

MEMORANDUM
Comfort Lake-Forest Lake Watershed District

To: Board of Managers

Date: October 20, 2022

From: Mike Kinney

Subject: Permit 22-035 880th Parking Lot

Background/Discussion

The purpose of this agenda item is for managers to review, discuss, and consider approving permit number 22-035.

Recommended Action

Proposed Motion: Manager _____ moves to approve permit application #22-035 with conditions stated in EOR's October 19, 2022, Permit Application #22-035, City of Forest Lake memorandum. Seconded by Manager _____.

Attached:

Emmons & Olivier Resources' Memorandum
Emmons & Olivier Resources' Exhibit

Project	880 th 15 th Street Parking Lot	Date	10-19-2022
To	Mike Kinney	Contact Info	CLFLWD
Cc	Board of Managers	Contact Info	CLFLWD
From	Greg D. Graske, P.E.	Contact Info	EOR
Regarding	Permit Application #22-035, City of Forest Lake		

Applicant

LPA LLC
 Attn: Jerry Bottem
 24103 Greenway Road
 Forest Lake, MN 55025
 Phone: 612-363-0864
 bottemlandscaping@gmail.com

Authorized Agent

Dennis Batty & Associates Group
 Attn: Dennis Batty
 22770 Imperial Avenue N
 Forest Lake, MN 55025
 Phone: 612-819-9711
 denn@dennisbatty.com

Project Purpose: The proposed project will expand an existing parking lot on a 4.0-acre site, resulting in approximately 0.5 acres of new impervious cover. The project will disturb 0.9 acres.

Project Location: 880th 15th Street, Forest Lake. The site drains to Comfort Lake.

Applicable District Rules: 2.0, 3.0, 9.0, 10.0

Recommendation: Approval, with issuance on receipt of the following:

1. Revised Overflow Swale detail including the specific type of turf reinforcement mat to be used and along with further clarity on where the turf reinforcement will be installed (see discussion under rule 3.0).
2. Clarification on the location of the rock construction entrance (see discussion under rule 3.0).
3. Additional erosion control plan notes including the sequencing of construction for the proposed stormwater facilities concurrent to the other work on site, revegetation specification and implementation schedule.
4. Execution of a maintenance instrument satisfactory to the CLFLWD addressing the ongoing operation and maintenance of the proposed stormwater management features. The proposed instrument shall be provided to the District for review prior to execution, and documentation of recording with the County must be provided before permit issuance.
5. Financial Assurance in the amount of \$2,000 for grading and alteration.
6. Financial Assurance in the amount of \$8,000 for stormwater management or demonstration that the applicant has provided the municipality with a financial assurance, specific to the stormwater facilities, of equal or greater value.

Stipulations of Permit:

7. Submittal of as-built survey for all stormwater features and pipe.

Rule 2.0: Stormwater Management

The project will expand an existing parking lot on a 4.0-acre site, resulting in approximately 0.5 acres of new impervious cover. The impervious area runoff will be routed to a stormwater retention pond. Runoff under existing and proposed conditions is routed to the wetland located on the northwest side of the property.

For redevelopment projects, the required treatment volume of 1.1 inches of runoff from all new and reconstructed impervious surfaces must be captured and treated. Infiltration and filtration are infeasible due to high groundwater table and lack of elevation difference between upland and wetland onsite. The proposed pond requires use of the 0.50 conversion factor for treatment volume. This results in a total required treatment volume of 3,836 CF. The proposed stormwater pond provides 19,888 CF of treatment volume, therefore meeting the District volume requirements. The pond also provides dead storage for the runoff from the 2.5-inch rainfall event so that the design conforms to NURP sizing standards. All the proposed site's new impervious will be routed to the stormwater pond.

Discharge from the site mimics peak rates compared to existing conditions at all discharge locations, thereby satisfying District Rate Control requirements. A summary table of rates leaving the site is below.

Rate Control Summary

Conditions	2-year	10-year	100-year
Existing (cfs)	2.2	2.7	3.8
Proposed (cfs)	2.2	2.7	3.8

The existing building low floor elevation meets District freeboard requirements over the proposed stormwater pond.

Changes to the bounce and inundation of the onsite wetland will be negligible, therefore satisfying the bounce and inundation requirements of Rule 2.3.4.

Rule 3.0: Erosion Control

The proposed project includes silt fence downstream of graded areas, a rock construction entrance, rip rap at stormwater outfalls and an Enkamat at the pond overflow. It appears that the Enkamat is intended to be placed on the sides and bottom of the proposed overflow swale, however the detail could also potentially be interpreted that the Enkamat is only required on the side slopes. Also, the type of Enkamat is not specified. An updated Enkamat detail with more information to ensure that the stabilization of the overflow will be robust and permanent is required.

The rock construction entrance is shown at the entrance of the existing parking lot. It is unclear if this is practical or if it would be more appropriate to have it in-between the existing parking lot and the new parking lot. Clarification and/or updated plans are required.

The proposed plans do not include detailed erosion control notes. Standard erosion control notes including but not limited to sequencing of construction for the proposed stormwater facilities concurrent to the other work on site, revegetation specification and implementation schedule are required.

Rule 4.0: Lake, Stream, and Wetland Buffer Requirements

The proposed project does not trigger this rule; a subdivision was not proposed and no municipal rezoning or variance was required for this project.

Rule 5.0: Shoreline and Streambank Alterations

The proposed project does not trigger this rule; a DNR general permit applicable to owners who hold a District permit is not in effect.

Rule 6.0: Watercourse and Basin Crossings

The proposed project does not trigger this rule; no roadways, utilities, or water control structures are proposed in the bed of District waterbodies.

Rule 7.0: Floodplain and Drainage Alterations

The proposed project does not trigger this rule; the City of Forest Lake has a state-approved floodplain ordinance.

Rule 8.0: Wetland Management

The proposed project does not trigger this rule; the District is not the LGU for wetland impacts.

Rule 9.0: Fees

The fees required for the proposed project includes the Application fee of \$10 and the permit review and field inspection deposit of \$1,000 for erosion control requirements and \$3,000 for stormwater requirements for a total of \$4,010. The required permit fees have been submitted.

Rule 10.0: Financial Assurances

The financial assurances required for the proposed project are \$2,000 for grading and alteration and \$8,000 for stormwater management facilities. A financial assurance to CLFLWD for stormwater management facilities is not needed if the applicant demonstrates that the applicant has provided the municipality with a financial assurance, specific to the stormwater facilities, of equal or greater value.

Rule 11.0: Variances

The proposed project does not request a variance.

Submittals Received

The following submittals were received and reviewed as the basis for this permit application review:

1. Application, received September 22, 2022, undated, prepared by Applicant.

2. Application fee of \$10, received September 26, 2022.
3. Permit review and inspection deposit of \$1,000, received September 26, 2022.
4. Wetland Conservation Act Notice of Decision, received September 22, 2022, dated November 23, 2021.
5. Wetland Delineation Report, received September 22, 2022, dated October 6, 2021, prepared by Jacobson Environmental, PLLC.
6. Certificate of Survey, received September 22, 2022, dated June 7, 2022, prepared by E.G. Rud & Sons, Inc.
7. Plan Set (4-pages), received September 22, 2022, dated September 22, 2022, prepared by Plowe Engineering, Inc.
8. Stormwater Drainage Report, received September 22, 2022, dated September 22, 2022, prepared by Plowe Engineering, Inc.
9. Drainage Area Maps, received September 22, 2022, dated September 20, 2022, prepared by Plowe Engineering, Inc.
10. Geotechnical Evaluation, received September 22, 2022, dated July 12, 2022, prepared by AllPhase Companies, Incorporated.
11. Engineer's Estimate of Construction Costs, received October 18, 2022, dated October 18, 2022, prepared by Plowe Engineering, Inc.

