COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: October 14, 2019
AGENDA NUMBER: 16
FILE NUMBER: 19-132
ITEM: Northtown Mall

RECOMMENDATION: Approve with 3 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 9/16/19.
2. Revised Stormwater Management Report; by Civil Site Group, dated 8/26/19, received 9/16/19.
4. Anticipated Project Schedule; by Civil Site Group, dated 6/26/19, received 6/26/19.
5. Response Memo: by Civil Site Group, 9/16/19, received 9/16/19.
6. O&M Agreement Draft; Washington Prime Group, received 9/16/19

PREVIOUS ACTION TAKEN: This application was originally submitted on June 26, 2019 and was tabled at the September 9, 2019 Board meeting. The following 6 stipulations were identified in the review:

1. Update HydroCAD model to use MSE 3 rainfall Distribution.
2. Provide SHSAM input files for review.
3. Provide a SAFL Baffle instead.
4. Specify MNDOT Grade 2 compost free of animal waste.
5. Clarify on the cross section detail the elevation of undisturbed native soils. Revise plans to meet 3-foot separation from groundwater.
6. Provide an O&M Agreement that meets District requirements.
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 been provided at the outlets of all storm sewer pipes.
- All storm sewer inlets are 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.

**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>Rain Guardians</td>
<td>6</td>
<td>Washington Prime Group</td>
</tr>
<tr>
<td>Sump with SAFL Baffle</td>
<td>2</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 pretreated by a sumps and Rain Guardians. It is unknown if the sumps 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 [$2,000 + (5.0 ac * $500/ac) = $4,500.00] Received 8/27/19

**Wetland Escrow:** $N/A

There are not ditch liens on the property.
ISSUES/CONCERNS:

<table>
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<tr>
<th>ISSUE</th>
<th>NEED</th>
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</thead>
<tbody>
<tr>
<td><strong>Water Quality:</strong> SHSAM input files provided had one watershed file. However, two sumps were calculated. Biofiltration detail specifies MNDOT Grade 2 compost with no sand for filter media.</td>
<td>1. Clarify watershed information used in SHSAM associated with each sump. 2. Specify a mixture of sand and MNDOT Grade 2 compost.</td>
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RECOMMENDATION: Approve with 3 Stipulations

Stipulations:
1. Clarify watershed information used in SHSAM associated with each sump.
2. Specify a mixture of sand and MNDOT Grade 2 compost.
3. Provide an O&M Agreement that meets District requirements.