COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: July 8, 2019
AGENDA NUMBER: 15
FILE NUMBER: 19-132
ITEM: Northtown Mall

RECOMMENDATION: Table with 13 Stipulations

APPLICANT: Starr Duvall
180 E Broad St
Columbus, OH 43215

PURPOSE: Redevelopment of existing mall site for the construction of new retail spaces and parking lot

LOCATION: 398 Northtown Drive NE, Blaine

APPLICABILITY:
1. Within 1 mile of an impaired waters.
2. One or more cumulative acres of land disturbance.
3. The lands and waters that have been, or may be covered by the regional flood.

**EXHIBITS:**
1. Construction Plan set (22 sheets); by Civil Site Group, dated 6/26/19, received 6/26/19.
2. Stormwater Management Report; by Civil Site Group, dated 6/26/19, received 6/26/19.
4. Anticipated Project Schedule; by Civil Site Group, dated 6/26/19, received 6/26/19.

**PREVIOUS ACTION TAKEN:** This is a new application.

**FINDINGS:**
**Pre-application Meeting:** The project as submitted has not received a general review during a pre-application meeting.

**Ditches:** There is not a public ditch on the property.

**Ditch Hydraulics:** There is no ditch on the property.

**Erosion and Sediment Control:** Soils affected by the proposal are Isanti and Millerville.
- Stabilizing vegetation is proposed for disturbed areas within seven (7) days of rough grading.
- Soil stockpiles have been proposed to be fitted with sediment-trapping measures to prevent soil loss and have a note to stabilize within seven (7) days of inactivity.
Adjacent properties and stormwater ponds are protected from sediment deposition.

Construction schedules detailing when sediment trapping measures will occur; stabilization of earthen structures and the general timing of construction phases have been provided.

Stabilization adequate to prevent erosion has not been provided at the outlets of all storm sewer pipes.

All storm sewer inlets are not protected from sediment-laden water during construction.

All work adjacent to water or related resource has taken precautions to contain sediment, and stabilize the work area during construction.

Provisions have been made to minimize transport of sediment (mud) by runoff or vehicle tracking onto the paved surface.

Provisions have been made for cleaning road surfaces where sediment is transported by the end of the day.

Construction entrance points are clearly located on the erosion and sediment control plan.

The erosion and sediment control plan does provide for the repair and maintenance of all temporary and permanent erosion and sediment control practices.

Details are provided for ESC (riprap, perimeter control, concrete washout, inlet protection, etc.)

Dewatering: Shallow ground water does not exist on site. The project does not require dewatering.

Floodplain: There is no floodplain on the property according to the District model and FEMA.

Groundwater: Geotechnical information collected in June 2019 indicates long term groundwater elevation is present at 5.5 to 6.5 feet below the surface on the south end, and 4.5 to 10.0 feet on the north end.

The project site is not within the Emergency Response Area/10 Year Well Head Protection Area/Drinking Water Supply Management Area.

The proposal does not contain a land use discouraged or prohibited by the Safe Drinking Water Supply Act (SDSA).

Historic Sites: The proposed project does not include sites of historic or archeological significance.

Local Planning & Zoning: The proposed project is consistent with local planning and zoning. There is an approved local water plan.
Property owners affected by changes in drainage should be notified and acknowledge the changes proposed.

**Maintenance:** The owner of the Stormwater Management features and treatment practices is Washington Prime Group. The Stormwater Treatment Practices (STPs) consisting of the following:

<table>
<thead>
<tr>
<th>Stormwater Treatment Practices</th>
<th>Number</th>
<th>Inspection &amp; Maintenance Responsibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>Infiltration Basin</td>
<td>1</td>
<td>Washington Prime Group</td>
</tr>
<tr>
<td>Infiltration Trench</td>
<td>1</td>
<td>Washington Prime Group</td>
</tr>
<tr>
<td>RainGuardians</td>
<td>6</td>
<td>Washington Prime Group</td>
</tr>
</tbody>
</table>

A maintenance agreement has not been executed. The applicant has not submitted a Maintenance Plan for each Stormwater Treatment Practice.

Easements: The proposed project does not include ditch maintenance easement. A ditch maintenance easement is not required. A maintenance access to all storm water management features is provided.

**Stormwater & Hydrology:** Infiltration is allowed within the project area. The 1.1-inch infiltration is achieved. The stormwater management system utilizes an infiltration basin and an infiltration trench.

Drainage sensitive uses do not exist downstream from the proposed site. The rate of post-development runoff from the site does not exceed predevelopment rates, or rates which would interfere with sensitive downstream land uses. Properties and waterways downstream from the project are protected from erosion due to increases in the volume, velocity and peak water flow rates of stormwater runoff. Concentrated storm water leaving a site is discharged directly into a well-defined natural or man-made off-site receiving channel or pipe. All on-site constructed storm water conveyance channels are constructed to withstand the expected velocity from a 2-year frequency storm without erosion.

**Water Quality:** The proposed project does not cause an exceedance of State water quality standards. The project does not contribute to the adverse impact of wetlands through inundation or volume of flow. All discharges into wetlands/stormwater basins are not pretreated by a sediment basin/water quality pond, and it is unknown if they are designed correctly. The proposal will not detrimentally affect the existing water quality of the receiving water. The proposal will not cause extreme fluctuations of water levels or temperature changes.

**Impairments:** This project is within one (1) mile of and drains to an Impaired Water. The Impaired Water is County Ditch 17 and Unnamed Ditch. Both are impaired for Aquatic Life (Macro-invertebrates) and Aquatic Recreation (E. coli). The major stressors are
Total Suspended Solids (TSS)/Total Phosphorus (TP)/E.coli. There are EPA approved Total Maximum Daily Load (TMDL) or Waste Load Allocation (WLA) for these waters.

There are no new impervious surfaces proposed as part of this project.

**Wetlands:** Wetlands do exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey. Wetlands have been delineated. The most recent delineation was completed on 4/10/19 under PAN 19-086. The wetland boundary has been checked on 5/6/19.

The wetland is not a DNR protected water.

The total proposed wetland impact is 0 square feet

**Wetland Replacement Plan:** A wetland replacement plan has not been submitted and is not required.

**Wildlife:** The proposed project does not include endangered or threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas or wildlife travel corridors.

The applicant has not contacted the MDNR natural heritage or endangered species program.

If the project is present, the project does not propose substantial adverse alteration or significant detrimental impact on a species or removal of a plant species will occur.

**Performance Escrow:** $4,500.00  
**Wetland Escrow:** $N/A

There are ditch liens on the property.

**ISSUES/CONCERNS:**

<table>
<thead>
<tr>
<th>ISSUE</th>
<th>NEED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Escrows: $2,000 + (5.0 ac * $500/ac = $4,500.00)</td>
<td>1. Receipt of escrows.</td>
</tr>
<tr>
<td><strong>Stormwater &amp; Hydraulics:</strong> The applicant is meeting the volume management requirement equivalent to infiltrating runoff from the first 1.1 inches of precipitation. A post construction test on the infiltration basin will be required to verify the assumed infiltration rates are obtained.</td>
<td>2. The applicant must provide a note on the construction plans that a post construction test on the infiltration basin will be conducted by filling the basin to a minimum depth of 6 inches with water and monitor the time necessary to drain. The Coon Creek Watershed District shall be notified prior to the test to witness the results.</td>
</tr>
<tr>
<td>No detail provided for Rain Gaurdians.</td>
<td>3. Provide a detail for Rain Gaurdians.</td>
</tr>
</tbody>
</table>
SCS Type II rainfall distribution is used in the HydroCAD models. MSE 3 distribution should be used. There is a discrepancy in total areas between the existing and proposed HydroCAD models.

4. Update HydroCAD model to use MSE 3 rainfall Distribution.

5. Clarify the discrepancy in total areas in between the existing and proposed HydroCAD models.

| Stabilization adequate to prevent erosion has not been provided at the outlets of all storm sewer pipes. | 7. Provide inlet protection for the CB located directly adjacent to the west construction entrance. |
| All storm sewer inlets are not protected from sediment-laden water during construction. | 8. After initial grading completely surround the proposed infiltration basins with erosion control measures to prevent the basin from clogging. |
| Infiltration basins are not protected from erosion and sedimentation during construction. After initial grading the District requires that infiltration basins be completely surround by erosion control measures to prevent the basin from clogging. |  |

| Water Quality: | 9. Provide pretreatment for runoff that enters the infiltration trench through Future FES 1 and Future FES 21. Provide calculations (SHSAM can be used) to indicate sumps are appropriately sized to meet district removal rates of 80% TSS. A minimum of 4-foot depth is required to prevent resuspension. |
| All discharges into infiltration practices are not pretreated by a sediment sump manhole. | 10. Provide more detail on the design and construction of the infiltration basin. |
| It is unknown if infiltration practices are designed correctly. | 11. Provide results of Phase I/Phase II or clarify location of underground tanks. |
| Underground storage tanks were identified on site from the MPCA resources. |  |

| Groundwater: | 12. Provide a soil boring within the proposed infiltration trench to ensure 3’ separation from seasonal groundwater. |
| No soil boring provided in the location of the infiltration trench. It is unknown if 3’ separation from the seasonal groundwater is met. |  |
**Maintenance:** A maintenance agreement has not been executed. The applicant has not submitted a Maintenance Plan for each Stormwater Treatment Practice.

13. Provide an O&M Agreement that meets District requirements.

**RECOMMENDATION:** Table with 13 Stipulations

**Stipulations:**

1. Receipt of escrows.
2. The applicant must provide a note on the construction plans that a post construction test on the infiltration basin will be conducted by filling the basin to a minimum depth of 6 inches with water and monitor the time necessary to drain. The Coon Creek Watershed District shall be notified prior to the test to witness the results.
3. Provide a detail for Rain Gaurdians.
4. Update HydroCAD model to use MSE 3 rainfall Distribution.
5. Clarify the discrepancy in total areas in between the existing and proposed HydroCAD models.
7. Provide inlet protection for the CB located directly adjacent to the west construction entrance.
8. After initial grading completely surround the proposed infiltration basins with erosion control measures to prevent the basin from
9. Provide pretreatment for runoff that enters the infiltration trench through Future FES 1 and Future FES 21. Provide calculations (SHSAM can be used) to indicate sumps are appropriately sized to meet district removal rates of 80% TSS. A minimum of 4-foot depth is required to prevent resuspension.
10. Provide more detail on the design and construction of the infiltration basin.
   a. Clarify what the 3’ wide “rock window” is.
   b. Clarify if existing material will be replaced with engineering soil. If the material will be replaced, provide a cross section of the basin.
11. Provide results of Phase I/Phase II or clarify location of underground tanks.
12. Provide a soil boring within the proposed infiltration basin to ensure 3’ separations from seasonal groundwater.
13. Provide an O&M Agreement that meets District requirements.