockpiling on-site. The Applicant is proposing 5.86 acres of land disturbance; therefore, the rule is applied. In accordance with the rule provisions, the Applicant has submitted an erosion control plan which identifies erosion and sediment control best management practices, including silt fence downgradient of disturbed areas, location of a rock construction entrance, and has identified that concrete washout will be contained on the truck. Additionally, a

vegetative stabilization plan including the incorporation of six-inches of topsoil into underlying soils prior to final stabilization has been provided.

Identification of the contractor responsible for maintaining the erosion control plan and submission of a NPDES permit for land disturbance over an acre are recommended conditions of approval. Upon satisfaction of the recommended conditions, the project will meet the Erosion Control Rule.

Stormwater Management

The District’s Stormwater Management Rule is applied to projects that propose the creation of new or replacement of existing impervious surface. The proposed project will add 9,672 square feet (0.22 ac) of impervious surface to the site, and result in 5.86 acres of site disturbance on the 171-acre site, therefore the rule is applied. Per section 2 of the rule, activity subject to the Stormwater Rule is subject to analysis under common scheme of development for activity on the site that has occurred since 2005. There have been two pervious projects at the Crown Campus since 2005. The project in 2013 was split into two separate permits. In looking at the 2012 permit, both 2013 permits, and the current permit application in combination, the impervious surface increase totaled 0.145 acres, or approximately 6,300 square feet. Based on the amount of impervious surface proposed (less than a 50% increase from existing conditions) and comparative to the amount of land disturbance (less than 40% of the total site), the current permit is subject to the requirements of section 5(b) to treat the site’s increase in impervious surface for rate, volume, and phosphorous controls. Table 1 below summarizes the previous permits and current proposal for the 171-acre site. As shown in the table, the impervious surface has increased 0.415 acres or 3.27% since 2005. Table 2 below summarizes the size of the site, the area to be disturbed, and the proposed increase in impervious surface.

Permit #	Exiting Impervious (ac)	Proposed (ac)	Increase In Impervious (ac)	Disturbance Area (ac)
12-070	19.29	19.34	0.050	0.9
13-052/13-179	19.34	19.48	0.145	5.0
20-030 (current)	19.48	19.70	0.220	5.9
Total	19.70	19.92	0.415	11.8
Total %			3.27%	7%

Table 1: Common Scheme of Development Analysis

Size of Site (ac)	Site Drains To	Existing Impervious Surface (ac)	Proposed Impervious Surface (ac)
171.0 acres (5.86 ac disturbed)	Parley Lake	19.70	19.92

Table 2: Existing and Proposed Site Conditions

The Applicant has proposed to meet the District’s Stormwater Management rule by providing two filtration basin best management practices (BMP) to treat runoff. Filtration is proposed due to the presence of clay soils (hydrologic soil group D), which makes infiltration infeasible. The Applicant provided documentation of this soil condition, which staff and the District Engineer have reviewed and confirmed. Filtration BMP 1 will treat 7,003 square feet (sf) of impervious surface and Filtration BMP 2 will treat 6,819 sf of impervious surface. In addition to the two filtration basins, the Applicant is proposing a wet-sediment basin to treat 2.1 acres of existing impervious surface which has been analyzed under the ‘Variance’ heading below.

The volume control requirement of the rule requires the abstraction of the first inch of runoff from the site’s area of increased impervious surface. The District’s phosphorus control requirement is met when the volume control requirement in 3(c)(1) is met. Based on a proposed increase in impervious surface of 9,672 square feet, the Applicant is required to provide 806 cubic feet (cf) of abstraction (9,672 sf / 12” = 806 cf). The site is not suitable for infiltration (as noted above), therefore the Applicant is proposing to meet the full volume requirement through filtration per the

Abstraction Schedule in Appendix A. The Applicant proposes to provide 1,612 cubic feet of filtration (806 cf * 0.5 = 1,612 cf), meeting the standard in 3(c)(1). Staff and the District Engineer have reviewed the plans and stormwater report and determined that Filtration BMP1 will provide 2,719 cf of filtration and Filtration BMP 2 will provide 3,638 cf of filtration, totaling to 6,357 cf of filtration. Staff and the District Engineer have determined that the stormwater management plan exceeds the District’s volume control requirement by 4,745 cf. The proposed plan meets and exceeds the District’s volume and phosphorous control requirements.

The rate control section of the rule requires applicants to demonstrate that runoff rates will be maintained or reduced from existing to proposed conditions at all downgradient property boundaries. The project area drains both to Wetland A and Wetland B, which ultimately drain to Parley Lake. Table 3 below summarizes the existing and proposed rates leaving the site. The proposed plan meets the District’s rate control requirements.

Drainage Outfall	1-year Storm (cfs)		10-year Storm (cfs)		100-year Storm (cfs)	
	Exist.	Prop.	Exist.	Prop.	Exist.	Prop.
To Wetland A	5.1	3.3	11.8	8.2	24.0	17.2
To Wetland B	7.8	6.0	19.7	14.7	42.1	40.7
Total	12.9	9.3	31.5	22.9	64.1	57.9

Table 3: Existing and Proposed Rates Leaving the Site

The high water elevation section of the rule, requires that at least two vertical feet of separation be provided between the low opening of structures and the 100-year high water elevation of BMPs and water resources. The Applicant has submitted plans that demonstrate that there are no structures with low openings in the vicinity of the proposed BMPs. Staff and the District Engineer have reviewed the plans and have determined that that the rule provision is met.

The impacts to downstream waterbodies section of the rule regulates new point source discharges and impacts to the bounce, inundation, and runout control elevations of waterbodies. The project does not propose a new point source or a change in the runout control elevation of any waterbody. The District Engineer has reviewed the plans and has determined that because there is no increase in the proposed rates leaving the site (described above in Table 3), however, the project will slightly increase volumes to Wetland A and Wetland B. Both Wetland A and Wetland B are hydraulically connected to Parley Lake by a 3rd order stream and the slight increase in volume will have no effect on the Parley Lake bounce during the 1-year, 10-year, or 100-year storm events. Table 4 below summarizes the effect on the downstream waterbody, Paley Lake. The project as proposed is in conformance with the downstream waterbody requirements of the rule.

Storm Event	1-yr	10-yr	100-yr
Vol. Increase (ac-ft)	0.019	0.029	0.038
Parley Lake Bounce (ft)	0.000	0.000	0.000

Table 4: Effect on Downstream Waterbodies

The maintenance requirement for stormwater facilities will be satisfied through the recordation of a maintenance declaration, which has been listed as a condition of approval.

The project, upon fulfillment of the recommended condition, will meet the requirements of the Stormwater Management Rule.

Wetland Protection

The Wetland Protection rule is applicable for any project that proposes temporary or permanent wetland impact. Furthermore, the buffer provisions of the rule are applicable whenever the Stormwater Management or Waterbody Crossings & Structures rules are applied. There are two delineated wetlands (Wetland A & Wetland B) located within the project area that were issued a Notice of Decision for boundary and type under W19-25 (attachment 3). There are no wetland impacts proposed with the project, however, since the Stormwater Management rule is applicable, the buffer provision of the Wetland Protection rule is also applicable.

Per section 3(b), and 5(a) of the Wetland Protection rule, buffers must be provided around all disturbed wetlands and on wetland edges downgradient of disturbance. The applicant has provided plans that include a wetland buffer provided on the edge of the wetlands that are downgradient of site disturbance and has requested a variance to providing the minimum buffer width requirement at three locations around Wetland B. Additional analysis on buffer width has been provided under section 6(c) below.

Per section 5(c) of the rule, buffers must be documented by a declaration or other recordable instrument. Submission of a maintenance declaration is listed as a recommended condition of approval to satisfy this requirement.

Section 5(d) of the rule requires a permanent wetland buffer monument be installed at each lot line where it intersects the buffer, and where needed to indicate the contour of the buffer, with a maximum spacing of 100 feet. The applicant has submitted a wetland buffer monumentation plan that is accordance with the rule.

Per section 6(a) of the rule, buffer width requirements are determined by the management class of the wetland. The District's Functional Assessment of Wetlands (FAW) classifies both Wetland A and Wetland B as Preserve, which corresponds to a 75-foot buffer requirement.

Per section 6(c) of the rule, buffer averaging is permitted when the applicant can demonstrate site constraints, provided that at least 50 percent of the base buffer width is maintained at all points and there is no reduction of total buffer area. Under this provision of the rule, buffers must maintain a minimum width of 37.5 feet (50%) for Preserve wetlands, and the total buffer area must equal that which would be achieved by a buffer of uniform 75-foot width along the length of the wetland. Based on review of the plans and specifications, the required buffer area is 220,111 sf based on a 75 foot average buffer. The Applicant has provided an appropriate buffer area of 220,593 sf, but has not provided the minimum buffer width of 37.5 feet at all locations around Wetland B that is downgradient of site disturbance. The minimum buffer width is not being met at all locations due the location of the proposed baseball field. The Applicant has requested a variance to section 6(c) of the Wetland Protection rule, which has been analyzed under the 'Variance' heading below.

Section 6(d) of the rule does not apply as the Applicant has not requested a reduction in Applied Buffer Width based on the proposed buffer providing value equal to or greater than would be provided by a buffer of the applicable Applied Buffer Width.

Section 6(e) of the rule does not apply as this is not a Linear Reconstruction Project.

Section 6(f) of this rule does not apply as this project is not a New Principal Residential Structure.

The criteria of section 7(a) of the Wetland Protection rule, which prohibits actions such as mowing, fertilizing or placement of yard waste within the buffer area is memorialized with the maintenance declaration. Submission of a maintenance declaration including these provisions is listed as a recommended condition of approval.

Section 7(b) of the rule does not apply as the site is not considered public land, a homeowners associations, or right-of-way.

Per section 7(c) of the rule, buffer areas, or portions thereof, that are not vegetated or will be disturbed by grading or other site activities during construction shall have soils decompacted to 18", be planted with native vegetation, and provide a buffer establishment, maintenance and monitoring plan. The Applicant has submitted plan details that show that there are no existing bare soils within the project area. Approximately 21,000 sf of the 220,593 sf of buffer area (approximately 10%) will be disturbed by grading or the installation of silt fence. The Applicant has submitted a plan that demonstrates that soils will be decompacted to 18". Furthermore, the Applicant has submitted a narrative that states a planting plan in accordance with 9(g) consisting of native seed mix, a maintenance plan per 9(h), and a monitoring plan per section 10 will be submitted by the contractor once one is selected for the project and has requested that the buffer establishment, maintenance and monitoring plan be listed as an item of conditional approval. Submission of a wetland buffer establishment, maintenance, and monitoring plan is listed as a recommended condition of approval.

In summary, upon satisfaction of the recommended conditions, the project will meet the requirements of the Wetland Protection Rule, apart from section 6(c), as noted above, for which the Applicant has requested a variance.

Variance

The Variance and Exception Rule allows the Board of Managers to grant variances from a provision of the rules based on the showing of the applicant in response to District Variance Standards. Section 2 of the Variance and Exception Rule outlines these standards. The Applicant has submitted a Variance Application (attachment 4) requesting a 22.5 foot shortfall from the minimum buffer width requirement of 37.5 feet per section (6c) of the Wetland Protection rule for maintaining a minimum buffer width of 50% of the applied buffer width at all points around. The 22.5 foot shortfall is at three locations adjacent to Wetland B; west of the baseball field, east of the baseball field, and at the existing trail crossing over the 3rd order stream. The three locations span a total of 495 feet. Table 5 summarizes the three buffer width shortfalls to Wetland B below.

Location	Buffer Width (ft)	Span of Shortfall (ft)	Area of Buffer not meeting minimum buffer width (sf)
West of Baseball Field	15	190	2,850
East of Baseball Field	15	250	3,750
Southwest of Field (trail crossing)	15	30	450
Total		495	7,050
% of Buffer Area not meeting the minimum width requirement			3.20%

Table 5: Summary of Wetland Buffer Shortfall

Section 2(a) states that the applicant must demonstrate that because of special conditions inherent to the property, which do not apply generally to other land or structures in the District, strict compliance with a provision of a District rule will cause undue hardship to the applicant or property owner. Per the Applicant’s submitted narrative, the college campus contains many valuable natural resources such as wooded areas, rolling terrain with prairie, numerous wetlands and a stream. Additionally, the campus is bordered on its east side by Parley Lake. In some locations, the campus can experience elevation differences of up to 75 vertical feet. The Applicant has explored alternative sites for the baseball field and asserts that the proposed location minimizes upland vegetation removal, avoids wetland impacts, avoids stream impacts, and avoids impacts to Parley Lake.

Section 2(b) states that the applicant must demonstrate that the hardship was not created by the landowner, the landowner’s agent or representative, or a contractor, and that economic hardship is not grounds for a variance. The Applicant asserts that it did not create the natural conditions on the college campus and has submitted a plan that avoids impacts to natural resources other than the wetland buffer shortfall in three locations around Wetland B.

Section 2(c) states that that the applicant must demonstrate that receiving the variance will not merely serve as a convenience. Per the Applicant’s submitted narrative, receiving a variance to provide a wetland buffer width of 15 feet at three locations around Wetland B will allow them to construct a baseball field to compete at the collegiate level. The Applicant also cites that the submitted plans and modeling demonstrate a total phosphorus reduction that exceeds the District’s stormwater management requirements and has provided additional buffer area. The water quality benefit and wildlife habitat benefit is discussed in under 2(e).

Section 2(d) states that the applicant must demonstrate that there are no feasible and prudent alternatives to the proposed activity requiring the variance. The Applicant has submitted a narrative that outlines three potential alternatives to the variance request to demonstrate that there is no feasible and prudent alternative to the proposed location of the baseball field. The first alternative considered realignment of the baseball field to achieve the minimum wetland buffer on the west side, but would result in impacts to Parley Lake. The second alternative considered an area

to the northeast of the intersection of Laketown Parkway and College View Drive (at the campus entrance). This location was determined to be infeasible due to its substantial grade change ($\pm 50'$) and its close proximity to an existing wetland. The third alternative considered land acquisition to the south of the campus, however, no property is available for purchase at this time.

Section 2(e) states that the applicant must show that receiving the variance will not impair or be contrary to the intent of these rules. The intent of the buffer provision of the Wetland Protection rule is to provide habitat adjacent to waterbodies and to provide water quality treatment of stormwater runoff prior to entering a waterbody. Per the Applicant's submitted narrative, plans, and modeling the proposed project will provide a wetland buffer area of 220,593 sf, which exceeds the required wetland buffer area of 220,110 sf by 482. Furthermore, the Applicant will incorporate two filtration BMPs that are sized to capture and treat more impervious surface than required. In addition to the filtration basins, a wet-sediment basin has been incorporated into the project to capture and treat stormwater runoff from 2.1 acres of existing impervious surface. Per the Applicant's submitted P8 modeling, the wet-sediment basin will provide an additional total phosphorus (TP) reduction of 0.2 lbs/year.

Staff and the District Engineer have reviewed the wetland buffer plan and have determined that biological and ecological intent of the wetland buffer provision to provide habitat adjacent to wetlands have been provided and there is a shortfall of providing filtration of stormwater runoff prior to entering the wetland, which ultimately drains to Parley Lake.

Staff and the District Engineer have reviewed the stormwater plan and determined the over-sized filtration basins and expanded wet-sediment basin will provide 0.33 lbs/year of phosphorus removal, which is approximately 4 times the amount that would be achieved by 37.5' wetland buffers (0.08 lbs/year). Table 6 summarizes the water quality benefit t below.

BMP	TP Removal (lbs/yr)	
	Required	Provided
Wetland Buffers	0.08	0
Filtration	0.27	0.38
Wet Pond	0.2	0.4
Total	0.55	0.78

Table 6: Total Phosphorus Reduction Analysis

Staff and District Engineer find that the Applicant has submitted sufficient evidence for the MCWD Board of Managers to support the managers' grant of a variance from section 3(c) of the Wetland Protection rule to provide a 15' wetland buffer in three locations for approximately a total of 495 linear feet.

Summary:

Crown College has applied for a MCWD permit for the Erosion Control, Stormwater Management, and Wetland Protection rules and has requested a Variance to the buffer provisions of the Wetland Protection rule for a proposed softball and baseball field. Staff find that the Applicant has provided a satisfactory analysis for the Board of Managers to consider the variance request for providing a wetland buffer with a 22.5 foot shortfall for 495 linear feet and have exceeded the stormwater management regulatory requirements. Staff find that the proposed project meets the applicable rule requirements, upon the Board's consideration of the variance request and fulfillment of the recommended conditions of approval, and recommend approval of the permit.

Attachments:

1. Permit Application
2. Site Plan
3. W19-25 NOD
4. Variance Application
5. Stormwater Narrative

20-030

Print Form

WATER RESOURCE PERMIT APPLICATION FORM

Use this form to notify/apply to the Minnehaha Creek Watershed District (MCWD) of a proposed project or work which may fall within their jurisdiction. Fill out this form completely and submit with your site plan, maps, etc. to the MCWD at:
15320 Minnetonka Blvd. Minnetonka, MN 55345.

Keep a copy for your records.

YOU MUST OBTAIN ALL REQUIRED AUTHORIZATIONS BEFORE BEGINNING WORK.

1. Name of each property owner: <u>Crown College</u>	
Mailing Address: <u>8700 College View Drive</u>	City: <u>St. Bonifacius</u> State: <u>MN</u> Zip: <u>55375</u>
Email Address: _____	Phone: <u>952-446-4348</u> Fax: <u>952-446-4149</u>
2. Property Owner Representative Information (not required) (licensed contractor, architect, engineer, etc...)	
Business Name: <u>Larson Engineering, Inc.</u>	Representative Name: <u>Matt Woodruff</u>
Business Address: <u>3524 Labore Road</u>	City: <u>White Bear Lake</u> State: <u>MN</u> Zip: <u>55110</u>
Email Address: <u>mwoodruff@larsonengr.com</u>	Phone: <u>651-481-9120</u> Fax: _____
3. Project Address: <u>8700 College View Drive</u> City: <u>St. Bonifacius</u>	
State: <u>MN</u> Zip: <u>55375</u> Qtr Section(s): <u>SE/NE</u> Section(s): <u>06</u> Township(s): <u>116</u> Range(s): <u>024</u>	
Lot: <u>N/A</u> Block: <u>N/A</u> Subdivision: <u>N/A</u>	PID: <u>070060700</u>
4. Size of project parcel (square feet or acres): <u>171 AC</u>	
Area of disturbance (square feet): <u>5.86 AC</u>	Volume of excavation/fill (cubic yards): <u>16,600 CY</u>
Area of existing impervious surface: <u>53,549 SF</u>	Area of proposed impervious surface: <u>63,221 SF</u>
Length of shoreline affected (feet): _____	Waterbody (& bay if applicable): _____
5. Type of permit being applied for (Check all that apply):	
<input checked="" type="checkbox"/> EROSION CONTROL	<input type="checkbox"/> WATERBODY CROSSINGS/STRUCTURES
<input type="checkbox"/> FLOODPLAIN ALTERATION	<input checked="" type="checkbox"/> STORMWATER MANAGEMENT
<input checked="" type="checkbox"/> WETLAND PROTECTION	<input type="checkbox"/> APPROPRIATIONS
<input type="checkbox"/> DREDGING	<input type="checkbox"/> ILLICIT DISCHARGE
<input type="checkbox"/> SHORELINE/STREAMBANK STABILIZATION	
6. Project purpose (Check all that apply):	
<input type="checkbox"/> SINGLE FAMILY HOME	<input type="checkbox"/> MULTI FAMILY RESIDENTIAL (apartments)
<input type="checkbox"/> ROAD CONSTRUCTION	<input checked="" type="checkbox"/> COMMERCIAL or INSTITUTIONAL
<input type="checkbox"/> UTILITIES	<input type="checkbox"/> SUBDIVISIONS (include number of lots)
<input type="checkbox"/> DREDGING	<input type="checkbox"/> LANDSCAPING (pools, berms, etc.)
<input type="checkbox"/> SHORELINE/STREAMBANK STABILIZATION	<input type="checkbox"/> OTHER (DESCRIBE): _____
7. NPDES/SDS General Stormwater Permit Number (if applicable): _____	
8. Waterbody receiving runoff from site: <u>Parley Lake</u>	
9. Project Timeline: Start Date: <u>July 2020</u> Completion Date: <u>August 2021</u>	
Permits have been applied for: City <input type="checkbox"/> County <input type="checkbox"/> MN Pollution Control Agency <input type="checkbox"/> DNR <input type="checkbox"/> COE <input type="checkbox"/>	
Permits have been received: City <input type="checkbox"/> County <input type="checkbox"/> MN Pollution Control Agency <input type="checkbox"/> DNR <input type="checkbox"/> COE <input type="checkbox"/>	

By signing below, I hereby request a permit to authorize the activities described herein. I certify that I am familiar with MCWD Rules and that the proposed activity will be conducted in compliance with these Rules. I am familiar with the information contained in this application and, to the best of my knowledge and belief, all information is true, complete and accurate. I understand that proceeding with work before all required authorizations are obtained may be subject to federal, state and/or local administrative, civil and/or criminal penalties.

Leo Moats
Signature of Each Property Owner

1-15-20
Date

Code _____

JAN 21 2020

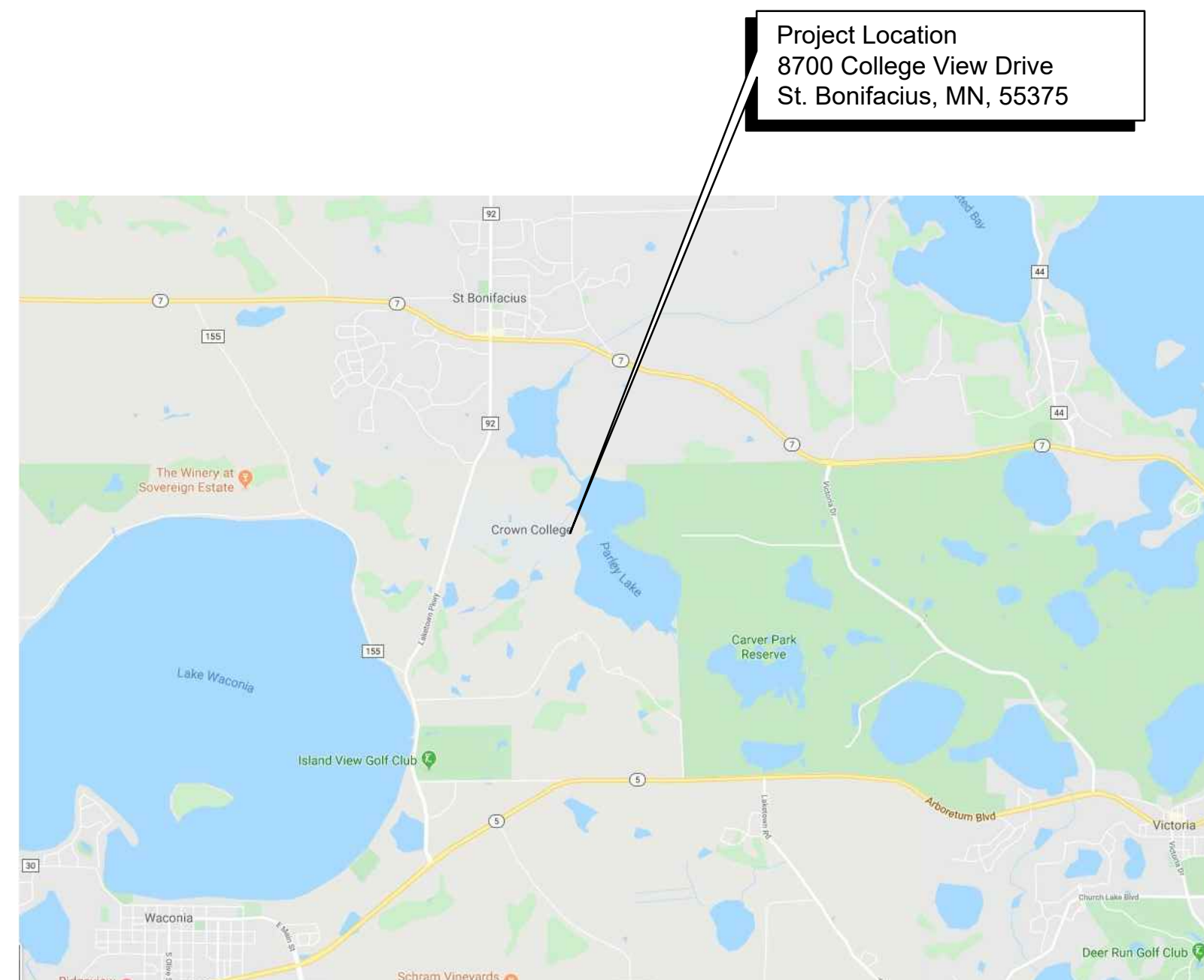
Approved By: _____

PROJECT: CROWN COLLEGE NEW BASEBALL & SOFTBALL FIELD



CROWN COLLEGE
8700 COLLEGE VIEW DRIVE
ST. BONIFACIUS, MN, 55375

VICINITY MAP



Project Location
8700 College View Drive
St. Bonifacius, MN, 55375

INDEX OF DRAWINGS

T	Title Sheet
C100	Demolition Plan
C200	Site and Utility Plan
C300	Grading and Erosion Control Plan
C400	Details
C500	Wetland Buffer Plan

PROJECT CONTACTS

Civil Engineer:
Matt Woodruff, P.E.
Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110
Tel: 651.481.9120
Fax: 651.481.9201

Larson Engineering, Inc.
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CROWN COLLEGE
8700 COLLEGE VIEW DRIVE
ST. BONIFACIUS, MN, 55375

NEW BASEBALL & SOFTBALL FIELDS
8700 COLLEGE VIEW DRIVE
ST. BONIFACIUS, MN 55375

PRELIMINARY NOT FOR CONSTRUCTION

I hereby certify that this plan, specifications or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the state of Minnesota.

Matt Woodruff

Date: 04.07.20 Lic. No.: 41885

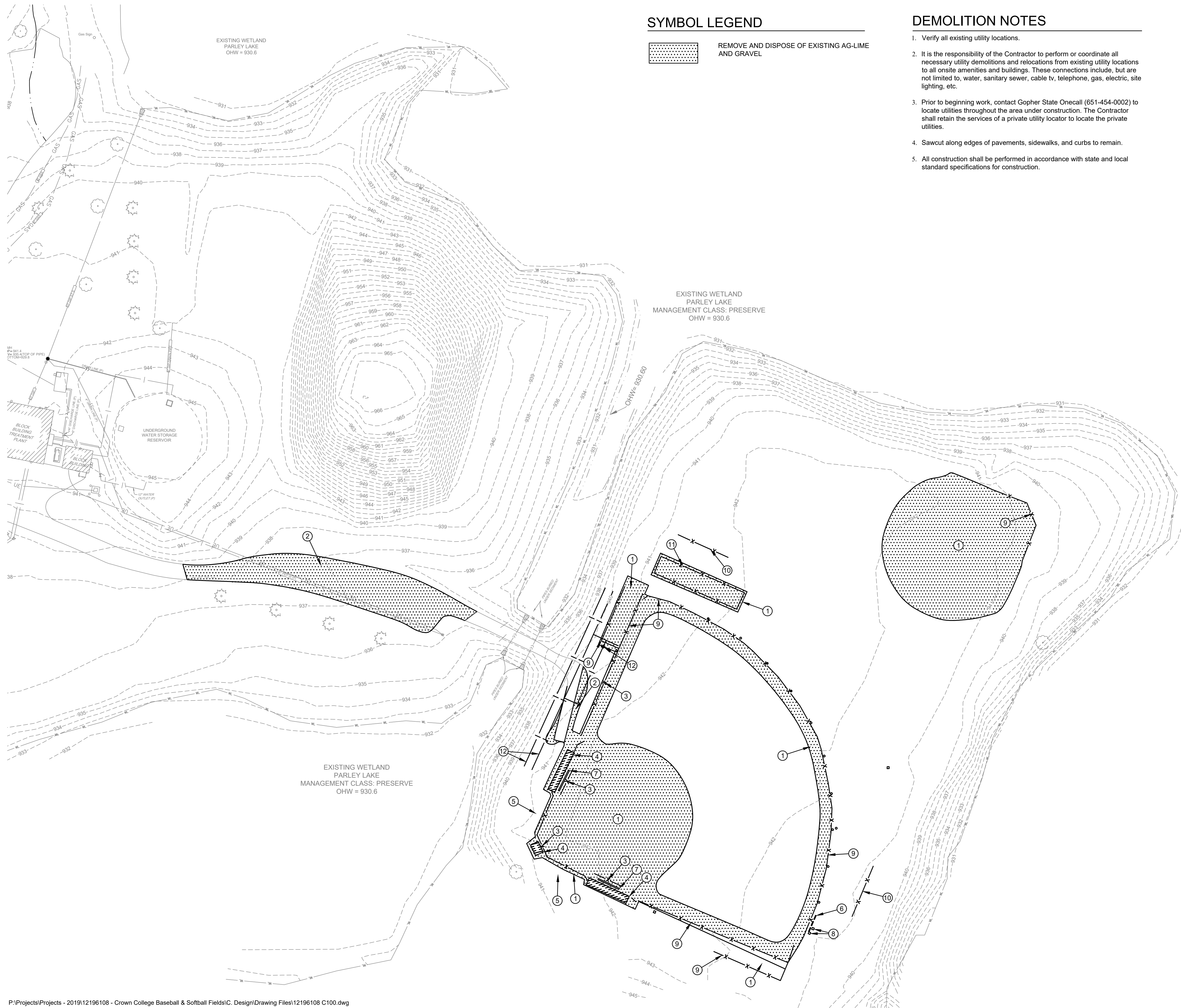
Rev.	Date	Description
1	03.05.20	MCWD Submittal

Project #: 12196108.000
Drawn By: TJR
Checked By: MJW
Issue Date: 04.07.20

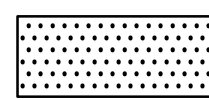
TITLE SHEET

Sheet: **T**





SYMBOL LEGEND

 REMOVE AND DISPOSE OF EXISTING AG-LIME AND GRAVEL

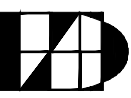
DEMOLITION NOTES

1. Verify all existing utility locations.
2. It is the responsibility of the Contractor to perform or coordinate all necessary utility demolitions and relocations from existing utility locations to all onsite amenities and buildings. These connections include, but are not limited to, water, sanitary sewer, cable tv, telephone, gas, electric, site lighting, etc.
3. Prior to beginning work, contact Gopher State OneCall (651-454-0002) to locate utilities throughout the area under construction. The Contractor shall retain the services of a private utility locator to locate the private utilities.
4. Sawcut along edges of pavements, sidewalks, and curbs to remain.
5. All construction shall be performed in accordance with state and local standard specifications for construction.

KEY NOTES

- ① REMOVE AND DISPOSE OF EXISTING AG-LIME SECTION.
- ② REMOVE AND DISPOSE OF EXISTING GRAVEL SECTION.
- ③ REMOVE AND SALVAGE EXISTING CHAIN LINK FENCE.
- ④ REMOVE AND DISPOSE OF EXISTING BUILDING.
- ⑤ REMOVE AND SALVAGE EXISTING BLEACHERS.
- ⑥ REMOVE AND SALVAGE EXISTING SCOREBOARD.
- ⑦ REMOVE AND DISPOSE OF EXISTING BENCH.
- ⑧ REMOVE AND DISPOSE OF EXISTING UTILITY BOX.
- ⑨ REMOVE AND DISPOSE OF WOOD FENCE.
- ⑩ REMOVE AND DISPOSE OF 8' NET.
- ⑪ REMOVE AND SALVAGE EXISTING BATTING CAGE.
- ⑫ OWNER TO VERIFY REMOVAL/RELOCATION

Larson Engineering, Inc.
 3524 Labore Road
 White Bear Lake, MN 55110
 651.481.9120 (f) 651.481.9201
 www.larsonengr.com



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CROWN COLLEGE
 8700 COLLEGE VIEW DRIVE
 ST. BONIFACIUS, MN, 55375

PRELIMINARY NOT FOR CONSTRUCTION

NEW BASEBALL & SOFTBALL FIELDS
 8700 COLLEGE VIEW DRIVE
 ST. BONIFACIUS, MN 55375

Project Title:

I hereby certify that this plan, specifications or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the state of Minnesota.

Matt Woodliff

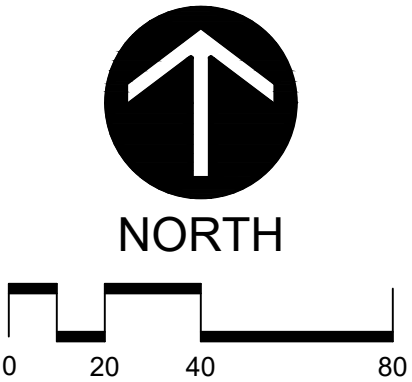
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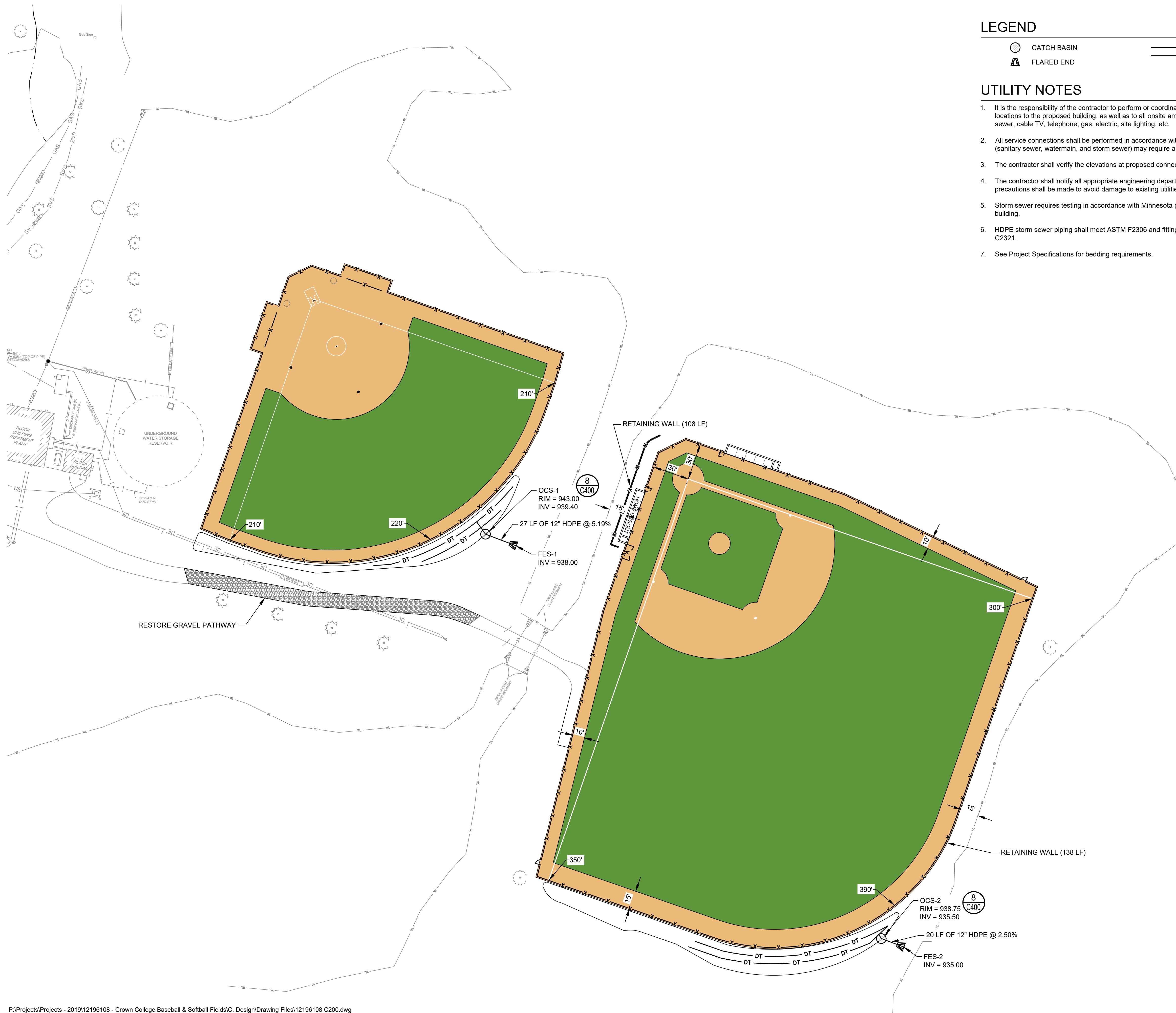
Rev.	Date	Description
1	03.05.20	MCWD Submittal

Project #: 12196108.000
 Drawn By: TJR
 Checked By: MJW
 Issue Date: 04.07.20
 Sheet Title:

DEMOLITION PLAN

Sheet:
C100





LEGEND

- CATCH BASIN
- ▲ FLARED END
- >—— STORM SEWER PIPE
- DT —— DRAINTILE PIPE

UTILITY NOTES

1. It is the responsibility of the contractor to perform or coordinate all necessary utility connections and relocations from existing utility locations to the proposed building, as well as to all onsite amenities. These connections include but are not limited to water, sanitary sewer, cable TV, telephone, gas, electric, site lighting, etc.
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3. The contractor shall verify the elevations at proposed connections to existing utilities prior to any demolition or excavation.
4. The contractor shall notify all appropriate engineering departments and utility companies 72 hours prior to construction. All necessary precautions shall be made to avoid damage to existing utilities.
5. Storm sewer requires testing in accordance with Minnesota plumbing code 4714.1109 where located within 10 feet of waterlines or the building.
6. HDPE storm sewer piping shall meet ASTM F2306 and fittings shall meet ASTM D3212 joint pressure test. Installation shall meet ASTM C2321.
7. See Project Specifications for bedding requirements.

Larson Engineering, Inc.
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 White Bear Lake, MN 55110
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 www.larsonengr.com



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CROWN COLLEGE
 8700 COLLEGE VIEW DRIVE
 ST. BONIFACIUS, MN, 55375

Client:

NEW BASEBALL & SOFTBALL FIELDS
 8700 COLLEGE VIEW DRIVE
 ST. BONIFACIUS, MN 55375

Project Title:

PRELIMINARY NOT FOR CONSTRUCTION

I hereby certify that this plan, specifications or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the state of Minnesota.

Matt Woodliff

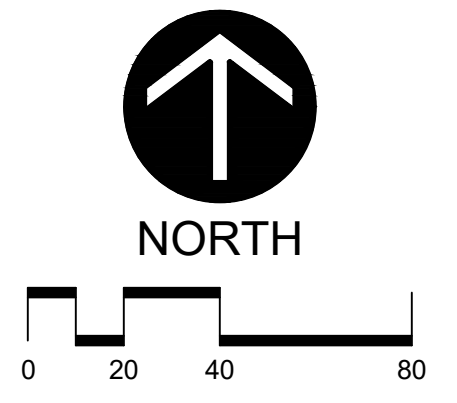
Date: 04.07.20 Lic. No.: 41885

Rev.	Date	Description
▲	03.05.20	MCWD Submittal

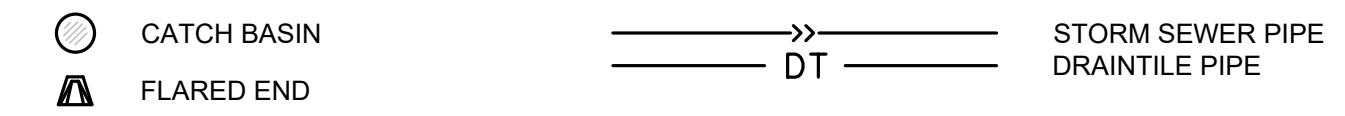
Project #: 12196108.000
 Drawn By: TJR
 Checked By: MJW
 Issue Date: 04.07.20

Sheet Title:
SITE AND UTILITY PLAN

Sheet:
C200

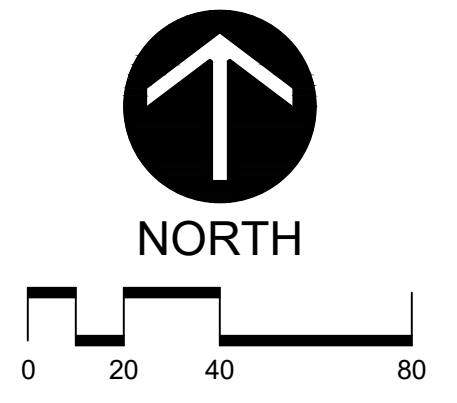
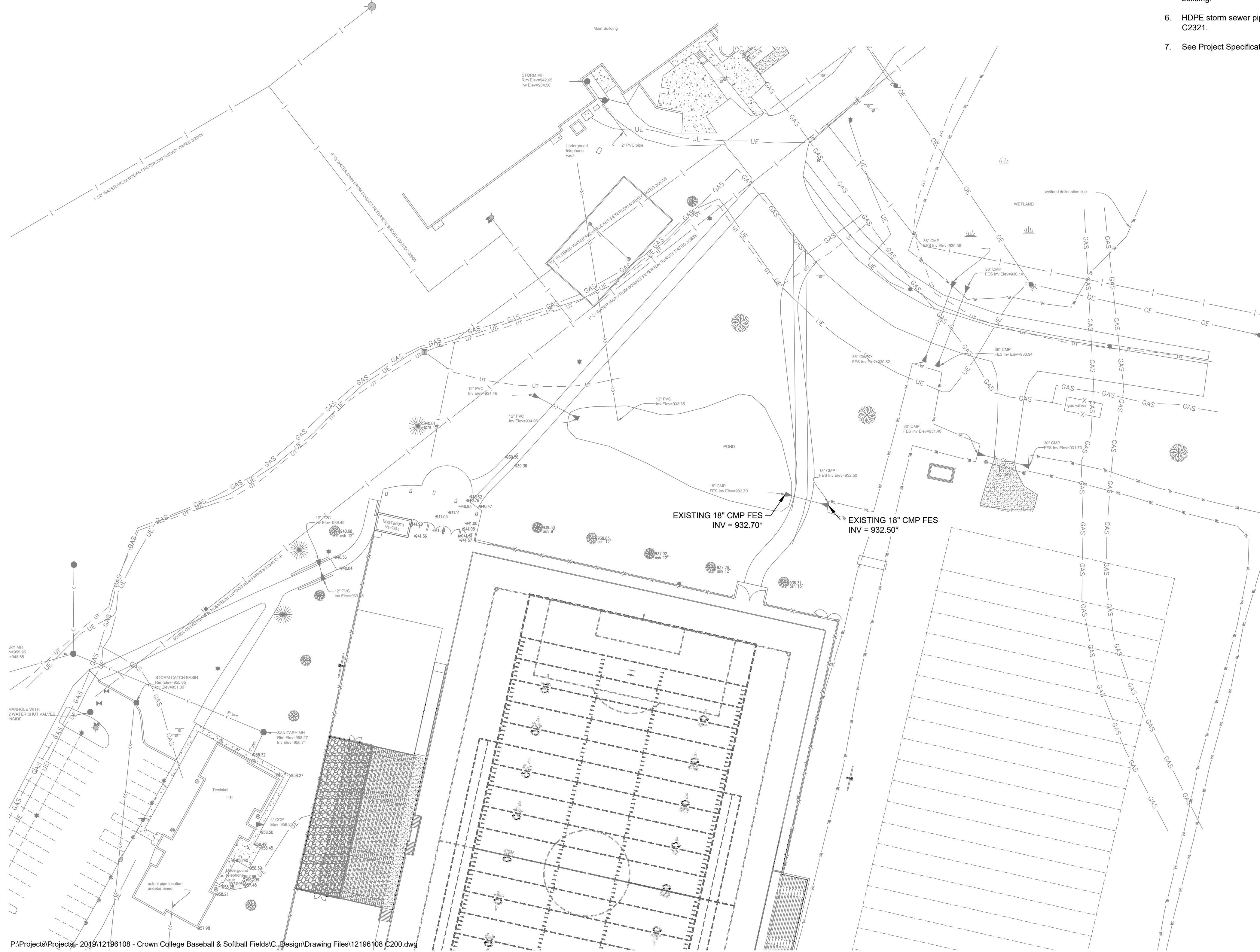


LEGEND



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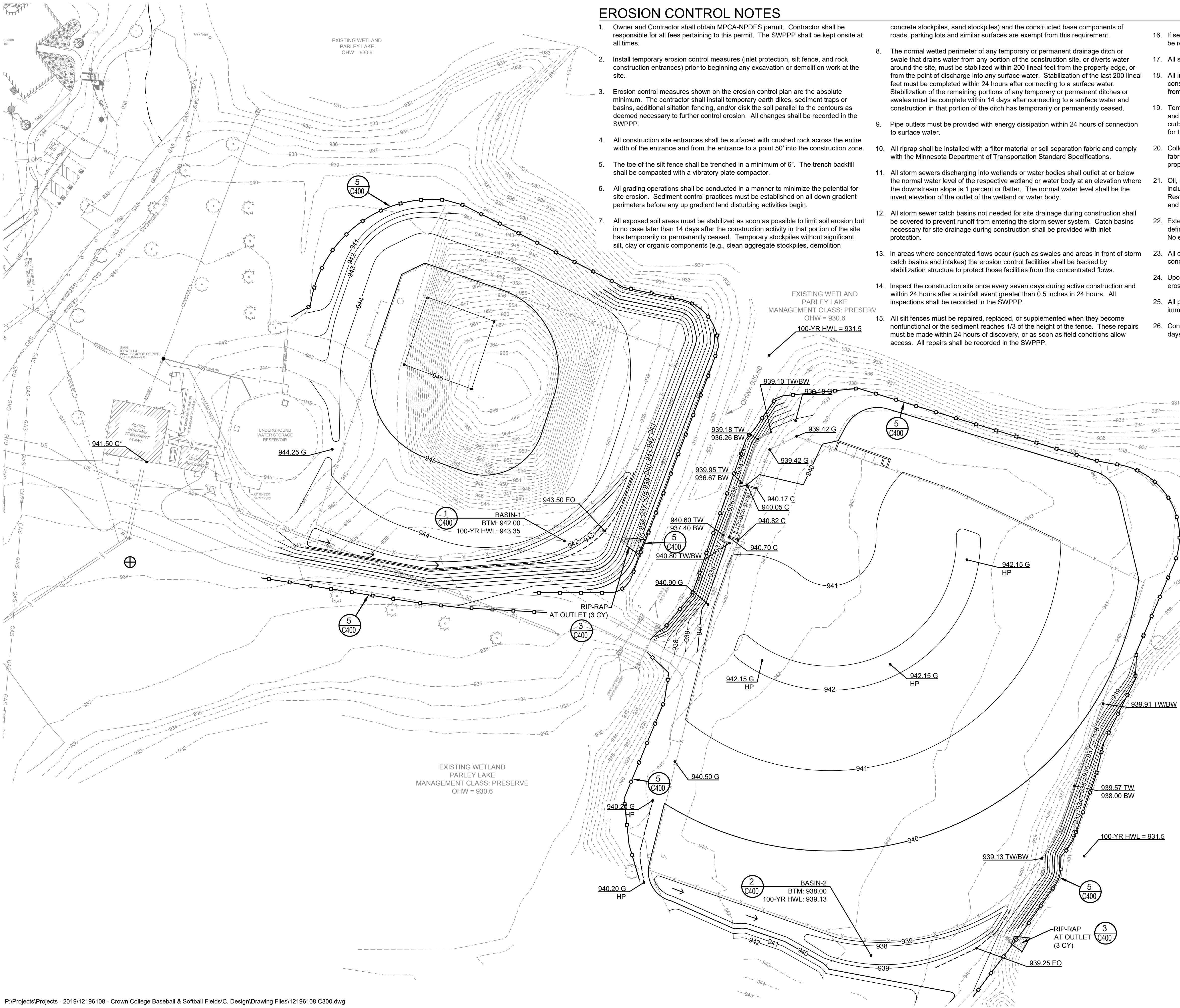
Date: 04.07.20 Lic. No.: 41885

Rev.	Date	Description
1	03.05.20	MCWD Submittal

Project #: 12196108.000
 Drawn By: TJR
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SITE AND UTILITY PLAN

Sheet: **C201**



EROSION CONTROL NOTES

- Owner and Contractor shall obtain MPCA-NPDES permit. Contractor shall be responsible for all fees pertaining to this permit. The SWPPP shall be kept onsite at all times.
- Install temporary erosion control measures (inlet protection, silt fence, and rock construction entrances) prior to beginning any excavation or demolition work at the site.
- Erosion control measures shown on the erosion control plan are the absolute minimum. The contractor shall install temporary earth dikes, sediment traps or basins, additional siltation fencing, and/or disk the soil parallel to the contours as deemed necessary to further control erosion. All changes shall be recorded in the SWPPP.
- All construction site entrances shall be surfaced with crushed rock across the entire width of the entrance and from the entrance to a point 50' into the construction zone.
- The toe of the silt fence shall be trenched in a minimum of 6". The trench backfill shall be compacted with a vibratory plate compactor.
- All grading operations shall be conducted in a manner to minimize the potential for site erosion. Sediment control practices must be established on all down gradient perimeters before any up gradient land disturbing activities begin.
- All exposed soil areas must be stabilized as soon as possible to limit soil erosion but in no case later than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased. Temporary stockpiles without significant silt, clay or organic components (e.g., clean aggregate stockpiles, demolition concrete stockpiles, sand stockpiles) and the constructed base components of roads, parking lots and similar surfaces are exempt from this requirement.
- The normal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site, or diverts water around the site, must be stabilized within 200 lineal feet from the property edge, or from the point of discharge into any surface water. Stabilization of the last 200 lineal feet must be completed within 24 hours after connecting to a surface water. Stabilization of the remaining portions of any temporary or permanent ditches or swales must be complete within 14 days after connecting to a surface water and construction in that portion of the ditch has temporarily or permanently ceased.
- Pipe outlets must be provided with energy dissipation within 24 hours of connection to surface water.
- All riprap shall be installed with a filter material or soil separation fabric and comply with the Minnesota Department of Transportation Standard Specifications.
- All storm sewers discharging into wetlands or water bodies shall outlet at or below the normal water level of the respective wetland or water body at an elevation where the downstream slope is 1 percent or flatter. The normal water level shall be the invert elevation of the outlet of the wetland or water body.
- All storm sewer catch basins not needed for site drainage during construction shall be covered to prevent runoff from entering the storm sewer system. Catch basins necessary for site drainage during construction shall be provided with inlet protection.
- In areas where concentrated flows occur (such as swales and areas in front of storm catch basins and intakes) the erosion control facilities shall be backed by stabilization structure to protect those facilities from the concentrated flows.
- Inspect the construction site once every seven days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours. All inspections shall be recorded in the SWPPP.
- All silt fences must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches 1/3 of the height of the fence. These repairs must be made within 24 hours of discovery, or as soon as field conditions allow access. All repairs shall be recorded in the SWPPP.

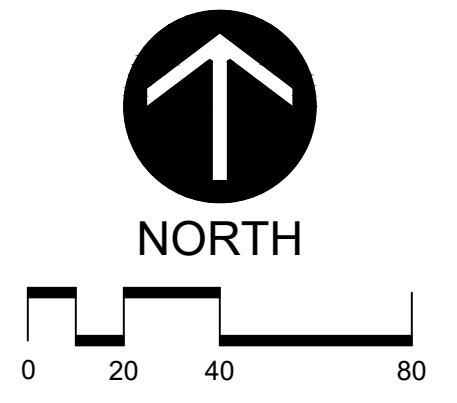
- If sediment escapes the construction site, off-site accumulations of sediment must be removed in a manner and at a frequency sufficient to minimize off-site impacts.
- All soils tracked onto pavement shall be removed daily.
- All infiltration areas must be inspected to ensure that no sediment from ongoing construction activity is reaching the infiltration area and these areas are protected from compaction due to construction equipment driving across the infiltration area.
- Temporary soil stockpiles must have silt fence or other effective sediment controls, and cannot be placed in surface waters, including stormwater conveyances such as curb and gutter systems, or conduits and ditches unless there is a bypass in place for the stormwater.
- Collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris and other wastes must be disposed of properly and must comply with MPCA disposal requirements.
- Oil, gasoline, paint and any hazardous substances must be properly stored, including secondary containment, to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal of hazardous waste must be in compliance with MPCA regulations.
- External washing of trucks and other construction vehicles must be limited to a defined area of the site. Runoff must be contained and waste properly disposed of. No engine degreasing is allowed onsite.
- All concrete washout operations shall be performed off-site or within self-contained concrete truck.
- Upon completion of the project and stabilization of all graded areas, all temporary erosion control facilities (silt fences, hay bales, etc.) shall be removed from the site.
- All permanent sedimentation basins must be restored to their design condition immediately following stabilization of the site.
- Contractor shall submit Notice of Termination for MPCA-NPDES permit within 30 days after Final Stabilization.

LEGEND

- 950 --- EXISTING CONTOURS
- 950 --- PROPOSED CONTOURS - MAJOR INTERFERENCES
- 949 --- PROPOSED CONTOURS - MINOR INTERFERENCES
- GRADE BREAK LINE
- GRADE SLOPE
- ← 2.0% --- SILT FENCE
- RIP-RAP / ROCK CONST. ENTRANCE
- INLET PROTECTION
- CONCRETE WASHOUT STATION
- SPOT ABBREVIATIONS:
 C - CONCRETE
 G - GROUND (FINISHED GRADE)
 EO - EMERGENCY OVERFLOW
 TW - TOP OF WALL
 BW - BOTTOM OF WALL (F/G)
 (*) - EXISTING TO BE VERIFIED

GRADING NOTES

- Tree protection consisting of snow fence or safety fence installed at the drip line shall be in place prior to beginning any grading or demolition work at the site.
- All elevations with an asterisk (*) shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.
- Grades shown in paved areas represent finish elevation.
- Restore all disturbed areas with 4" of good quality topsoil and seed.
- All construction shall be performed in accordance with state and local standard specifications for construction.



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Matt Woodruff
 Date: 04.07.20 Lic. No.: 41885

Rev.	Date	Description
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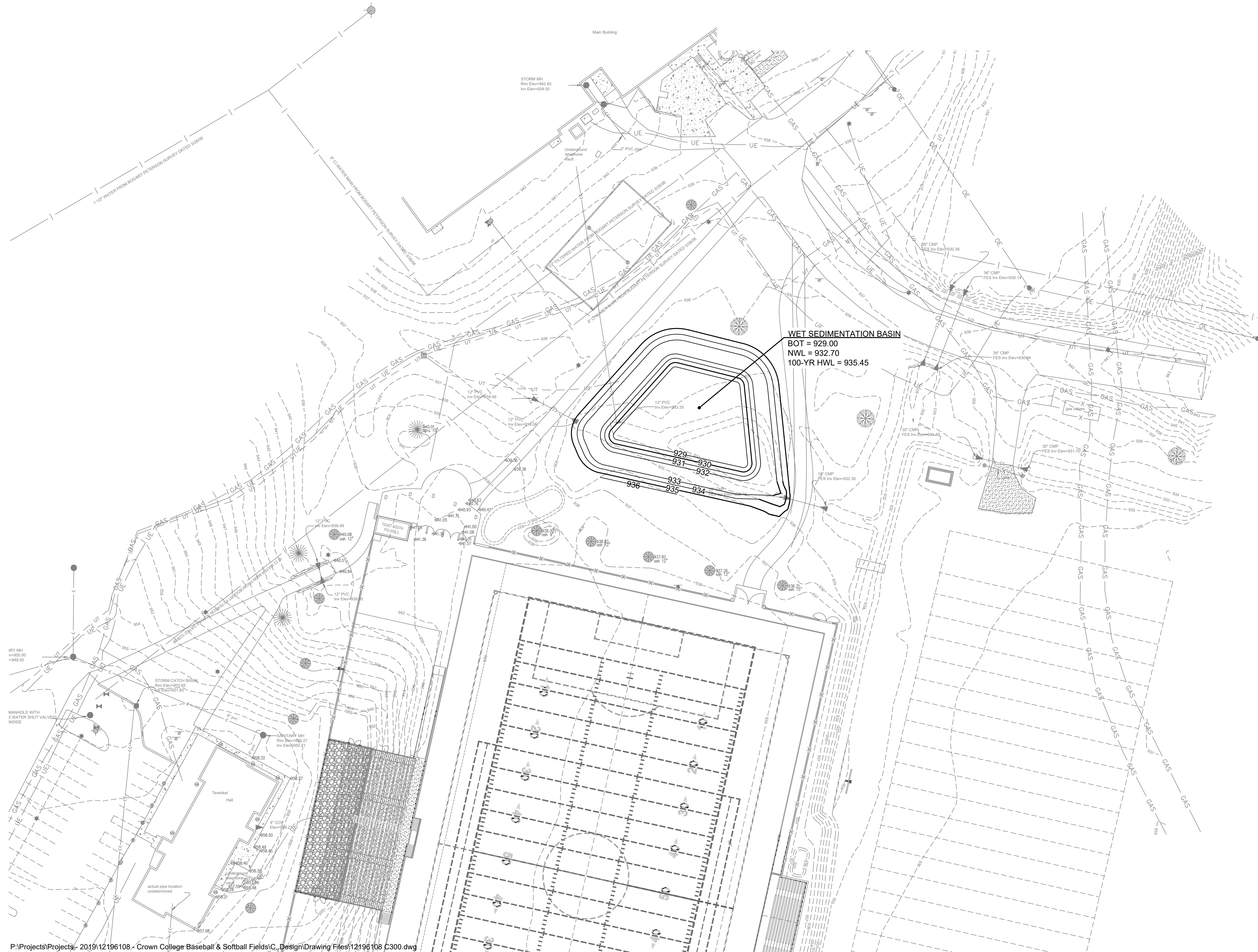
Project #: 12196108.000
 Drawn By: TJR
 Checked By: MJW
 Issue Date: 04.07.20

Sheet Title:
GRADING AND EROSION CONTROL PLAN

Sheet:
C300

EROSION CONTROL NOTES

SEE SHEET C300 FOR EROSION CONTROL NOTES

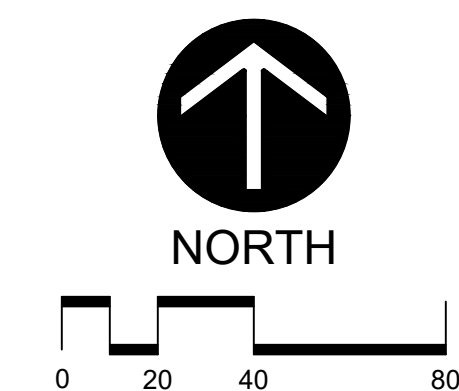


LEGEND

- 950 EXISTING CONTOURS
 - 950 PROPOSED CONTOURS - MAJOR INTERSECTIONS
 - 949 PROPOSED CONTOURS - MINOR INTERSECTIONS
 - GRADE BREAK LINE
 - 2.0% GRADE SLOPE
 - SILT FENCE
 - RIP-RAP / ROCK CONST. ENTRANCE
 - INLET PROTECTION
 - CONCRETE WASHOUT STATION
 - 950.00 TC
 - 949.50 GL
- SPOT ABBREVIATIONS:**
- C - CONCRETE
 - G - GROUND (FINISHED GRADE)
 - EO - EMERGENCY OVERFLOW
 - TW - TOP OF WALL
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 - (*) - EXISTING TO BE VERIFIED

GRADING NOTES

SEE SHEET C300 FOR GRADING NOTES



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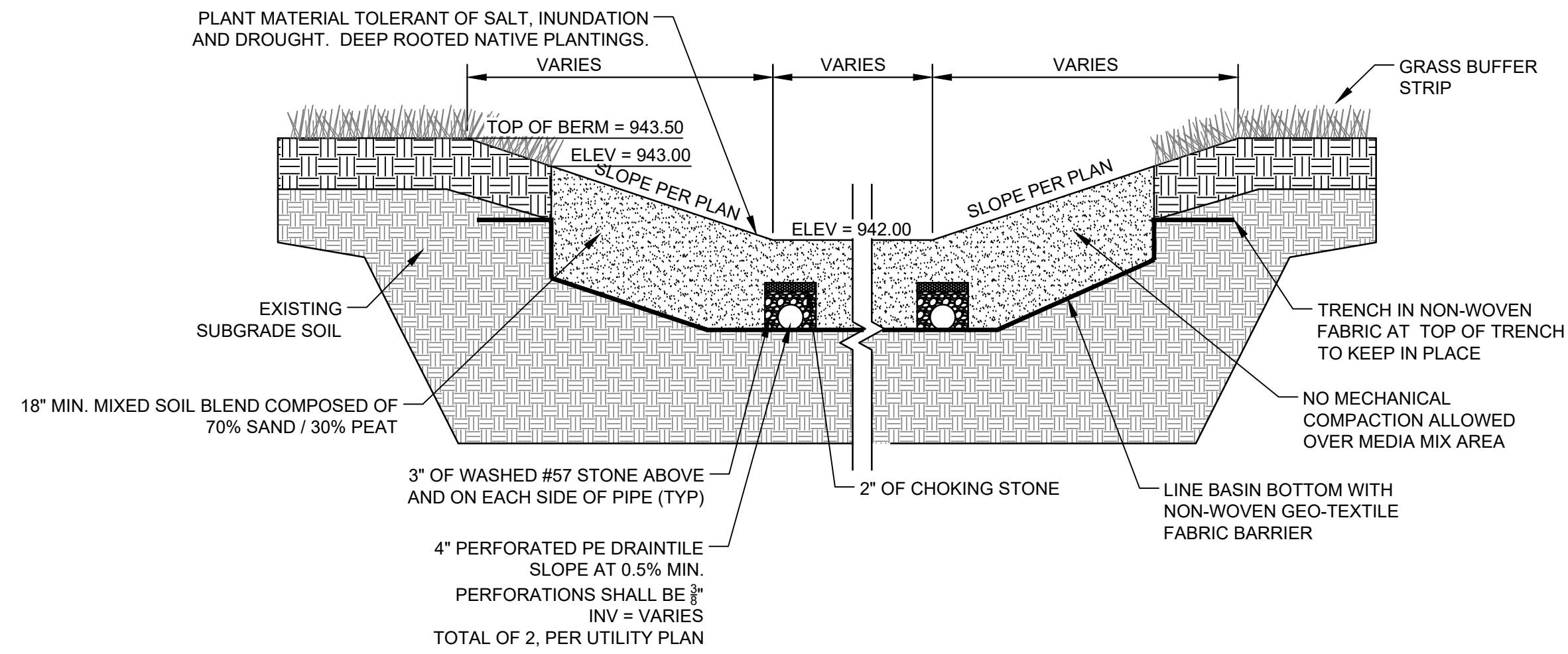
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GRADING AND EROSION CONTROL PLAN

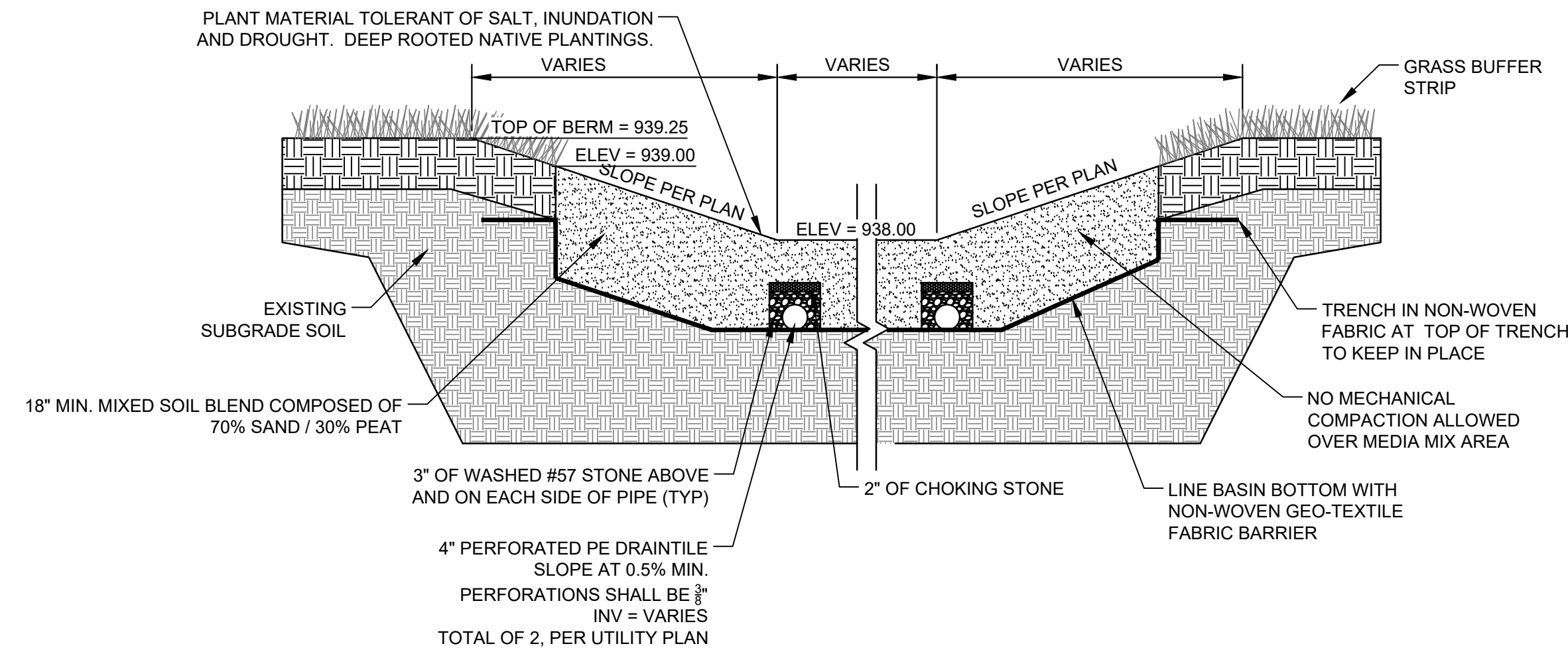
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C301



- PROTECTIONS OF FILTRATION AREAS DURING CONSTRUCTION:**
- STAKE OFF AND MARK FILTRATION AREAS TO PREVENT COMPACTION BY EQUIPMENT TRAFFIC.
 - LOW-IMPACT, LIGHT TRACKED EQUIPMENT SHALL BE USED TO MINIMIZE SOIL COMPACTION.
 - CONSTRUCTION OF THE FILTRATION BASIN SHALL BE SUSPENDED DURING PERIODS OF SNOW MELT OR RAINFALL.
 - STABILIZE UPLAND AREAS PRIOR TO FILTRATION BASIN CONSTRUCTION. IF NOT FEASIBLE, PROVIDE ADDITIONAL SEDIMENT AND EROSION CONTROLS.
 - VEGETATION MUST BE ESTABLISHED AT THE FILTRATION BASIN INLETS AND SIDE SLOPES IMMEDIATELY FOLLOWING CONSTRUCTION.
 - DIVERT RUNOFF AROUND BASIN UNTIL VEGETATION IS ESTABLISHED.
 - PERFORM PERIODIC INSPECTIONS.

FILTRATION BASIN-1 CROSS SECTION

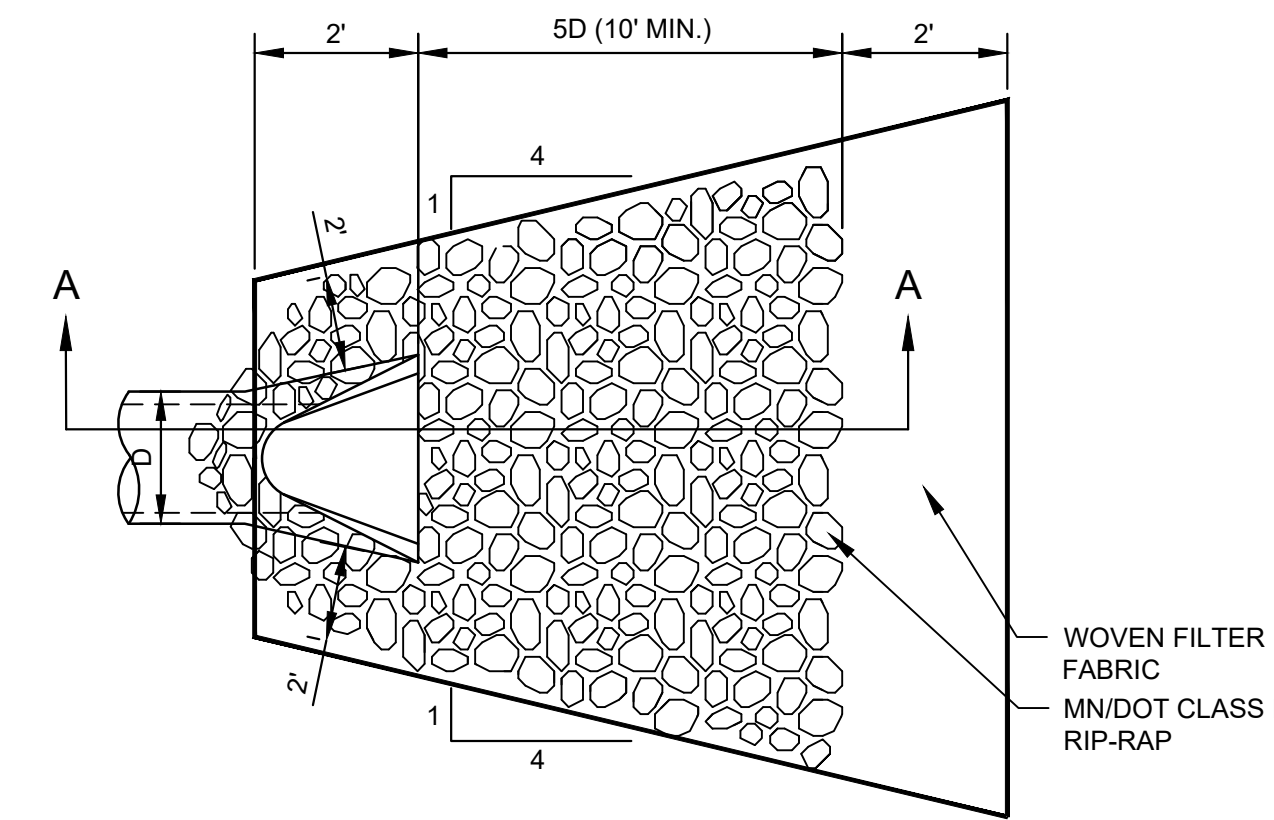
1
C400
NOT TO SCALE



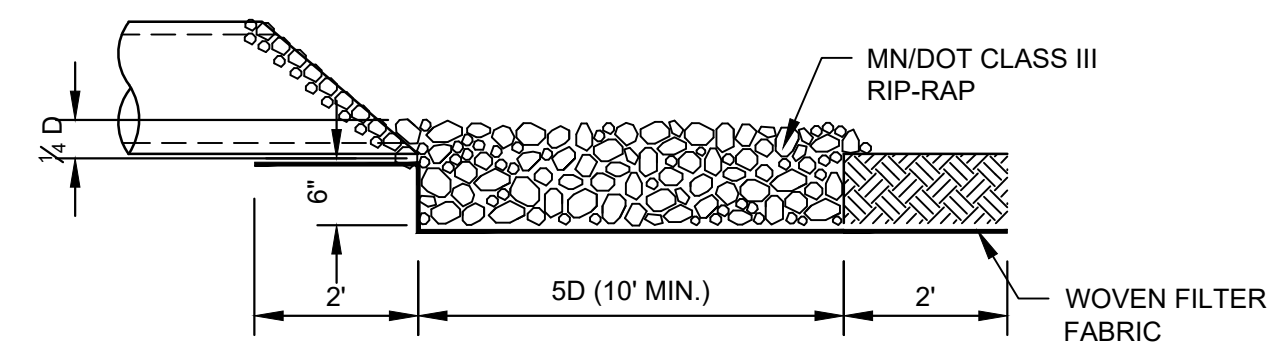
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FILTRATION BASIN-2 CROSS SECTION

2
C400
NOT TO SCALE



PLAN

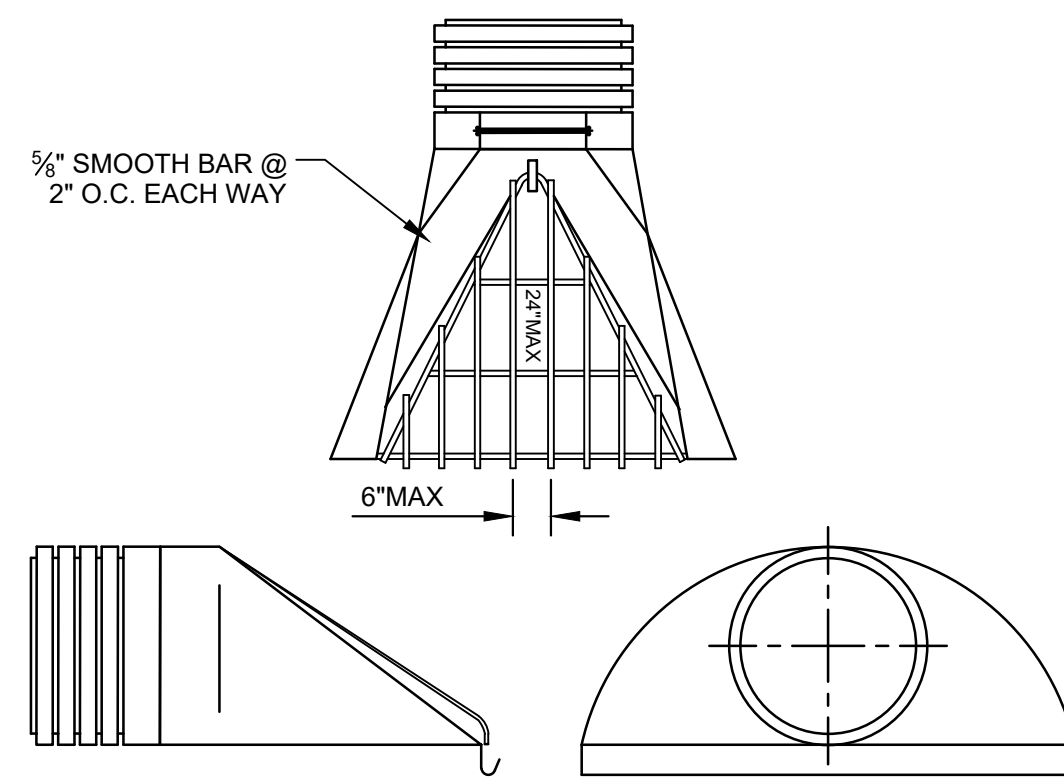


SECTION A-A

NOTE: FW300 MIRAFI FABRIC OR EQUAL

RIP-RAP AT OUTLETS

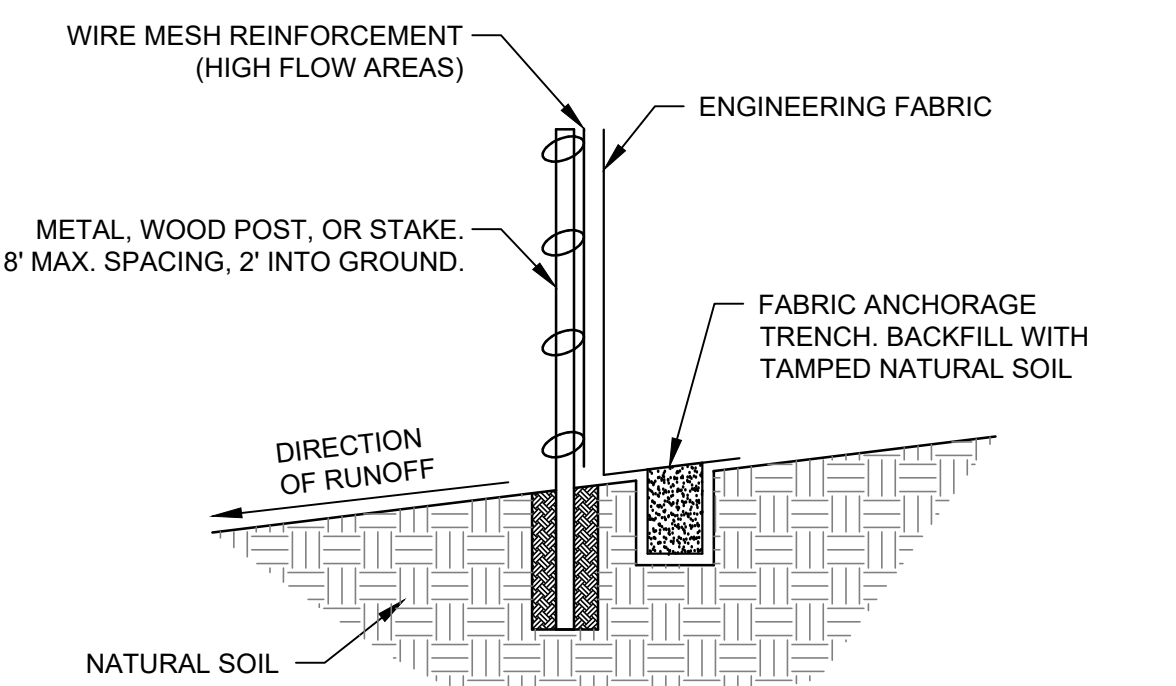
3
C400
NOT TO SCALE



PROVIDE 3 CLIPS TO FASTEN TRASH GUARD TO F.E.S. HOT DIP GALVANIZE AFTER FABRICATION.

FLARED END SECTION DETAIL

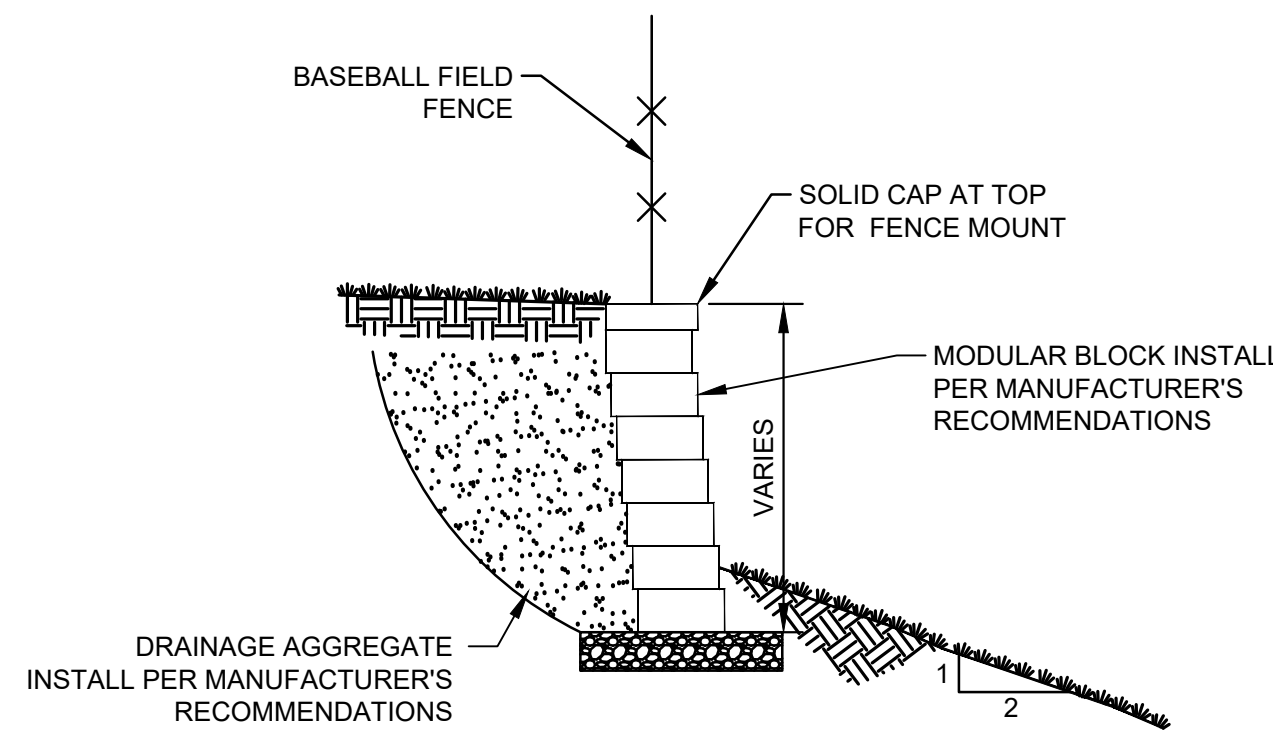
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NOT TO SCALE



NOTE: DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH WITH HOG RINGS, STEEL POSTS WITH WIRES, OR WOOD POSTS WITH STAPLES.

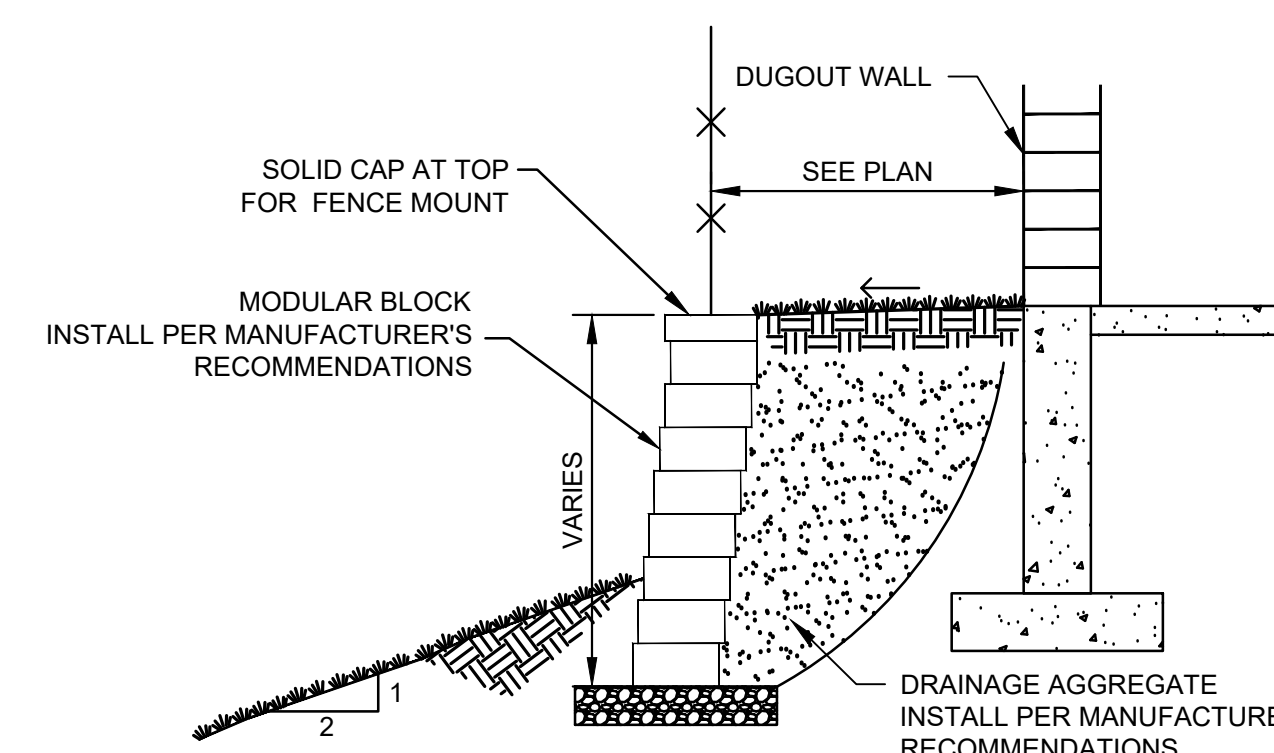
SILT FENCE INSTALLATION DETAIL

5
C400
NOT TO SCALE



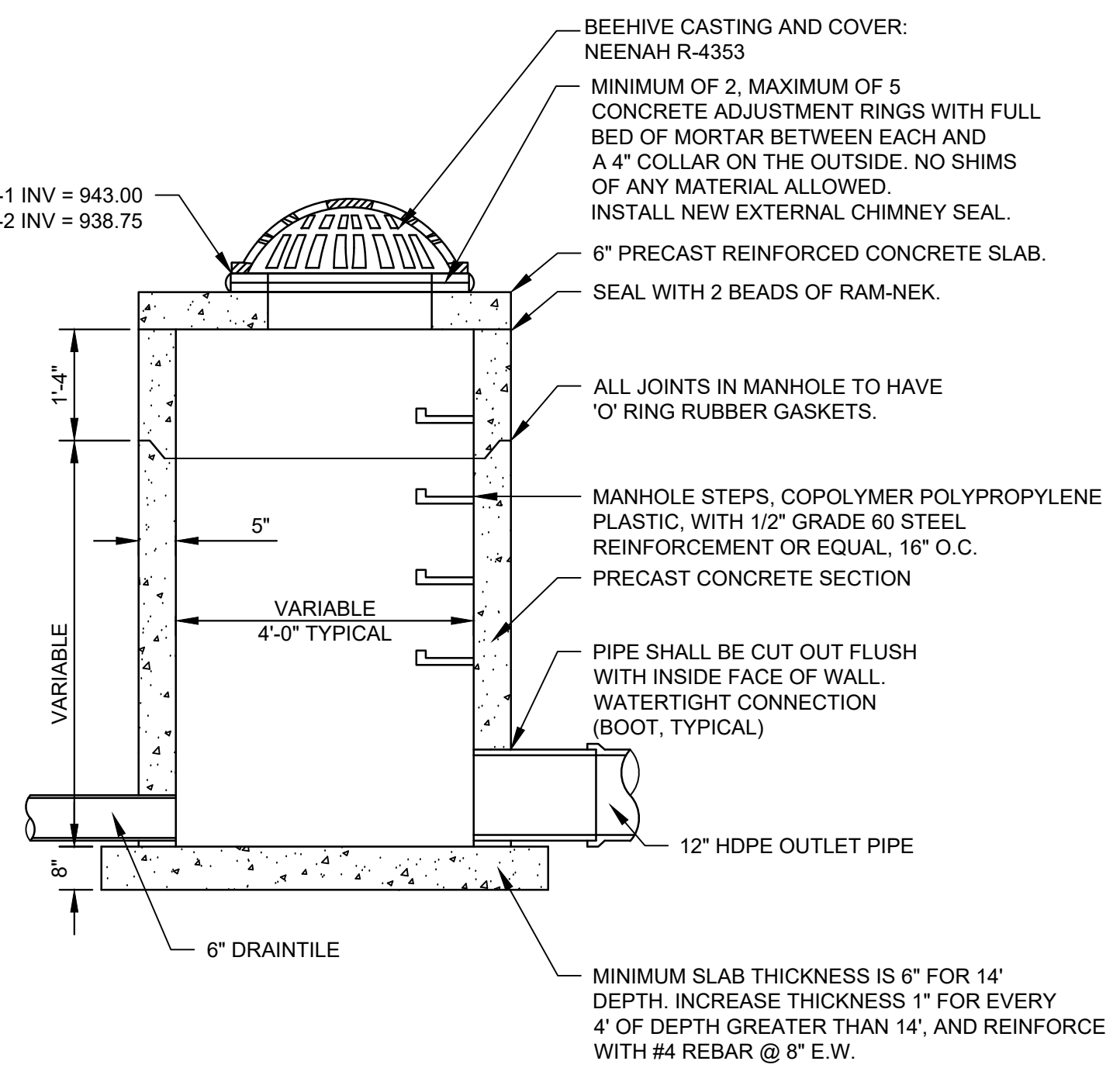
SOUTH EAST WALL LOOKING NORTH

6
C400
NOT TO SCALE



NORTH WEST WALL LOOKING NORTH

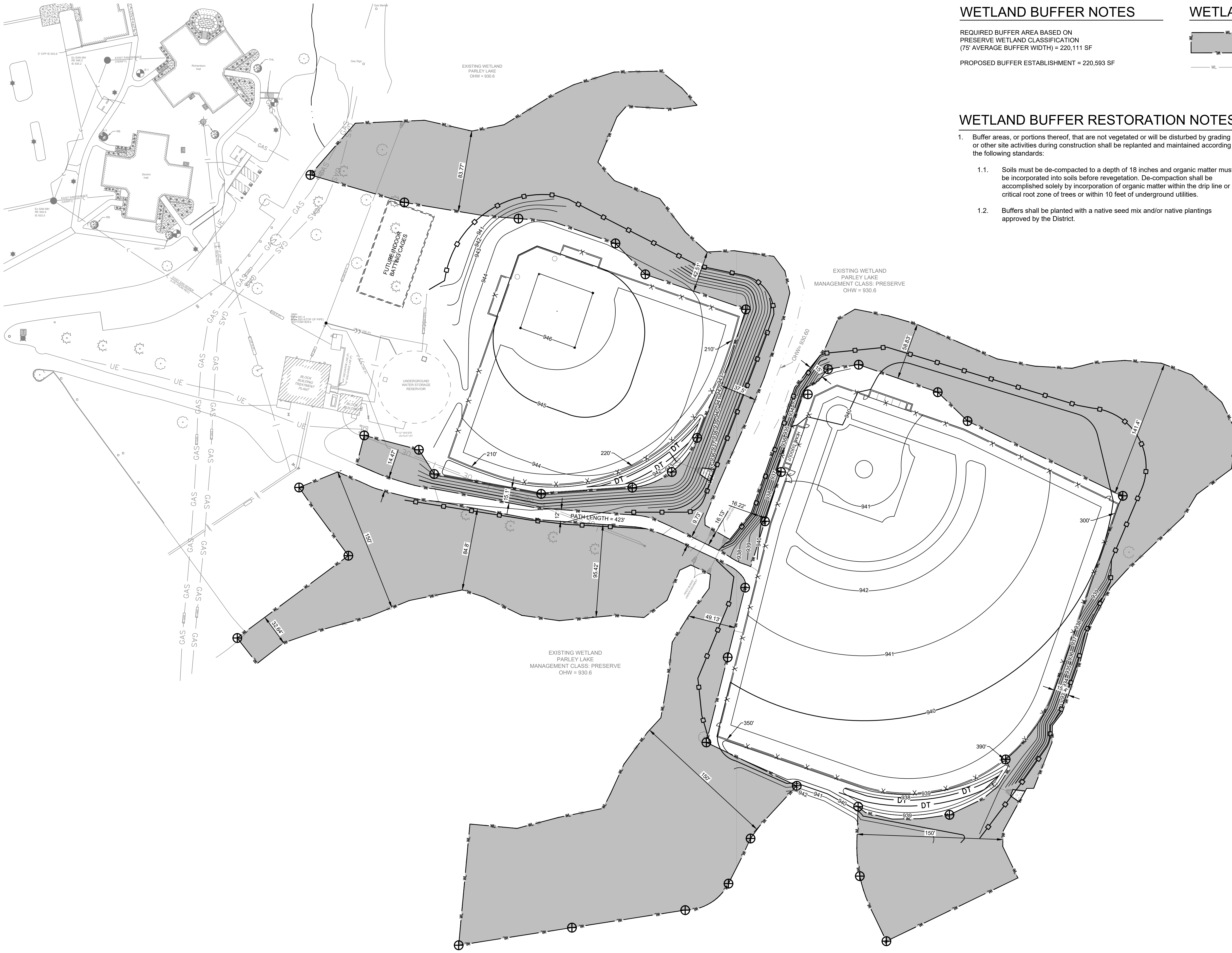
7
C400
NOT TO SCALE



OUTLET CONTROL STRUCTURE MANHOLE DETAIL

8
C400
NOT TO SCALE




PRELIMINARY NOT FOR CONSTRUCTION



WETLAND BUFFER NOTES

REQUIRED BUFFER AREA BASED ON PRESERVE WETLAND CLASSIFICATION (75' AVERAGE BUFFER WIDTH) = 220,111 SF
 PROPOSED BUFFER ESTABLISHMENT = 220,593 SF

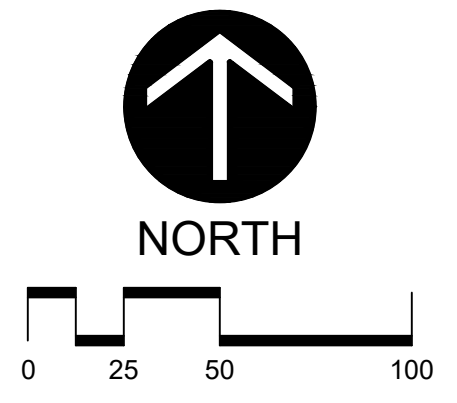
WETLAND LEGEND

-  PROPOSED WETLAND BUFFER AREA
-  DELINEATED WETLAND
-  WETLAND BUFFER MONUMENT

WETLAND BUFFER RESTORATION NOTES

1. Buffer areas, or portions thereof, that are not vegetated or will be disturbed by grading or other site activities during construction shall be replanted and maintained according to the following standards:
 - 1.1. Soils must be de-compacted to a depth of 18 inches and organic matter must be incorporated into soils before revegetation. De-compaction shall be accomplished solely by incorporation of organic matter within the drip line or critical root zone of trees or within 10 feet of underground utilities.
 - 1.2. Buffers shall be planted with a native seed mix and/or native plantings approved by the District.

WETLAND BUFFER MITIGATION AREA FROM 2013 PERMIT NO. 13-052 IS LOCATED APPROXIMATELY 175' TO THE SOUTHWEST AND IS NOT BEING IMPACTED BY THE CURRENT PROPOSED PROJECT.



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Project #: 12196108.000
 Drawn By: TJR
 Checked By: MJW
 Issue Date: 04.07.20

Sheet Title:
WETLAND BUFFER PLAN

Sheet:
C500



Minnesota Wetland Conservation Act Notice of Decision

Local Government Unit: Minnehaha Creek Watershed District	County: Carver
Applicant Name: Crown College / Scott Moats Applicant Representative: Bopray Environmental Services LLC	
Project Name: Baseball Stadium	LGU Project No. (if any): W19-25
Date Complete Application Received by LGU: 9/25/2019	
Date of LGU Decision: 11/25/2019	
Date this Notice was Sent: 11/26/2019	

WCA Decision Type - check all that apply

<input checked="" type="checkbox"/> Wetland Boundary/Type	<input type="checkbox"/> Sequencing	<input type="checkbox"/> Replacement Plan	<input type="checkbox"/> Bank Plan (not credit purchase)
<input type="checkbox"/> No-Loss (8420.0415)	<input type="checkbox"/> Exemption (8420.0420)		
Part: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H		Subpart: <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6 <input type="checkbox"/> 7 <input type="checkbox"/> 8 <input type="checkbox"/> 9	

Replacement Plan Impacts (replacement plan decisions only)

Total WCA Wetland Impact Area:
Wetland Replacement Type: <input type="checkbox"/> Project Specific Credits: <input type="checkbox"/> Bank Credits:
Bank Account Number(s):

Technical Evaluation Panel Findings and Recommendations (attach if any)

<input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve w/Conditions <input type="checkbox"/> Deny <input type="checkbox"/> No TEP Recommendation
--

MCWD, SWCD, and DNR reviewed the boundary & type on October 17th, 2019. The agencies were in agreement with the location of the wetland delineation as marked on the field. The DNR commented that the public waters wetland jurisdiction would follow the 931' elevation contour on the south side of Wetland B. It was also requested that a future survey for redevelopment should call out the "top of bank" elevation as 931.5' (NGVD 29 Datum as the 100-year floodplain for Parley Lake) for the stream and to call out the difference between the "Other Aquatic Resource" (OAR) and the wetland fringe.

LGU Decision

<input type="checkbox"/> Approved with Conditions (specify below) ¹ List Conditions:	<input checked="" type="checkbox"/> Approved ¹	<input type="checkbox"/> Denied
Decision-Maker for this Application: <input checked="" type="checkbox"/> Staff <input type="checkbox"/> Governing Board/Council <input type="checkbox"/> Other:		
Decision is valid for: <input type="checkbox"/> 5 years (default) <input type="checkbox"/> Other (specify):		

¹ *Wetland Replacement Plan approval is not valid until BWSR confirms the withdrawal of any required wetland bank credits. For project-specific replacement a financial assurance per MN Rule 8420.0522, Subp. 9 and evidence that all required forms have been recorded on the title of the property on which the replacement wetland is located must be provided to the LGU for the approval to be valid.*

LGU Findings – Attach document(s) and/or insert narrative providing the basis for the LGU decision¹.

Attachment(s) (specify):

Summary: Crown College has applied for a wetland boundary & type confirmation for the wetlands located in the northeast portion of the property at 8700 College View Drive in Laketown Township, Carver County, Minnesota. Legal description: Section 06, Township 116N, Range 24W. The boundary & type approval was requested September 25th, 2019. A wetland delineation was conducted by Bopray Environmental Services LLC on September 17th, 2019. A complete delineation report and WCA application were submitted to MCWD on September 25th, 2019. Two wetlands were delineated within the project area. Wetland A was identified as a Type 3/2, shallow marsh with fresh (wet) meadow fringe wetland. Wetland B was identified as a Type 3, shallow marsh wetland. Wetland B is also a public waters wetland that is fringe to Parley Lake (ID: 10004200). MCWD and the TEP reviewed the boundaries in the field on October 17th, 2019. MCWD was in agreement with the wetland boundaries identified on site. MCWD approves the wetland boundaries and types as shown in the delineation report and has confirmed with the District Engineer that the 931.5' elevation contour should be used to define the top of bank of the stream (OAR not regulated under the WCA). MCWD approves the wetland boundaries and types as flagged in the field and shown on the survey. This decision is valid for five years. A future project located on this property may require a permit from the MCWD.

¹ Findings must consider any TEP recommendations.

Attached Project Documents

Site Location Map Project Plan(s)/Descriptions/Reports (specify):

Appeals of LGU Decisions

If you wish to appeal this decision, you must provide a written request within 30 calendar days of the date you received the notice. All appeals must be submitted to the Board of Water and Soil Resources Executive Director along with a check payable to BWSR for \$500 *unless* the LGU has adopted a local appeal process as identified below. The check must be sent by mail and the written request to appeal can be submitted by mail or e-mail. The appeal should include a copy of this notice, name and contact information of appellant(s) and their representatives (if applicable), a statement clarifying the intent to appeal and supporting information as to why the decision is in error. Send to:

Appeals & Regulatory Compliance Coordinator
Minnesota Board of Water & Soils Resources
520 Lafayette Road North
St. Paul, MN 55155
travis.germundson@state.mn.us

Does the LGU have a local appeal process applicable to this decision?

Yes¹ No

¹If yes, all appeals must first be considered via the local appeals process.

Local Appeals Submittal Requirements (LGU must describe how to appeal, submittal requirements, fees, etc. as applicable)

Pursuant to MN Rule 8420.0905, any appeal of this decision can only be commenced by mailing a petition for appeal, including applicable fee, within thirty (30) calendar days of the date of the mailing of this Notice to the following as indicated: Send petition and \$100 fee to Minnehaha Creek Watershed District, 15320 Minnetonka Blvd, Minnetonka MN 55345. For appeal of LGU governing body decision see requirements above.

Notice Distribution (include name)


BWSR NOD Form – November 12, 2019

Required on all notices:

<input checked="" type="checkbox"/> SWCD TEP Member: Aaron Finke (Carver)-afinke@co.carver.mn.us	<input checked="" type="checkbox"/> BWSR TEP Member: Ben Carlson- ben.carlson@state.mn.us
<input type="checkbox"/> LGU TEP Member (if different than LGU contact):	
<input checked="" type="checkbox"/> DNR Representative: Jennie Skancke- (Carver)-jennie.skancke@state.mn.us ; Parris, Leslie - leslie.parris@state.mn.us	
<input type="checkbox"/> Watershed District or Watershed Mgmt. Org.:	
<input checked="" type="checkbox"/> Applicant: Scott Moats- moatss@crown.edu <input checked="" type="checkbox"/> Agent/Consultant: Kelly Bopray- kjbopray@yahoo.com	

Optional or As Applicable:

<input checked="" type="checkbox"/> Corps of Engineers: usace_requests_mn@usace.army.mil	
<input type="checkbox"/> BWSR Wetland Mitigation Coordinator (required for bank plan applications only):	
<input checked="" type="checkbox"/> Members of the Public (notice only): Laketown Township Staff	<input type="checkbox"/> Other:

Signature:  Heidi Quinn, MCWD Permitting Technician	Date: 11/25/2019
---	----------------------------

This notice and accompanying application materials may be sent electronically or by mail. The LGU may opt to send a summary of the application to members of the public upon request per 8420.0255, Subp. 3.

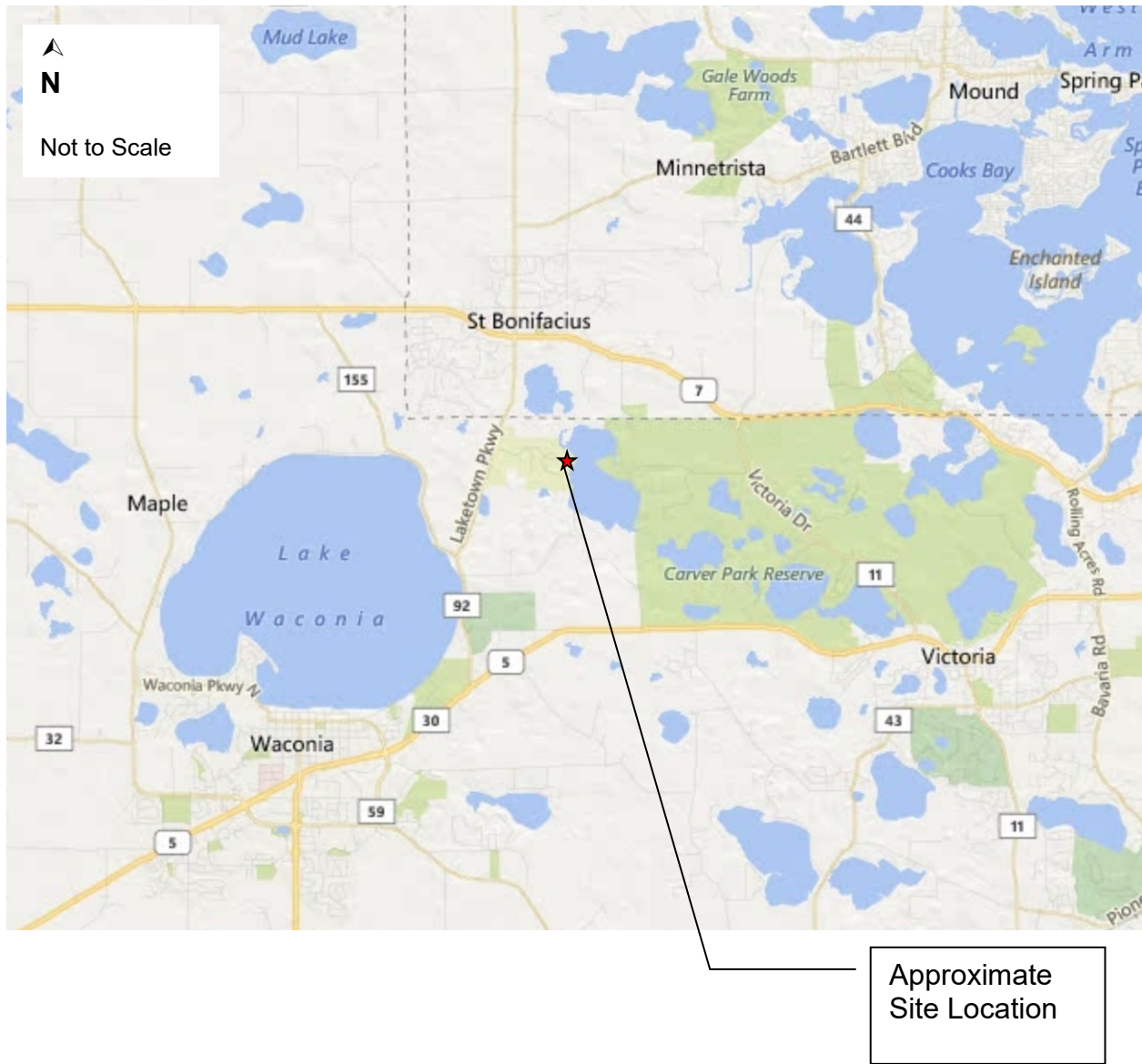


Figure 1. Location Map
Crown College Varsity Baseball Stadium
Laketown Township, Minnesota



Larson
Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110
651.481.9120 (f) 651.481.9201
www.larsonengr.com

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Client:
CROWN COLLEGE
8700 COLLEGE VIEW DRIVE
ST. BONIFACIUS, MN, 55375

Project Title:
**NEW BASEBALL &
SOFTBALL FIELDS**
8700 COLLEGE VIEW DRIVE
ST. BONIFACIUS, MN 55375

I hereby certify that this plan, specifications or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the state of Minnesota.

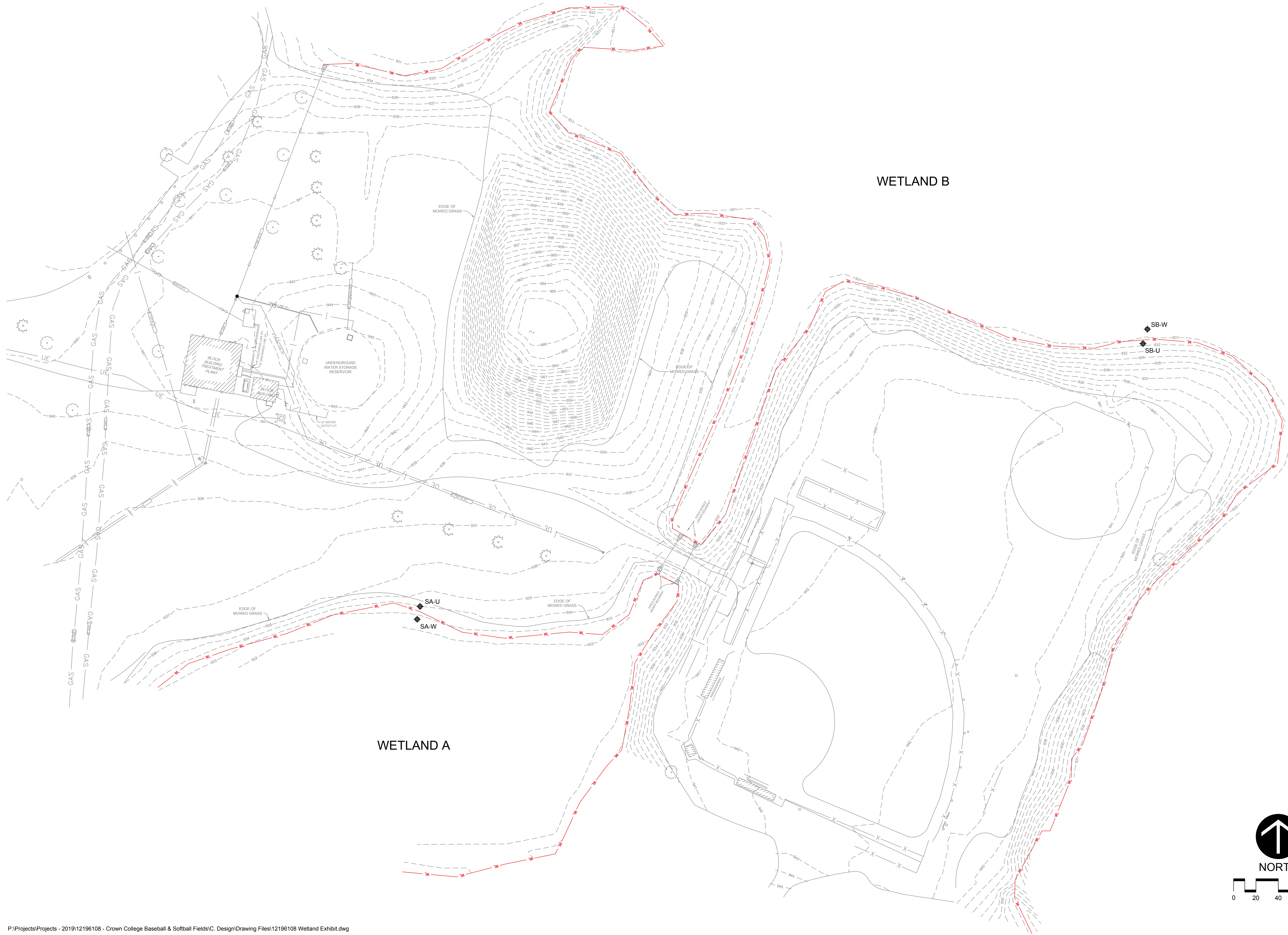
Date: _____ Lic. No.: _____

Rev.	Date	Description

Project #: 12196108.000
Drawn By: MJJ
Checked By: MJW
Issue Date: 10.09.19
Sheet Title:

WETLAND EXHIBIT

Sheet:
C000



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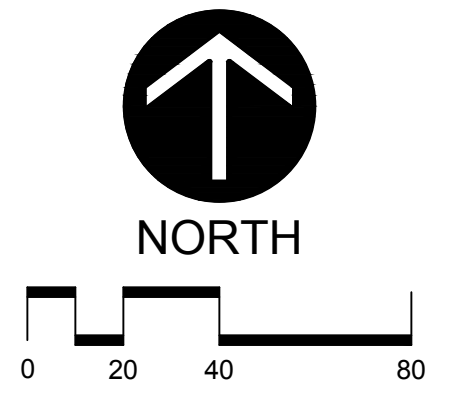
Date: _____ Lic. No.: _____

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Sheet:
C000



REQUEST FOR VARIANCE AND STATEMENT OF HARDSHIP

MINNEHAHA CREEK WATERSHED DISTRICT (MCWD)
15320 MINNETONKA BLVD.
MINNETONKA, MN 55345

Phone: 952-471-0590
Fax: 952-471-0682

A request for a Variance must be accompanied by a MCWD Water Resources Application

Project Details:

Project address: _____ City: _____ State: _____ Zip: _____

County: _____ Property ID number (PID): _____

The Board of Managers may hear requests for variances from strict compliance with provisions of the District Rules in instances where strict enforcement of the rules would cause an undue hardship because of circumstances unique to the property under consideration. The Board of Managers may grant variances where it is demonstrated that such action will remain in spirit and with the intent of these rules. An applicant granted a variance from full compliance with a requirement of the rules would be required to meet the requirement to the greatest degree feasible short of full compliance. A variance must be approved by a two-thirds majority of managers voting.

To grant a variance, the Board of Managers must determine, based on a showing by the applicant:

- That because of special conditions inherent to the property, which do not apply generally to other land or structures in the District, strict compliance with a provision of a District rule will cause undue hardship to the applicant or property owner;
- That the hardship was not created by the landowner, the landowner's agent or representative, or a contractor. Economic hardship is not grounds for issuing a variance.
- That granting such variance will not merely serve as a convenience to the applicant.
- That there is no feasible and prudent alternative to the proposed activity requiring the variance.
- That granting the variance will not impair or be contrary to the intent of these rules.

A variance will remain valid only as long as the underlying permit remains valid.

A violation of any condition of approval of a permit subject to a variance shall constitute grounds for termination of the variance.

Variance Requested From MCWD Rule(s):

- Erosion Control
- Floodplain Alteration
- Wetland Protection
- Shoreline & Streambank Stabilization

- Waterbody Crossings & Structures
- Stormwater Management
- Appropriations
- Illicit Discharge

Provision(s) and Requirement(s) of the Rule(s):

Requested Variance:

Please complete the below narrative to be used as the variance justification that will be considered by the Board of Managers. Please note that economic hardship is not grounds for issuing a variance.

Describe the special conditions inherent to the property and how strict compliance with the rule will cause an undue hardship.

Describe how the special condition was not created by the applicant, the representative, or a contractor.

Provide a minimum of two alternatives that were considered and why they were rejected to demonstrate that there is no feasible and prudent alternative to the proposed activity requiring the variance.

Referring to the Policy of the Rule(s), describe how the intent of the rule(s) will be met.

Variance from a Rule Provision Supplement:

Crown College resides on a rural property located just to the south of St. Bonifacius, MN. Crown College's campus has a total of 171 acres that contains many valuable natural resources such as wooded areas, rolling terrain with native grasses, and numerous wetlands and drainage channels. Additionally, the campus is bordered on its east side by Parley Lake. In some locations, the campus can experience elevation differences of up to 75 vertical feet.

Over the past years Crown College has been experiencing a growth in their athletic programs, in which the College is not able to host competition events for all of the sports due to the lack of facility space. More specifically, Crown College has seen a rapid increase in the number of athletes wanting to attend their school and play collegiate baseball. Currently, the College does not have a varsity men's baseball field, but does have a varsity girl's softball field and practice field. In order to attract and retain student athletes, the College's administration is seeking to construct a new varsity baseball facility. This new baseball facility will be used for practice and competition events.

Even though the Crown College campus contains numerous acres of open and undeveloped land, the various natural resources such as the rolling terrain and the waterbody features identified above have made it quite difficult for the College to find a location to place their new varsity baseball field. The area to the northeast of the intersection of Laketown Parkway and College View Drive (at the entrance to the campus) was ruled out as a possible location due to its substantial grade change ($\pm 50'$) and is in close proximity to an existing wetland. Other areas of the campus are being used for disc golfing and other activities. Additionally, the College has a desire to keep the new baseball and existing softball facilities in close proximity to one another because they will share in the use of batting cages and equipment storage, etc. With this being considered, Crown College has decided to proceed with the land planning efforts to construct a new baseball field in the location of the existing softball fields, and relocate the competition softball field slightly to the west.

The chosen location for the baseball and softball facility complex still yields some site constraints due to the wetland and waterbody presence, as well as their required Management Class 'Preserve' buffer widths. In order to remain competitive within the College's athletic conferences, it is desired to construct a minimum outfield fence distance of 300-feet. As shown on the enclosed engineering documents, the applicant Crown College is asking for a variance to the wetland buffer rule – specifically, that the 37.5-foot minimum buffer width be reduced to a 15-foot wide buffer in two areas.

Crown College Ballfield Improvements

SUMMARY OF BUFFER VARIANCE

REVISED 4/21/2020

Introduction

Due to the project site restrictions, Crown College is requesting an exception to the wetland buffer requirements. The surrounding wetlands are classified as “Preserve”. Preserve classifications require a buffer of 75 feet with a minimum applied buffer of 37.5 feet.

The proposed location of the baseball field restricts the buffer to 15 feet in two areas. One behind the “Home Dugout” (Buffer “A”) and another behind the left/center field fence (Buffer “B”). See the attached exhibit.

This reduction in buffer width will result in reduced treatment of stormwater runoff for total phosphorous (TP) and total suspended solids (TSS). A wet sedimentation basin is being proposed to make-up for the deficit in treatment. The proposed basin will be located to the north of the existing turf field. MIDS Calculator was used to calculate the existing and proposed TP and TSS removal rates.

For the pollutant analysis of the wetland buffer, two “dummy” MIDS models were created. One MIDS model calculated the pollutant removal for a 37.5’ wide buffer, which is the minimum applied buffer width. The second MIDS model calculated the pollutant removal for a 15’ wide buffer, which is the width to which the buffer is being reduced in the impacted area. Both models were analyzed for an equivalent length of buffer. The table below shows the annual TP and TSS removal for the two buffer widths. According to the MIDS models, the 15’ buffer does not provide any pollutant removal.

	Annual TP Removal	Annual TSS Removal
37.5' Buffer Width	0.08 lbs	14.6 lbs
15' Buffer Width	0 lbs	0 lbs
Pollutant Removal Deficit	0.08 lbs	14.6 lbs

This deficit in pollutant removal will be made-up with the proposed wet sedimentation basin. The sedimentation basin will be designed in accordance with the MN Stormwater Manual. P8 Urban Catchment Model will be used to determine the pollutant removal of the wet sedimentation basin. The table below shows the annual TP removals for the proposed wet sedimentation basin. Substantially more treatment is being provided from the proposed sedimentation basin than from the existing. The proposed TP and TSS removals are also greater than the deficit caused by the reduced buffer widths. The existing and proposed annual TP and TSS removals from the wet sedimentation basin are shown in the table below.

	TP Removal [lbs/yr]	TSS Removal [lbs/yr]
Existing	0.2	147.7
Proposed	0.4	209.5
Increase	+0.2	+61.8

In addition, another analysis was performed to determine the additional pollutant removal achieved by the two proposed biofiltration basins. These basins are slightly larger than required, and receive runoff from additional impervious surfaces that are not required to be treated. A MIDS model was created that showed the pollutant removal that the 2 biofiltration basins would achieve if they received exactly the amount of impervious area required, 9,672 SF, which would represent the minimum pollutant removal required. Another MIDS model was created to show the pollutant removal that is actually being achieved by the basins, since they are receiving runoff from additional impervious surfaces, 13,822 SF total. The results of the analysis are shown in the table below.

	Annual TP Removal	Annual TSS Removal
Minimum treatment required; 9,672 SF	0.266 lbs	52.1 lbs
Actual treatment provided; 13,822 SF	0.375 lbs	73.8 lbs
Additional Pollutant Removal Provided	0.109 lbs	21.7 lbs