Permit Application Review

Permit No. 2020-127
Received complete: January 25, 2021

Applicant:	Scott Richardson; Minnetonka Multifamily 1, LLC
Consultant:	Jack Ammerman; Wenck Associates
Project:	Minnetonka Station (formerly The Mariner)
Location:	10400,10500,10550 Bren Road East: Minnetonka
Rule(s):	4,5,11 and 12
Reviewer:	BCO

General Background & Comments

The project proposes the construction of a 278-unit, 7-story multi-residential building with below ground parking on 3 parcels, 10400,10500 and10550 Bren Road East in Minnetonka. These parcels are being replatted into one parcel as part of the City of Minnetonka approval process. The site is adjacent to the proposed SWLRT in the Opus II development. There are three existing buildings and two surface parking lots that are to be removed from the site.

Because of the site location, the following development restrictions are placed on the property because of the SWLRT and roadway alignment relocation:

- A 50-foot wide public drainage, utility and trail easement exists along the north side of the property. The City of Minnetonka will not permit permanent (private) stormwater Best Management Practices (BMP's) within this easement which is roughly 23,800 square feet in area.
- Bren Road East is being realigned further north as part of the SWLRT project. The road alignment and light rail area is approximately 18,800 square feet in the southwest corner of the property within existing and proposed easements. No BMP's can be located within this area.
- An existing trail, transportation, drainage, and utility easement on the west side of the property, roughly 16,150 square feet, is being utilized for the SWLRT. The City of Minnetonka will not permit permanent stormwater BMP's within this easement area because of the LRT.

The project site information is:

- Total Site Area: 169,562 square feet
- Existing Total Site Impervious Area: 102,614 square feet

- Proposed Site Impervious Area: 106,516 square feet
- SWLRT Regulated Impervious Area: 5,071 square feet
- Proposed New off-site Impervious Area – Bren Road East: 1,904 square feet
- New Total Site Impervious Area: 103,349 square feet (106,516-5,071+1,904= 103,349)
- Increase in Site Impervious Area: 735 square feet
- 0.7% increase in the site impervious area
- 100% of the existing impervious area will be disturbed and reconstructed
- Total disturbed area: 4.27 acres

Of the total site, 0.68 acres is within the SWLRT project scope (5,071 square feet of impervious area) and has been removed from the stormwater management requirements. However, a new public sidewalk and driveway construction within the public right-of-way (1.06 acres) has been included in the stormwater calculations for the Minnetonka Station project (1,904 square feet of impervious area).

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. Since the entire site is proposed to be disturbed, storm water management is required for the 186,115 square feet of disturbed area (169,562 sq. ft. - 29,621 sq. ft. (0.68 acres) + 46,174 sq. ft. (1.06 acres) = 186,115 sq. ft.) including 103,349 square feet of new, disturbed and reconstructed 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.

Volume retention, rate control and water quality management will be provided within an underground storm water management facility (UGSWMF) located in the parking lot of the proposed building. The geotechnical information submitted indicates the on-site underlying soil identified in the area of the proposed UGSWMF as clay (CL), sandy clay (ML), and clayey sand (SC) above a silty sand (SM) layer at a depth of 28 feet. The material non-conducive for infiltration above the SM layer is to be removed and replaced with material suitable for infiltration.

Silt fence, inlet protection and a rock construction entrance are to be installed to provide erosion control.

Exhibits

1. Permit Application dated November 18, 2020.
2. Plans dated September 11, 2020, revised January 22, 2021, prepared by Wenck Associates.

3. Storm Water Management Technical Memo and calculations dated November 25, 2020 and revised January 25, 2021, prepared by Wenck Associates.
4. Geotechnical Report dated June 7, 2019 prepared by Braun Intertec.
5. Contemplated Sale of Real Property located at 10400, 10500, 10550 Bren Road East between Newport MW/ 10500 Bren Road East, LLC and Minnetonka Multifamily 1, LLC dated December 24, 2020.
6. E-mail correspondence dated December 21, 2020 summarizing 3 items that needed to be addressed/submitted for the application to be complete.

The project submittal is complete.

4.0 Stormwater Management

Stormwater management, volume retention, rate control and water quality management will be provided within an UGSWMF to be located beneath the surface parking lot constructed for the building.

Rule 4.3.1b requires the 2-, 10-, and 100-year post development peak runoff rates be equal to or less than the existing discharge rates at all locations where stormwater leaves the site. The applicant used a HydroCAD hydrologic model to simulate runoff rates. The existing and proposed 2-, 10- and 100-year frequency discharges at the two discharge points from the site are:

Frequency	Existing Discharge to the Eastern Storm Sewer c.f.s.	Proposed Discharge to the Eastern Storm Sewer c.f.s.
2 year	8.5	5.3
10 year	12.9	8.7
100 year	22.1	18.2

Frequency	Existing Discharge to the West Storm Sewer c.f.s.	Proposed Discharge to the West Storm Sewer c.f.s.
2 year	8.8	4.3
10 year	11.8	7.4
100 year	28.0	18.4

An infiltration volume of 9,474 cubic feet is required from the proposed 103,349 square feet of the site impervious area. The Braun Intertec geotechnical report indicates that the underlying

soil in the area of the proposed UGSWMF consist of clay (CL), sandy silt (ML) and clayey sand (SC) underlain by silty sand (SM) at a depth of 28 feet beneath the proposed UGSWMF. The soils above the silty sand layer are to be removed and replaced with soils conducive for infiltration. A design infiltration rate of 0.45 inches/hour has been used for the silty sand material, using the infiltration rates shown in the Minnesota Storm Water Manual. An area of 5,263 square feet is required for volume retention, using the design infiltration rate, and complying with a 48 hour draw down of the inundation volume. An area of 7,307 square feet (5,263 square feet required) and a volume of 9,603 cubic feet (9,474 cubic feet required) is to be provided within the UGSWMF. Rule 4.3.1a is met.

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 a P8 model submitted indicates the UGSWMF and non-connected impervious area provides an annual removal efficiency of 92.4% for total suspended solids (1,415 lbs.) and an annual removal efficiency of 85.2% for total phosphorus (4.4 lbs.). Rule 4.3.1c is met.

The geotechnical information submitted indicates that groundwater was encountered at elevation 889.2 M.S.L. The bottom of the UGSWMF is 892.2 M.S.L., a separation of 3 feet. A three (3) foot separation is required between the bottom of an infiltration facility and groundwater.

Rule 4.3.3c states, all new and reconstructed buildings must be constructed such that the low floor is at least two feet above the 100-year high water elevation or one foot above the emergency overflow of a constructed facility. As an alternate an applicant may site a stormwater management facility relative to a new or reconstructed building at a location in accordance with Appendix 4a, "Low-Floor Elevation Assessment." Referring to Plot 3, Appendix 4A of the District Rules with a horizontal distance of 28+ feet between the UGSWMF and the underground parking structure a minimum vertical separation of 1.4 feet must be provided between groundwater and the underground parking garage and the UGSWMF. A vertical separation of 3.0 feet and 4.8 feet will be provided between groundwater and the underground parking garage and the UGSWMF, respectively. Rule 4.3.3 is met.

District Rule 4.3.3 states that all new and reconstructed buildings must be constructed such that no opening where surface water can enter the structure is less than two feet above the 100-year high water elevation of an adjacent facility or waterbody. The plan indicates a 9.1-foot separation between the site overflow elevation (897 M.S.L.) and the low opening of the underground parking garage (906.1 M.S.L.) adjacent to the UGSWMF. This requirement of paragraph 4.3.3 is met.

In accordance with Rule 4.3.1a (i), the pre-treatment of runoff prior to the infiltration area will be provided by isolator rows constructed as part of the UGSWMF.

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 construction and a rock construction entrance at the entryway onto the site. The project contact is Jack Ammerman, Wenck Associates.

11.0 Fees

Fees for the project are:

Rules 2.0-6.0	$1,500

12.0 Financial Assurances

Financial Assurances for the project are:

Rule 4.0 Volume Retention: 7,307 sq. ft. x $12/sq. ft. = $87,684	$87,684
Chloride Management:	$5000
Rule 5: Silt fence: 1,048 L.F. x $2.50/L.F. = $2,620	
Inlet Protection: 12 x $100/each = $1,200	
Site restoration: 4.3 acres (186,115 sq. ft.) x $2500/ acre = $10,750	$14,570
Contingency and Administration	$44,046

Findings

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

1. Rules 4 and 5 are met.

Recommendation

Approval, contingent upon:

1. General Conditions
2. Financial Assurance in the amount of $151,300 - $146,300 for stormwater management, erosion control and site restoration and $5,000 for compliance with the chloride management requirements.
3. 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.

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, including a stage-volume relationship in tabular form, for the UGSWMF conforming to the design specifications 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 $146,300 financial assurance required in Recommendation #2, Rule 12.4.1b requires demonstration and confirmation that the storm water management facilities have been constructed or installed and are functioning as designed and permitted. Verification, through daily observation logs and photographs, must be provided showing the storm water facilities used for volume retention have drawn down within 48 hours from the completion of two 1-inch (approximate) separate rainfall events.

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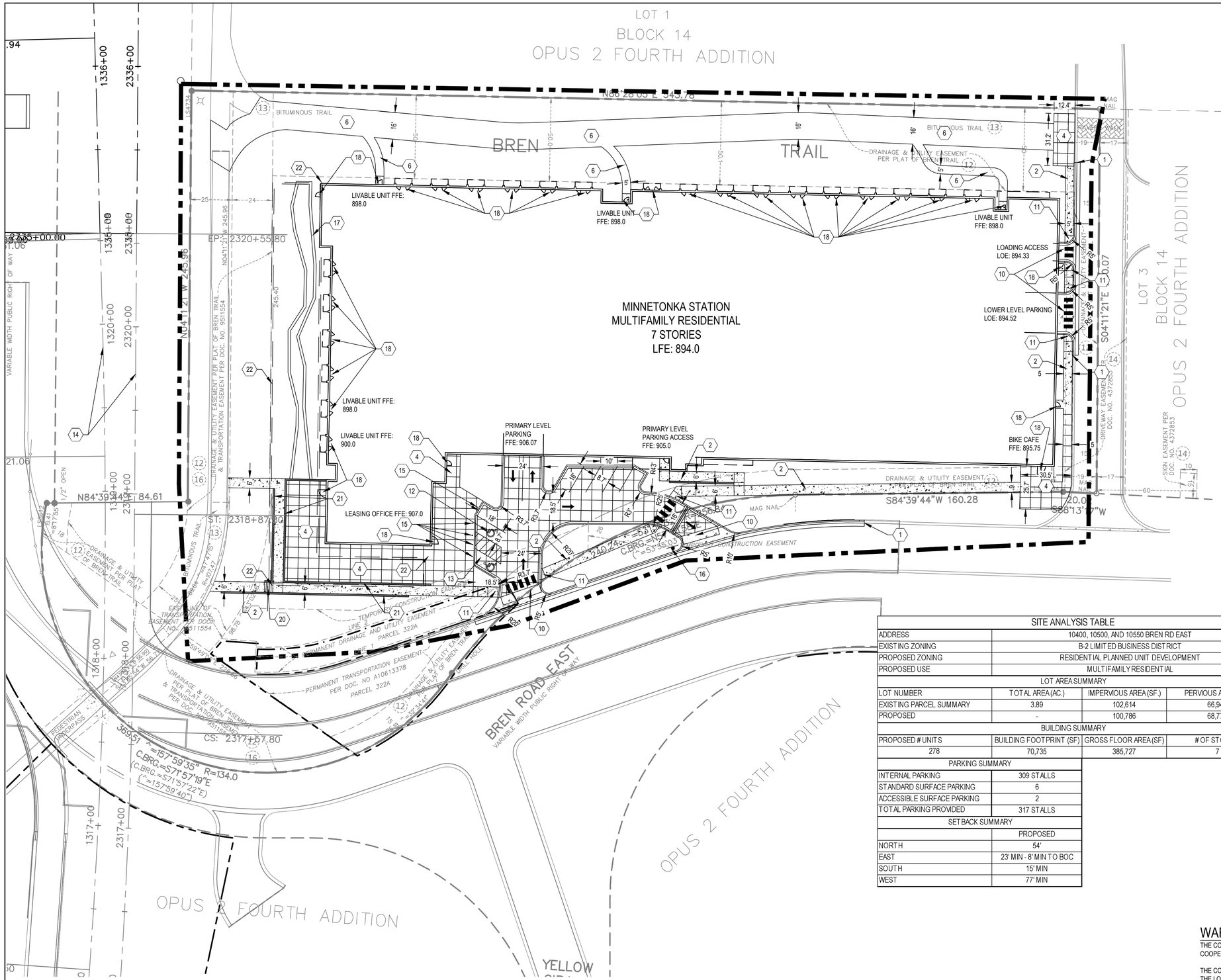

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- EASEMENT LINE
- SETBACK LINE
- RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- CURB AND GUTTER
- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE PAVERS
- GRASS / LANDSCAPING
- RETAINING WALL [BY OTHERS]
- (#) PROPOSED PARKING COUNT

NOTES

1. SEE SHEET C-002 FOR ADDITIONAL PROJECT NOTES.
2. SEE SHEET C-601 FOR PAVING PLAN.
3. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

KEYNOTES (#)

1. MATCH EXISTING
2. CONCRETE SIDEWALK - SEE SHEET C-601
3. CONCRETE PAVEMENT - SEE SHEET C-601
4. CONCRETE PAVERS - SEE ARCHITECTURAL PLANS
5. BITUMINOUS PAVEMENT - SEE SHEET C-601
6. BITUMINOUS TRAIL - SEE SHEET C-601
7. PATCH BITUMINOUS PAVEMENT - MATCH EXISTING SECTION
8. RIBBON CURB AND GUTTER - SEE SHEET C-601
9. NOT USED
10. CONCRETE DRIVEWAY APRON - SEE SHEET C-601
11. PEDESTRIAN CURB RAMP WITH DETECTABLE WARNING STRIP
12. HANDICAP ACCESSIBLE PARKING STALL WITH ACCESS AISLE AND SIGN
13. VAN ACCESSIBLE PARKING STALL WITH ACCESS AISLE AND SIGN
14. PROPOSED SOUTHWEST LIGHT RAIL TRACKS BY OTHERS
15. BOLLARD - COORDINATE WITH ARCHITECT FOR COLOR AND STYLE
16. STOP SIGN
17. WATER FEATURE - SEE ARCH. / LANDSCAPE PLANS
18. DOOR / PATIO LOCATION [WITH STOOP] - SEE ARCH./STRUC. PLANS
19. NOT USED
20. STAIRS - SEE [ARCH./STRUC. PLANS]
21. RETAINING WALL WITH HANDRAIL - SEE ARCH. /STRUC. PLANS [DESIGN BY OTHERS]
22. UNDERGROUND STORM SYSTEM

0 30 60
GRAPHIC SCALE IN FEET

SITE ANALYSIS TABLE

ADDRESS	10400, 10500, AND 10550 BREN RD EAST		
EXISTING ZONING	B-2 LIMITED BUSINESS DISTRICT		
PROPOSED ZONING	RESIDENTIAL PLANNED UNIT DEVELOPMENT		
PROPOSED USE	MULTIFAMILY RESIDENTIAL		
LOT AREA SUMMARY			
LOT NUMBER	TOTAL AREA (AC.)	IMPERVIOUS AREA (SF.)	PERVIOUS AREA (SF.)
EXISTING PARCEL SUMMARY	3.89	102,614	66,948
PROPOSED	-	100,786	68,776
BUILDING SUMMARY			
PROPOSED # UNITS	BUILDING FOOTPRINT (SF)	GROSS FLOOR AREA (SF)	# OF STORIES
278	70,735	385,727	7

PARKING SUMMARY	
INTERNAL PARKING	309 STALLS
STANDARD SURFACE PARKING	6
ACCESSIBLE SURFACE PARKING	2
TOTAL PARKING PROVIDED	317 STALLS

SETBACK SUMMARY	
	PROPOSED
NORTH	54'
EAST	23' MIN - 8' MIN TO BOC
SOUTH	15' MIN
WEST	77' MIN

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG

GOPHER STATE ONE CALL

TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166

WENCK
7500 OLSON MEMORIAL HWY
SUITE 300
GOLDEN VALLEY, MN 55427
PHONE: 763-252-6800
FAX: 952-831-1268
WWW.WENCK.COM

CLIENT:

MINNETONKA MULTIFAMILY 1, LLC

MINNETONKA STATION

CITY OF MINNETONKA
HENNEPIN COUNTY, MINNESOTA

PROJECT TITLE:

ISSUE NO.:	DESCRIPTION:	DATE:
1	CONCEPT REVIEW SUBMITTAL	09/11/2020
2	CITY SUBMITTAL	11/25/2020

CERTIFICATION:

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.

NOT FOR CONSTRUCTION

LICENSE NO.:

DATE:

PROJECT NO.: 008591-20-500

DWN BY:	CHK'D BY:	APP'D BY:
JTP	JRA	DML

ISSUE DATE: 11/25/2020

ISSUE NO.: 2

SHEET TITLE:

SITE PLAN

SHEET NO.:

C-101

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