

Permit Application Review

Permit No. 2019-136
Received complete: December 4, 2019

Applicant: Andrew Walser: Walser Real Estate
Consultant: Matt Pavsek; Civil Site Group
Project: Building and Parking Lot Expansion for Walser Collision
Location: 9001 Grand Avenue: Bloomington
Rule(s): 4,5,11,12
Reviewer: BCO

General Background & Comments

The project proposes the construction of a 4,154 square foot building addition and reconstruction of a portion of the existing parking lot for Walser Collision located at 9001 Grand Avenue in Bloomington. In 2013, a portion of the parking lot (approximately 7,400 square feet) was milled and overlaid – requiring an erosion and sediment control permit from the District but not triggering the District’s stormwater rule because the underlying native soils were not disturbed.

The site is located within the area identified by the Minnesota Pollution Control Agency (MPCA) as the Lyndale Avenue Corridor site (Corridor) generally bounded by West 86th Street on the north, Aldrich Avenue – I 35W on the west, West 96th Street on the south and Wentworth Avenue on the east. Both trichloroethylene (TCE) and perchloroethylene (PCE) have been found in the soil and groundwater in this area. The site is furthermore located within the area identified by the MPCA as the “vapor intrusion area of concern” in which MPCA has stated (in a recent meeting with the City of Bloomington and NMCWD representatives) that infiltration should not occur. As a result, the applicant is requesting concurrence that the site is restricted under subsection 4.3.2 of the NMCWD rules.

Other forms of volume retention practices, such as reuse or collection and transporting stormwater runoff off-site, are not practical or viable options because of the volume of stormwater generated from the 80% impermeable lot coverage and lack of green space for reuse. Under District Rule 4.3.2, Restricted sites, retention to the standard in paragraph 4.3.1a is not practicably feasible, and site conditions (as described above) as such that 0.55 inches of retention is not feasible and indeed retention to the maximum extent practicable is 0. The applicant must provide rate control and water quality treatment in accordance with paragraphs 4.3.1b and 4.3.1c, respectively.

The project site information is:

- Total Site Area: 2.25 acres (98,010 square feet)
- Existing Total Site Impervious Area: 1.78 acres (77,537 square feet)
- New Total Site Impervious Area : 76,387 square feet
- Reduction in the site impervious area: 1,150 square feet
- 1.5% reduction in the Site Impervious Area
- Total Area to be Disturbed: 0.71 acres (30,928 square feet)
- 31.6% of the site will be disturbed
- Project Impervious Area to be Disturbed and Reconstructed: 0.42 acres (18,295 square feet)
- 23.6% of the site impervious area will be disturbed and reconstructed
- Pervious Area Disturbed: 0.29 acres (12,632 square feet)
- 2013 Parking Lot Mill and Overlay: 0.17 acres (7,405 square feet)

The Nine Mile Creek Watershed District's Rule for Redevelopment, Rule 4.2.3, states, if a proposed activity will disturb more than 50% of the existing impervious surface on a parcel or will increase the imperviousness of the parcel by more than 50%, storm water management will apply to the entire project parcel. Otherwise, the storm water requirements will apply only to the disturbed areas and additional impervious area on the parcel. The total area disturbed is 31.6% of the total site. Storm water management proposed within a reconstructed on-site basin will be only for water quality management and rate control is provided by the reduction in the site impervious area.

The District's requirements for both storm water management and erosion and sediment control apply to the project because more than 50 cubic yards of material will be disturbed and 5000 square feet or more surface area disturbed, Rules 4.2.1a and b and 5.2.1a and b.

Silt fence is to be constructed at the limits of construction, inlet protection, and a rock construction entrance will be provided for erosion control.

Exhibits

1. Permit Application dated September 24, 2019, received by the District on November 15, 2019.
2. Plans dated August 16, 2019, latest revision December 2, 2019, prepared by Civil Site Group.
3. Storm Water Management calculations dated November 11, 2019, latest revision December 2, 2019, prepared by Civil Site Group.
4. Geotechnical Report dated November 6, 2019 prepared by American Engineering Testing, Inc.

The submittal is complete.

4.0 Stormwater

Storm water management is to be provided within an existing on-site basin that is to be reconstructed to provide additional “dead-storage” volume for water quality management. As previously presented, rate control will be provided by a 1.5% reduction (1,150 square feet) of the on-site impervious area. In light of the MPCA’s guidance that infiltration presents too great a risk of mobilizing groundwater contamination, the applicant is effectively obligated to request that the site be considered restricted under subsection 4.3.2 of the NMCWD rules. The submittal cover letter indicates that plans will be provided describing the method to be used for “sealing” the basin bottom (importing clay material or the use of a geotextile membrane) to minimize seepage/infiltration from occurring.

The District’s water quality criterion requires a 60% annual removal efficiency for phosphorus and 90% annual removal efficiency for total suspended solids. The results of the MIDS calculator show that the reconstructed on-site stormwater basin will provide an annual removal efficiency of 90% for total suspended solids (300 lbs.) and an annual removal efficiency of 60% for total phosphorus (1.1 lbs.). Rule 4.3.1c is met.

The finished floor of both the existing on-site building and proposed building addition are shown to be 835 M.S.L. The calculated 100-year flood elevation of the on-site stormwater basin is 832.6 M.S.L., providing a separation of 2.4 feet complying with Rule 4.3.3c. The low opening of both the building and proposed addition is also 835 M.S.L. This complies with the portion of Rule 4.3.3 that states all new and reconstructed buildings must be constructed such that no opening where surface flow can enter the structure is less than two feet above the 100-year high water elevation of an adjacent facility or waterbody.

In accordance with Rule 4.3.4, a post-project chloride management plan must be provided that will, 1) designate an individual authorized to implement the chloride-use plan and 2) designate a MPCA certified salt applicator engaged in the implementation of the chloride-use plan for the site.

5.0 Erosion and Sediment Control

The submitted erosion and sediment control plan includes silt fence at the limits of construction, inlet control, and a gravel construction entrance. The project contact is Matt Pavsek, Civil Site Group.

11.0 Fees

Fees for the project are:

Rules 2.0-6.0	\$2,250
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12.0 Financial Assurances

Financial Assurances for the project are:

Rule 4.0: Water Quality Basin Reconstruction:	\$10,900 *
Chloride Management:	\$5000
Rule 5: Silt fence: 600 L.F. x \$2.50/L.F. = \$1,500	
Inlet Control: 4 x \$100/each = \$400	
Site restoration: 0.7 acres x \$2500/acre = \$1,750	\$3,650
Contingency and Administration	\$6,350

*Note: The cost assumes excavation and disposal of material to provide the “dead-storage” volume required for compliance with NMCWD rule 4.3.1c at a certified landfill and the “sealing” of the basin bottom and side slopes to its outlet elevation of 829.8 M.S.L. with imported clay material.

Findings

The proposed project includes the information necessary, plan sheets and erosion control plan, for review.

1. Rules 4 and 5 are met.
2. The MPCA has directed that no infiltration of surface water for volume retention will be allowed for new and redevelopment project within the area defined as the Corridor.

Recommendation

Approval, contingent upon:

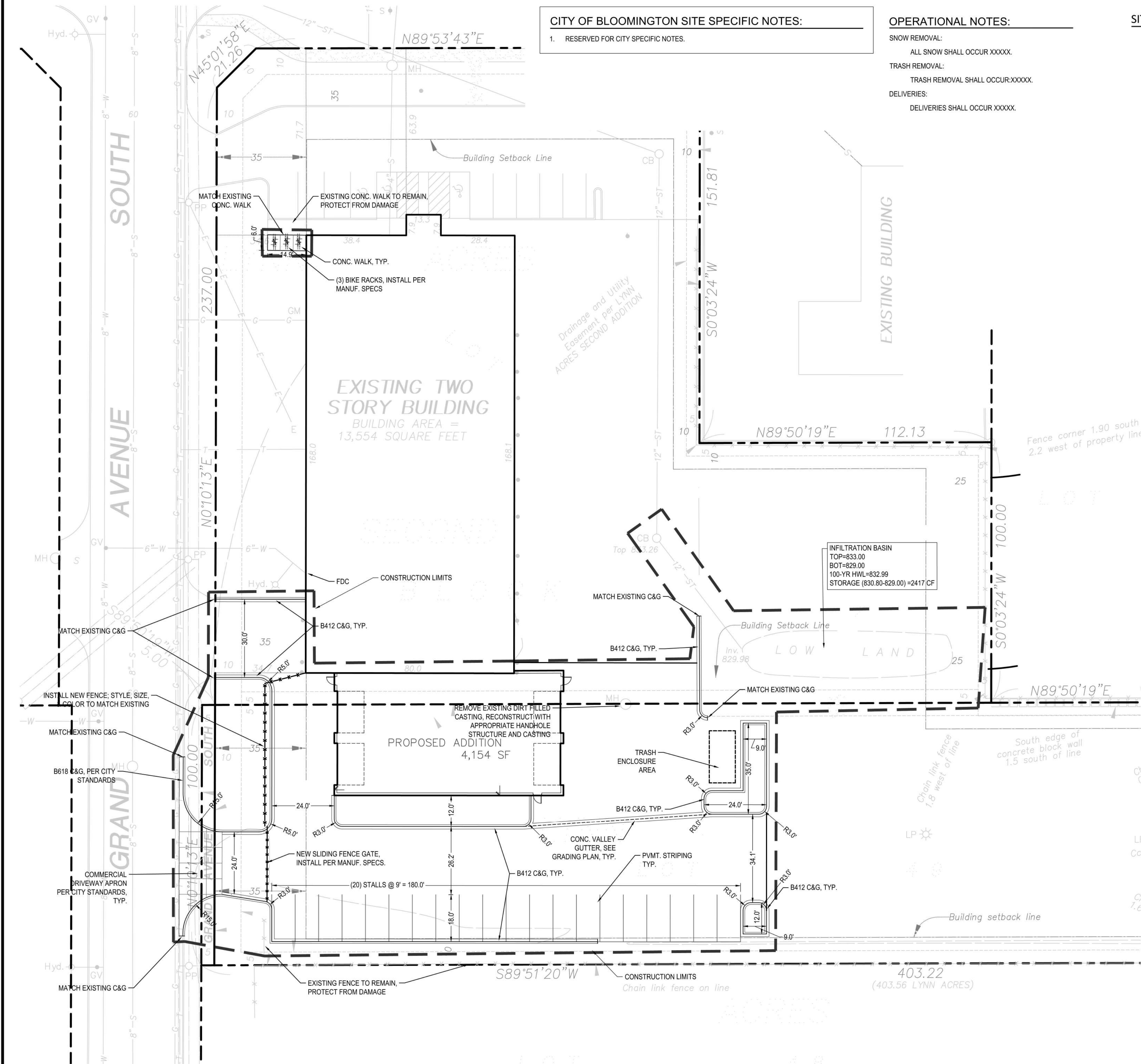
1. General Conditions
2. Financial Assurance in the amount of \$25,900 - \$20,900 for stormwater management, erosion control and site restoration and \$5,000 for compliance with the chloride management requirements.
3. Submission of documentation that a drainage easement over the stormwater-management facilities has been submitted to Bloomington (4.5.4i), if such easement is required by the city, and a receipt showing recordation of a maintenance declaration for the on-site storm water management facility. A draft of the declaration must be approved by the District prior to recordation.
4. Submission of a plan describing the methodology for “sealing” the bottom of the reconstructed on-site basin to minimize infiltration of surface water from the site.

By accepting the permit, when issued, the applicant agrees to the following stipulations:

1. Per Rule 4.5.6, an as-built drawing of the storm water facilities conforming to the design specifications, including a stage volume relationship in tabular form for the basin, as approved by the District must be submitted.
2. Submission of a plan for post-project management of Chloride use on the site. The plan must include 1) the designation of an individual authorized to implement the chloride use

plan and 2) the designation of a Minnesota Pollution Control Agency certified salt applicator engaged in the implementation of the chloride-use plan for the site. The release of the \$5,000 of the financial assurance required for the chloride-management plan requires that chloride-management plan has been provided and approved by the District's Administrator.

3. For the release of the \$20,900 financial assurance required in Recommendation #2, Rule 12.4.1a requires demonstration and confirmation by the District that the site has been revegetated and stabilized to prevent erosion and sedimentation per subsection 5.3.3 and that the erosion and sedimentation controls have been removed.



CITY OF BLOOMINGTON SITE SPECIFIC NOTES:

1. RESERVED FOR CITY SPECIFIC NOTES.

OPERATIONAL NOTES:

- SNOW REMOVAL:
ALL SNOW SHALL OCCUR XXXXX.
- TRASH REMOVAL:
TRASH REMOVAL SHALL OCCUR XXXXX.
- DELIVERIES:
DELIVERIES SHALL OCCUR XXXXX.

SITE AREA TABLE:

SITE AREA CALCULATIONS	EXISTING CONDITION		PROPOSED CONDITION	
BUILDING COVERAGE	0 SF	0.0%	4,154 SF	16.0%
ALL PAVEMENTS	19,953 SF	76.8%	16,144 SF	62.1%
ALL NON-PAVEMENTS	6,023 SF	23.2%	5,678 SF	21.9%
TOTAL DISTURBED AREA	25,976 SF	100.0%	25,976 SF	100.0%
IMPERVIOUS SURFACE				
EXISTING CONDITION	19,953 SF	76.8%		
PROPOSED CONDITION	20,298 SF	78.1%		
DIFFERENCE (EX. VS PROP.)	345 SF	1.3%		

SITE LAYOUT NOTES:

- CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
- THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
- CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
- LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
- CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING: FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
- PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
- CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
- SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
- ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
- FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
- PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
- ALL PARKING LOT PAINT STRIPPING TO BE WHITE, 4" WIDE TYP.
- BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
- ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.

SITE PLAN LEGEND:

- [Symbol] LIGHT DUTY BITUMINOUS PAVEMENT. SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH. SEE DETAIL.
- [Symbol] CONCRETE PAVEMENT AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS. SEE DETAIL.
- [Symbol] PROPERTY LINE
- [Symbol] CONSTRUCTION LIMITS
- [Symbol] CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- [Symbol] TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
- [Symbol] SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED.
HC = ACCESSIBLE SIGN
NP = NO PARKING FIRE LANE
ST = STOP
CP = COMPACT CAR PARKING ONLY



Know what's below.
Call before you dig.



1" = 20'-0"
10'-0" 0 20'-0"

11/11/2019 3:21:12 PM

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, 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.

Matthew R. Pavek
DATE 8/16/2019 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
08/29/19	CITY SUBMITTAL
11/11/19	WATERSHED SUBMITTAL

DRAWN BY:WB REVIEWED BY:MP
PROJECT NUMBER: 19302

REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN

C2.0