

Hanson, Bennett

From: Mitchell, Brittany
Sent: Wednesday, September 24, 2025 8:30 AM
To: Hanson, Bennett
Subject: FW: Site Plan comments - Action needed - 304 Lundin Blvd.

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

From: Bienfang, Cory <cbienfang@mankatomn.gov>
Sent: Wednesday, September 24, 2025 8:23 AM
To: Bryan Petzel <Bryan.Petzel@ISGInc.com>; Mitchell, Brittany <bmitchell@mankatomn.gov>
Subject: RE: Site Plan comments - Action needed - 304 Lundin Blvd.

Good morning, Bryan,

After review of the updated plans and drainage report, I have generated the following comments:

1. Need a SWPPP
2. Volume of runoff and WQV
 - a. There will be an increase in the volume of runoff as the impervious surface is increasing. How much will this be and how will it effect the in-place system downstream? This analysis is required for both of the existing systems, the one flowing to the north into the ravine and the one flowing to the south into the stormwater pond east of 3rd Ave.
 - b. In compliance with the City MS4, effort needs to be put forth to treat runoff onsite. The available greenspace on the northeast side of the parcel seems like an obvious BMP site and could satisfy the treatment needs associated with the proposed improvements by directed water through curb cuts or storm sewer. While borings were performed on site and bedrock was encountered at depths ranging primarily from two to five feet, boring ST-02 (closest to the NE green area) suggests that bedrock may be deeper than 2-5' as this boring has the deepest depth to refusal at 7.5'.
3. At a minimum if bedrock is an issue, then we need proof that a shallow depth infiltration BMP onsite is not possible which would require additional borings.

In summary I agree that the site creates significant challenges to stormwater treatment, but city standards are being triggered requiring treatment. While BMPs should maximize the amount of runoff captured as good engineering practice, the NPDES stormwater permit does not require a minimum amount of runoff. This means that a design to incorporate a basin onsite that satisfies the City's WQV requirements but does not physically capture the amount of runoff to achieve that. This should be last resort, but it's better than nothing.

Thanks,

Cory Bienfang, P.E.
Interim City Engineer

City of Mankato
Intergovernmental Center | 10 Civic Center Plaza | Mankato, MN 56001
Office: (507) 387-8643