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Item 4G.  
BCWMC 10-17-13

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## Memorandum

**To:** Bassett Creek Watershed Management Commission  
**From:** Barr Engineering Company  
**Subject:** Item 4G – Plymouth City Center Medical Building - Plymouth  
BCWMC October 17, 2013 Meeting Agenda  
**Date:** October 9, 2013  
**Project:** 23/27 051 2013 288

### 4G. Plymouth City Center Medical Building: Plymouth

#### Summary

**Proposed Work:** Development of a Medical Center

**Basis for Commission Review:** Alternative Treatment Proposed

**Change in Impervious Surface:** Increase 3.12 acres

**Recommendation:** Conditional Approval

#### General Background & Comments

The proposed Plymouth City Center Medical Building will be located on 37<sup>th</sup> Avenue North between Plymouth Boulevard and Vicksburg Lane North. The proposed development includes construction of a medical building and associated parking. The entire four acre undeveloped parcel will be graded and the impervious area will increase 3.12 acres. Proposed BMPs include two underground filtration systems and three sumps with SAFL Baffles to bring the entire site up to Level 1 standards. The site is in the Plymouth Creek Subwatershed.

#### Floodplain

N.A.

#### Wetlands

There are no wetlands on the site. The City of Plymouth is the Local Government Unit (LGU) responsible for review of the project for conformance to the MN Wetland Conservation Act.

#### Stormwater Management

Under existing conditions, approximately half of the parcel runoff enters the Vicksburg Lane North storm sewer to the west, and the remainder of the parcel discharges to the Plymouth Avenue North storm sewer to the east. Both of these storm sewer systems discharge into Plymouth Creek. Under proposed conditions, runoff will enter underground filtration systems to provide some rate control before discharging offsite.

## **Water Quality Management**

Currently, there is no water quality treatment onsite, since the site is undeveloped. Proposed permanent BMPs include construction of two underground filtration systems with four foot sumps and SAFL Baffles to serve as pretreatment. A total of 2.76 acres of the proposed 3.12 acres of impervious surface will discharge to the proposed BMPs. The 0.36 acres of impervious area will discharge offsite untreated.

## **Erosion and Sediment Control**

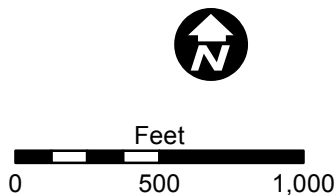
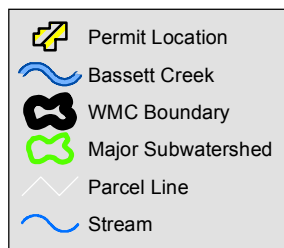
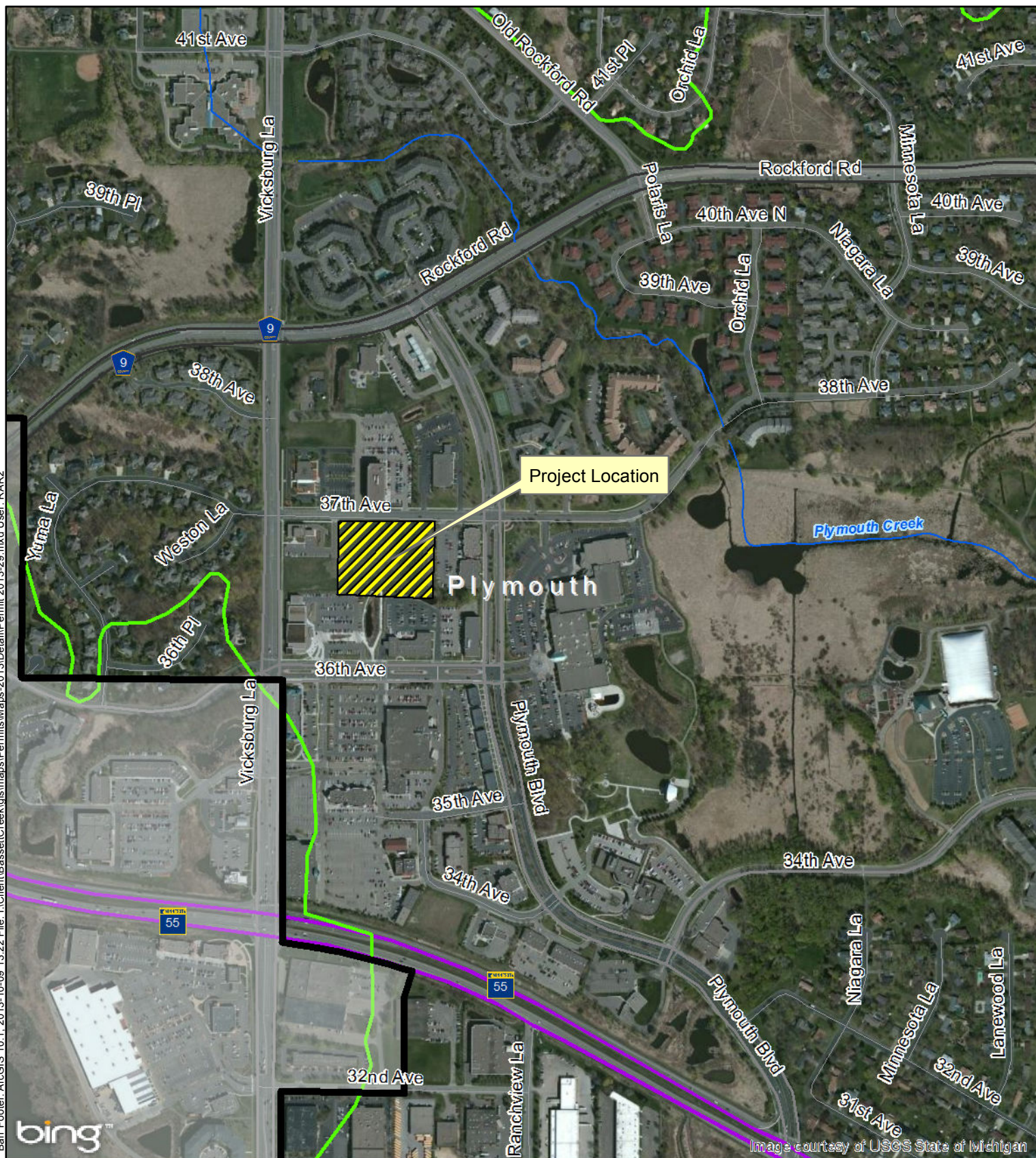
Temporary erosion control features include silt fence, inlet protection around all storm sewer inlets, and rock construction entrances.

## **Recommendation**

Conditional approval based on the following comments:

1. The 0.36 acres of impervious surface that discharges offsite untreated must be treated to Level 1 standards.
2. Revised plans must be submitted to the BCWMC Engineer for review and approval.





**LOCATION MAP**  
**APPLICATION 2013-29**  
**Plymouth City Center Medical Building**  
**Plymouth, MN**