

Applicant: Andrew Walser; Walser Real Estate, LLC
Consultant: Nick Adam; Rehder and Associates, Inc.
Project: Walser Toyota Redevelopment
Location: 4401 and 4217 American Boulevard West: Bloomington
Rule(s): 3, 4 and 5
Reviewer(s): LLH/BCO

General Background & Comments

The project proposes the redevelopment of the 14.7-acre commercial site located at 4401 and 4217 American Boulevard West in Bloomington. Currently, the site is occupied by a commercial building with surface parking at 4217 American Boulevard West, and an automotive dealership building with surface parking at 4401 American Boulevard West.

The proposed work will extend onto City of Bloomington right-of-way to “tie-in” with the existing topography and for the construction of concrete sidewalks, a portion of the bituminous pavement entrance driveway, and associated site elements along the northern boundary of the site. Two applications for site redevelopment, Permits 2016-82 and 2020-21 were submitted to the District, however, withdrawn as a result of site design changes.

Proposed work includes the following activities:

- demolition of the existing 38,400-square foot car dealership building and associated site elements, including site clearing and grading at 4217 American Boulevard West
- demolition of the existing 12,400-square foot building (Senser’s Restaurant) and associated site elements, including site clearing and grading at 4401 American Boulevard West
- demolition and removal of the existing concrete and bituminous pavement, including associated base materials
- construction of a new car dealership building with surface parking, and a tiered parking ramp structure located east of the proposed dealership
- construction of a surface infiltration basin and an underground stormwater management facility
- construction of access drives, and site improvements including landscaping, retaining walls and utility improvements

The project site information includes the following:

- Existing Site Area (4401 American Boulevard West): 10.66 acres
- Proposed Site Area (4401 and 4217 American Boulevard West): 14.66 acres
- Proposed Site Area Following Right-of-Way Dedication (4401 and 4217 American Boulevard West): 14.56 acres (The applicant has noted that 0.10 acres of property is anticipated to be dedicated to the City of Bloomington right-of-way, pending the City approval.)
- Total Disturbed Area: 9.89 acres
- Existing Site Impervious Area: 8.99 acres
- Post-construction Site Impervious Area: 8.91 acres (Excludes 0.10 acres of property that is anticipated to be dedicated to the City of Bloomington right-of-way.)
- A decrease of 0.08 acres in site impervious area (less than 1% decrease)
- New and Reconstructed Impervious Area: 8.32 acres
- 92.5% of the existing site impervious area is to be disturbed and reconstructed
- Site impervious area requiring stormwater management in accordance with applicable Rule 4 Stormwater Management criteria: 8.82 acres (Volume retention in accordance with Rule 4.3.1a is not provided for 0.10 acres of the site to be turned over to the City of Bloomington. Additionally, management of stormwater runoff from 0.09 acres of sidewalk area along the north perimeter of the site will be provided by the pervious surface downgradient of the impervious area in accordance with subsection 4.2.2c of the Rules.)

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 the site or will increase the imperviousness of the site by more than 50%, stormwater management will apply to the entire project site. Otherwise, the stormwater requirements will apply only to the disturbed, replaced and net additional impervious surface. Since the project will disturb more than 50% of the existing impervious surface on the site, applicable stormwater management criterion is required for the entire site, 14.65 acres, including the 8.91 acres of proposed impervious surface. Volume retention in accordance with Rule 4.3.1 is provided for the 8.82 acres of impervious surface, which excludes 0.10 acres of anticipated City right-of-way area. Additionally, management of stormwater runoff from 0.09 acres of sidewalk area along the north perimeter of the site will be provided by the pervious surface downgradient of the impervious area in accordance with subsection 4.2.2c of the Rules.

The District's requirements for both stormwater management and erosion and sediment control apply to the project because more than 50 cubic yards of material will be disturbed and 5,000 square feet or more of surface area is altered, Rules 4.2.1a and b and 5.2.1a and b.

The 100-year frequency elevation of Wanda Miller Pond is 825.17 M.S.L. The proposed project does not propose impacts within the floodplain, as all land disturbing activities are proposed above elevation 825.17 M.S.L. Therefore, Rule 2 Floodplain Management and Drainage Alternations is not triggered (Rule 2.2).

Exhibits

1. Permit Application signed and dated February 12, 2020.
2. Pre-application Exhibits prepared by Rehder & Associates, Inc., including the following:
 - a. Grading, Drainage, Erosion Control & SWPPP Plans (not dated)
 - b. Volume Reduction Sizing Calculation Worksheet (not dated)
 - c. Stormwater Management Facility Footprint Exhibit (not dated)
3. Plans dated February 17, 2021, with the latest revision dated March 15, 2021, prepared by Rehder & Associates, Inc.
4. Stormwater Management Report dated February 17, 2020, revised March 2, 2020 and March 15, 2020 prepared by Rehder & Associates, Inc.
5. Geotechnical Report dated April 6, 2020 completed by American Engineering Testing, Inc. (submitted as part of Permit 2020-21)
6. Revised Geotechnical Report dated February 16, 2021 completed by American Engineering Testing, Inc.
7. Wetland Delineation Report and MnRAM assessment dated April 27, 2020 prepared by Sambatek, Inc. (submitted as part of Permit 2020-21)
8. Email correspondence dated March 9, 2021 outlining four items required for the application to be considered complete.
9. City of Bloomington email statement dated March 22, 2021 identifying the status of the project with the City.

The application with the submittal items above is complete.

3.0 Wetlands Management

The District's Wetland Management Rule 3.0 applies to the project because Wanda Miller Pond (DNR public water wetland 27-7) is downgradient from the proposed land-disturbing activities. The City of Bloomington is the Local Governing Unit (LGU) responsible for administering the requirements of the Wetland Conservation Act (WCA). Per Rule 3.2.2., in cases where the District is not the Wetland Conservation Act LGU, applicable wetland buffer and stormwater treatment criteria, Rules 3.4 and 3.5, nevertheless apply. No disturbance of the wetland itself is proposed.

A wetland boundary determination was completed by Sambatek on April 27, 2020 and confirmed the presence of the one wetland along the southern boundary of the property. Based on wetland information presented in the wetland delineation report and MnRAM, and comparison of the function and values presented in Appendix 3b of the District's Rules, the wetland is identified as a medium value wetland. We agree with the MnRAM conclusion and concur with the medium value determination for the wetland. A medium value wetland requires a 20-foot minimum and 40-foot average buffer width, Rule 3.4.1b.

A minimum buffer area of 36,905 square feet is required for compliance with subsection 3.4.1b. The plans show a buffer area of 37,588 square feet will be provided and the buffer is identified by wetland buffer markers at locations consistent with criteria in Rule 3.4.5. The

minimum 20-foot buffer and average 40-foot buffer criteria in accordance with Rule 3.4.1b are met.

4.0 Stormwater Management

Stormwater management for compliance with Rule 4.3.1 will be provided by an underground stormwater management facility (UGSWMF) located beneath the parking lot along the western portion of the site, and a surface infiltration basin (Basin) located south of the proposed building and tiered parking structure.

The UGSWMF and Basin will provide rate control, volume retention and water quality management for the site runoff. A portion of stormwater runoff from the landscaping, sidewalk and site entrance driveways along the northern and western boundaries of the site will drain north towards American Boulevard West and west towards the adjacent property, respectively, without entering the stormwater management facilities. However, the UGSWMF and Basin have been sized to handle stormwater runoff generated by the entire site.

Currently, the majority of stormwater runoff from the site drains to catch basins throughout the parking lot that convey stormwater to discharge points along Wanda Miller Pond.

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 where stormwater leaves the site. The applicant used a HydroCAD hydrologic model to simulate runoff rates at all collection points where stormwater discharge leaves the site. The existing and proposed 2-, 10- and 100-year frequency discharges from the site are:

Existing Conditions			
Modeled Discharge Location	2 year (c.f.s.)	10 year (c.f.s.)	100 year (c.f.s.)
To North	2.7	4.4	8.2
To West	<1	1.0	2.1
To Wanda Miller Pond	16.8	25.7	46.5
Total	19.9	31.1	56.8

Proposed Conditions			
Modeled Discharge Location	2 year (c.f.s.)	10 year (c.f.s.)	100 year (c.f.s.)
To North	1.7	3.0	5.8
To West	<1	<1	1.6
To Wanda Miller Pond	8.3	21.5	32.1
Total	10.4	25.2	39.5

Rule 4.3.1b is met.

American Engineering Testing, Inc. (AET) conducted a geotechnical evaluation and performed seven (7) standard penetration test (SPT) borings on-site in January 2021, extending to

depths ranging from 21- to 136-feet. The geotechnical evaluation report also includes soil boring information from previous SPT borings completed in 2015 and 2020. The soil borings indicate that groundwater was encountered during drilling at elevations ranging from 798.5 M.S.L. to 821.0 M.S.L. No District rule requires a specific distance separation between the low floor elevation of a structure and groundwater; however, the applicant is advised that seasonal fluctuations of the groundwater elevation can occur.

The geotechnical evaluation identified the on-site underlying soil as urban fill underlain by poorly graded sand (SP) near the bottom of the proposed UGSWMF, as identified by B-5. A restrictive layer of clay is located beneath the poorly graded sand. However, the area below the UGSWMF footprint will be removed and replaced with material having an infiltration rate comparable with the poorly graded sand (SP). The UGSWMF cross-section identifies approximately five feet of filter sand beneath the bottom of the UGSWMF.

The geotechnical evaluation identified the on-site underlying soil as sand (SP) and silty sand with gravel (SM-SC) near the bottom of the Basin, as identified by B-11. A restrictive layer of clay is located near the bottom of the proposed Basin. However, the area below the Basin footprint will be removed and replaced with material having an infiltration rate comparable with the sand (SP). The Basin cross-section identifies approximately five feet of filter sand beneath the bottom of the Basin. A design infiltration rate of 0.8 inches per hour has been used for the two stormwater management facilities, conforming with infiltration rates shown in the Minnesota Storm Water Manual.

An infiltration volume of 35,218 cubic feet is required from the proposed 8.82 acres of site impervious area, Rule 4.3.1a. The two stormwater management facilities provide a volume of 35,274 cubic feet (35,218 cubic feet required) with an area of 28,537 square feet (11,006 square feet required). With the area provided (28,537 square feet) and using a design infiltration rate of 0.8 inches per hour, a retention volume in excess of 35,218 cubic feet can be drawn down within a 48-hour time period. Rule 4.3.1a is met.

The District's water quality criterion requires 60% annual removal efficiency for total phosphorus and 90% annual removal efficiency for total suspended solids. The results from the MIDS model provided show that the UGSWMF and Basin will provide an annual removal efficiency of 88% for total phosphorus (14.9 lbs.) and 88% for total suspended solids (2,706 lbs.). A Sizing Hydrodynamic Separators and Manholes (SHSAM) model shows that the five sump manhole structures can provide pretreatment removal of an additional 630 lbs. of total suspended solids annually for runoff tributary to the UGSWMF, providing a total of approximately 3,336 lbs. (100% annual removal efficiency for total suspended solids). We agree with the modeling results. Rule 4.3.1c is met.

Rule 4.5.4d (i) requires at least three feet of separation between the bottom of a stormwater management facility and groundwater. From the ATE geotechnical report, groundwater was encountered in soil boring B-5 in the area of the proposed UGSWMF at elevation 818.5 M.S.L. The bottom of the UGSWMF is shown to be 821.5 M.S.L., providing a separation of 3.0 feet, complying with Rule 4.5.4d (i). Groundwater was encountered in soil boring B-11, in the area of the proposed Basin at elevation 818.5 M.S.L. The bottom of the Basin is shown to be 821.5 M.S.L., providing a separation of 3.0 feet, complying with Rule 4.5.4d (i). The applicant is advised that seasonal fluctuations of the groundwater elevation can occur.

Rule 4.3.3c states that 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. Additionally, a separation of at least two feet must be provided between the 100-year high-water elevation of the stormwater management facilities and the elevation where surface water could enter a structure. The first-floor elevation of the car dealership building, 829.5 M.S.L., is identified as the low floor and low opening elevation of the structure. The UGSWMF 100-year high water elevation is 825.3 M.S.L., providing 4.2 feet of separation. The Basin 100-year high water elevation is 824.9 M.S.L., providing 4.6 feet of separation. The 100-year flood frequency elevation of Wanda Miller Pond is 825.2 M.S.L., providing 4.3 feet of separation. The project conforms to NMCWD Rule 4.3.3.

In accordance with Rule 4.3.1a (i), where infiltration facilities, practices or systems are proposed, pre-treatment of runoff must be provided. Sump manholes will provide pretreatment for runoff entering the UGSWMF and Basin. Rule 4.3.1a (i) is met.

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 requirements of Rule 5.0 - Erosion and Sediment Control are applicable to the project since land-disturbing activities will involve excavation of more than 50 cubic yards of material and will disturb 5,000 square feet of more of surface area or vegetation, Rules 5.2.1a and b.

For temporary erosion control measures, silt fence will be utilized along the western, northern and eastern limits of disturbance. Storm drain inlet protection will be provided onsite for erosion control in the parking areas downgradient from land-disturbing activities. Permanent stabilization methods include seeding.

Nick Adams, Rehder & Associates Inc., is the project contact.

11.0 Fees

Fees for the project are:

Rules 4.0 and 5.0	\$3,000
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12.0 Financial Assurances

Financial Assurances for the project are:

Rule 3: Wetland Management:	\$5,000
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Rule 4: Volume Retention: 11,006 sq. ft. x \$12/sq. ft. = \$132,072	\$132,072
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Chloride Management:	\$5,000
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Rule 5: Perimeter control: 1,900 L.F. x \$2.50/L.F. = \$4,750	
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Inlet Control: 50 x \$100/each = \$5,000	
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Site restoration: 9.89 acres x \$2,500/acre = \$24,725	\$34,475
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Contingency and Administration	\$73,753
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Findings

1. The proposed project includes the information necessary, plan sheets and erosion control plan for review.
2. Rules 3 and 5 are met. The proposed project will conform to Rule 4 if the conditions listed below are met.
3. The proposed stormwater management facilities will provide volume retention, rate control and water quality management in accordance with Rules 4.3.1 a, b and c, respectively. In accordance with NMCWD Rule 4.3.5, the applicant must provide a maintenance and inspection plan that identifies and protects the design, capacity and functionality of the stormwater management facility.

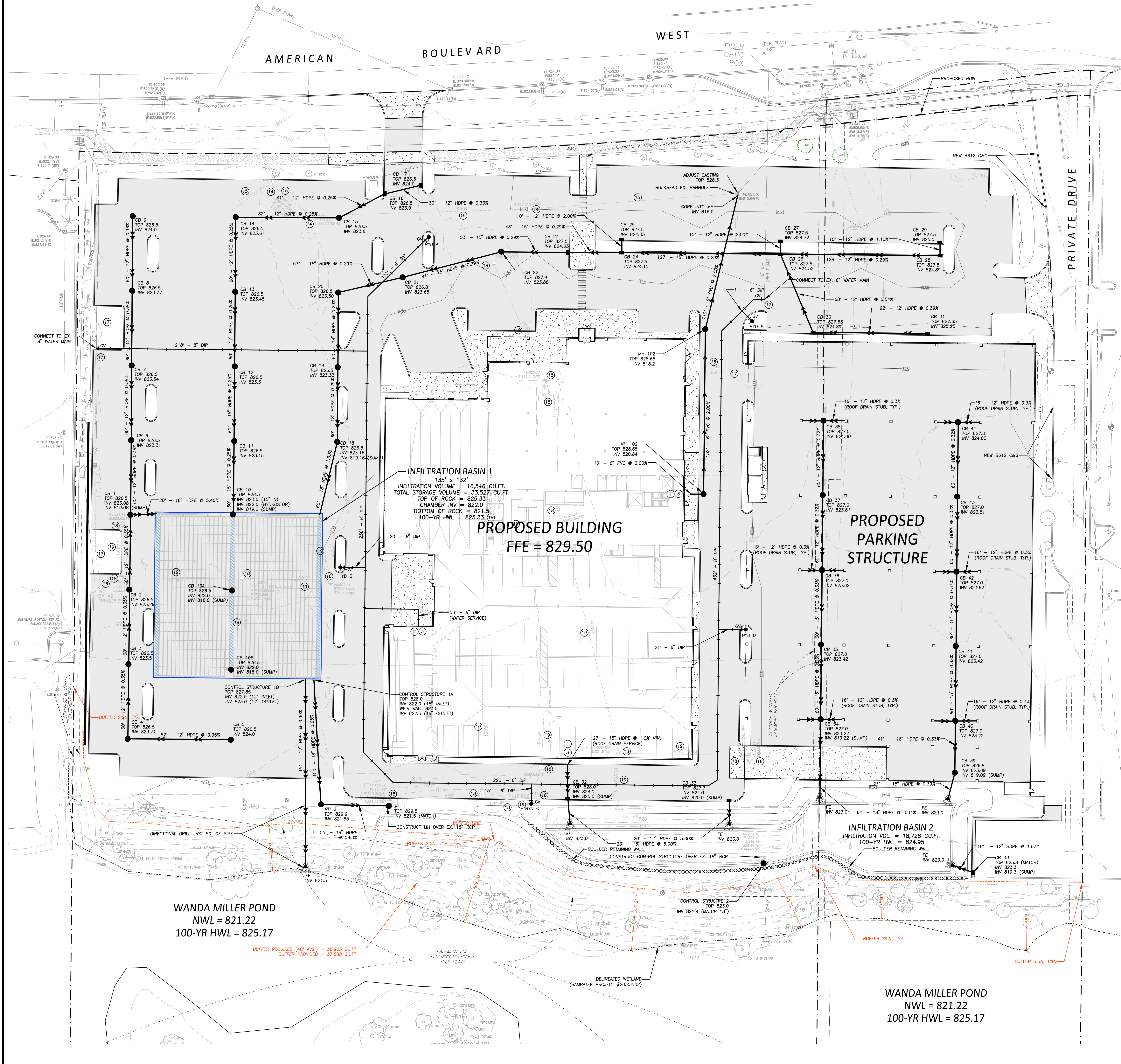
Recommendation

Approval, contingent upon:

1. General Conditions
2. Financial Assurance in the amount of \$250,300, including \$245,300 for wetland management, stormwater management, erosion control, and site restoration, and \$5,000 for compliance with the chloride management requirements.
3. Action by the District on an application will not be taken unless the project has received at least preliminary required approval from the relevant city planning, or regulatory office or body, if any is required (Rule 1.2.2). The City has provided decision notice documentation from the most recent approval process (2020), and noted the applicant has not yet formally applied with the latest concept, which includes redevelopment of the 4217 American Boulevard West parcel. **Should modifications to site design or stormwater management be required following City review, the applicant is required to submit revised plans and modeling to the District for review.**
4. The applicant has indicated that approximately 0.10 acres of impervious area along the northeastern boundary of the site will be dedicated to City of Bloomington right-of-way. With the anticipated right-of-way designation, volume retention in accordance with Rule 4.3.1 is provided for the 8.82 acres of impervious surface, which excludes the 0.10 acres of impervious surface to be turned over to the City. The applicant is required to provide documentation indicating approval of the 0.10 acres of City right-of-way dedication.
5. A method for controlling sediment from leaving the site at the construction entrance must be identified on the Grading, Drainage, Erosion Control and SWPPP Plan (Sheet C2).
6. A receipt showing recordation of a maintenance declaration for the wetland buffer and on-site stormwater management facility, Rules 3.4.7 and 4.3.5, respectively. 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 4.5.8, an as-built drawing of the stormwater facilities conforming to the design specifications, including a stage volume relationship in tabular form for the underground stormwater management facility and surface infiltration basin.
2. Buffer markers for compliance with Rule 3.4.5 are required. The buffer areas will be created in compliance with Rule 3.4.6.
3. 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.
4. For the release of the \$245,300 financial assurance required, Rule 12.4.1b requires demonstration and confirmation that the stormwater management facility has been constructed or installed and is functioning as designed and permitted. Verification, through daily observation logs and photographs, must be provided showing the stormwater facilities used for volume retention have drawn down within 48 hours from the completion of two 1-inch (approximate) separate rainfall events.

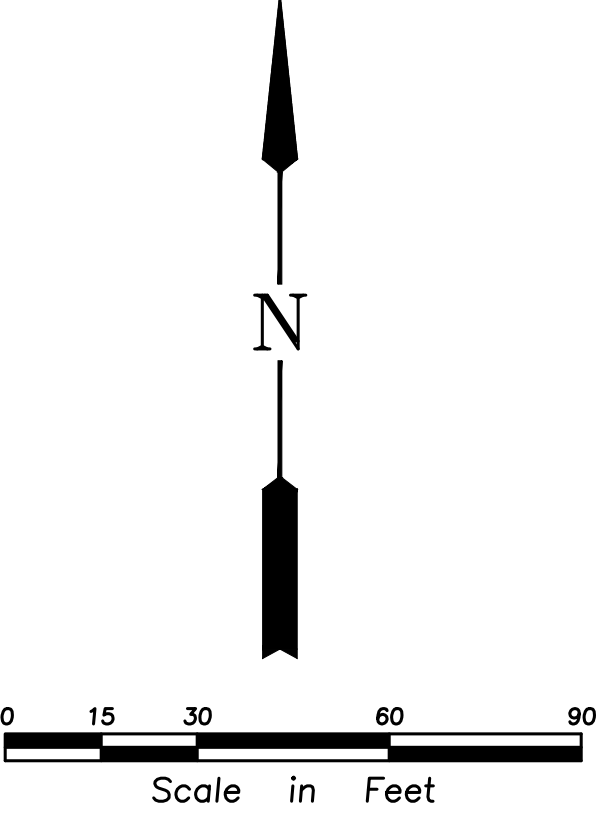


Boundary & Topographical information on the existing Walser Toyota property was prepared by Sambatek (4-16-15).
Boundary & Topographical information on the existing Joe Senses's Restaurant property was prepared by Harry S. Johnson Co., Inc. (1-11-21).
This information has not been verified as to its accuracy or completeness by Rehder & Associates, Inc.

- ### UTILITY NOTES
- Bring sewer services all the way into the proposed building to accommodate City inspection and testing.
 - Bring water main all the way into the proposed building (i.e. up to meters and/or fire service equipment) to accommodate City inspection and testing.
 - Verify all service locations and inverts with mechanical engineer before construction.
 - All watermain to have a minimum of 8' and maximum of 10' of cover.
 - Taps of live water mains to be done by City forces; however, they shall be paid for and coordinated by the Contractor.
 - Combination Fire and Domestic services must terminate with a thread on flange or an M to flange adapter.
 - There shall be at least a 10-foot horizontal separation between water and sewer lines.
 - Water mains crossing storm or sanitary sewers shall have a minimum of 18-inch vertical separation.
 - Wrap DIP water main with 8 mil minimum poly.
 - All water main pipe 12" in diameter and smaller shall be Class 52 DIP.
 - Coordinate tap and water valve cut in with City of Bloomington Utilities.
 - PVC Pipe connections into all concrete structures shall be made with water tight materials, utilizing an A-Lok or WaterStop gasket or boot, cast-in-place rubber boot, or approved equal. Where the alignment precludes the use of the above approved watertight methods, Con Seal 231 waterstop sealant, or approved equal will only be allowed as approved by the Engineer.
 - Prior to issuance of the Certificate of Occupancy, the developer/contractor must submit electronic utility as-builts to the Public Works Department. Contact Jen Desrude (952-563-4862) for requirements.
- ### UTILITY REMOVAL NOTES
- Remove existing sanitary sewer manhole.
 - Remove existing sanitary sewer pipe.
 - Remove existing hydrant and valve.
 - Remove existing water main pipe.
 - Remove existing storm sewer catch basin/manhole/flare end.
 - Remove existing storm sewer pipe.

NOTE: CONTRACTOR TO COORDINATE REMOVAL/ABANDONMENT AND RELOCATION OF EXISTING POWER POLES, OVERHEAD ELECTRIC LINES, BURIED ELECTRIC LINES, BURIED COMMUNICATION LINES AND BURIED GAS LINES WITH THE APPROPRIATE UTILITY COMPANY.

- ### LEGEND
- PROPOSED CATCH BASIN/MANHOLE
 - PROPOSED CATCH BASIN
 - PROPOSED HYDRANT
 - PROPOSED GATE VALVE
 - PROPOSED FLARED END
 - PROPOSED STORM SEWER
 - PROPOSED SANITARY SEWER
 - PROPOSED WATERMAIN
 - PROPOSED CONCRETE
 - PROPOSED STD. DUTY BITUMINOUS
 - PROPOSED HEAVY DUTY BITUMINOUS
 - CONSTRUCTION LIMITS
 - BOUNDARY/ROW/BLOCK LINE
 - EASEMENT
 - BUILDING/PARKING SETBACK LINE
 - EXISTING CONTOUR
 - EXISTING ELEVATION



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REHDER & ASSOCIATES, INC.
Civil Engineers & Land Surveyors

PROJECT NO.: 201-2245.016 DRAWING FILE: 224501.DWG

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota.

PRELIMINARY

Name _____ Date _____

Issued	City & Submittal	Phase	Comments
2-12-21	CITY SUBMITTAL	3-2-21	
3-15-21	PHASE 1 PRICING SET	3-15-21	
3-15-21	ADDRESS INTERPRET COMMENTS	3-15-21	

UTILITY PLAN
WALSER TOYOTA
CITY OF BLOOMINGTON

SHEET NUMBER
C3