memo

Project	Pipers Preserve	**Date**	8-17-2022
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 #22-010, City of Forest Lake		

Applicant
A2MN Properties LLC
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Authorized Agent
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Project Purpose: The proposed project is for a 3-lot single family home development to be known as Piper's Preserve. The site was previously rough graded under permit 18-007.

Project Location: South of Scandia Trail and east of Imperial Trail. The site drains to Forest Lake.

Applicable District Rules: 2.0, 3.0, & 4.0

Recommendation: Approved with issuance conditioned on receipt of:

1. Revegetation specifications and implementation schedule for all disturbed areas including the proposed swale and infiltration basin.
2. Survey of existing buffer vegetation and incorporation of revegetation plan acceptable to the District Engineer (as he deems necessary per rule 4.5.2).
3. Specification of minimum low floor and low opening elevations for each lot complying with requirements of Rule 7.3.
4. Execution of a maintenance instrument satisfactory to the CLFLWD addressing the ongoing operation and maintenance of the proposed stormwater management features and the protection of vegetated wetland buffer. 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. Additional permit review deposit of $1,500.
6. Financial Assurance in the amount of $4,000 for grading and alteration.
7. Financial Assurance in the amount of $12,500 for stormwater management or demonstration that the applicant has provided the municipality with a financial assurance of equal or greater value.

Stipulations of Permit:

8. All buffer markers shall be installed prior to any lot grading or home construction.

9. Before interim cover is disturbed to build on an individual lot, the lot owner will supply an lot specific erosion control plan for District approval. See https://www.clflwd.org/documents/ExampleESCPlan.pdf for lot specific erosion control requirements.

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

Rule 2.0: Stormwater Management

The site was previously rough graded under permit 18-007. The Stormwater Rule was not triggered at that time, however it was noted that additional approvals would be required for any proposed impervious or future residential development. The proposed project will now build a shared driveway and subdivision is proposed for three single family homes, thereby triggering the District stormwater treatment requirements. The submitted grading plan sheet includes a drainage swale with ditch checks along with a shallow depressional area that will promote infiltration before discharging to the wetlands on the west side of the property. For new development the volumes at the point of discharge must not increase from pre-development conditions for the 24-hour precipitation event with a return frequency of two years. Based on the submitted calculations the western drainage consisting of the entrance road and the front drainage of the three lots will reduce downstream volumes compared to pre-development conditions. Under predevelopment conditions the western drainage produces 0.30 acre-feet of runoff volume for the 2- year event and under proposed conditions it will produce 0.267 acre-feet of runoff volume.

Overall total volumes from the entire site are slightly reduced. A fraction of site hard surface, consisting of rooftops and portions of driveways, drains to backyards and will sheet flow through turf areas and particularly through the large protected wetland buffer around the wetland to southeast so most or all of the regulated volume will be captured for the 24-hour precipitation event with a return frequency of two years, and suspended solids will be removed from this runoff to the maximum extent practicable prior to discharge to the downstream wetlands.

The site meets District rate control requirements for the 2, 10 and 100 year event at all discharge locations. A summary table of rates leaving the site is summarized below.

Rate Control Summary

Conditions	2-year	10-year	100-year
Existing (cfs)	6	24	80
Proposed (cfs)	6	22	74

Rates and volumes are being controlled prior to discharge to the wetlands on the west side of the property therefore there will be no adverse impacts to the bounce and inundation. The wetland on the southwest corner of the site receiving rear yard drainage is a very large wetland complex and calculated volumes to the wetland are negligible compared to the size of the wetland, therefore no adverse impact to bounce or inundation is proposed to this wetland.

This permit does not authorize construction of the homes, however minimum required low floors and openings complying with district freeboard requirements should be specified on the plan set to provide guidance for future builders.

Rule 3.0: Erosion Control

The gravel base for the entrance road is already in place. The overall site grading and temporary vegetative cover was incorporated under permit 18-007. Therefore, the disturbance under this permit consists of the work needed to install the required stormwater facilities, and the future work to build the homes. The site plan includes silt fence and erosion control blanket. Revegetation specifications have not been provided. Specification of an appropriate native seed mix and an implementation schedule for the proposed swale and depressional area is required. The plan must provide for interim seeding of disturbed soils until individual lot development occurs.

The current property owner intends to sell the lots and because the exact locations of those homes is not yet known, additional lot specific erosion control plans will be required from the new property owners when a permit transfer is requested. Permit transfers on all three lots will be required when a parcel is sold for development.

Rule 4.0: Lake, Stream, and Wetland Buffer Requirements

The proposed project site has several wetland basins onsite, subdivision was not proposed under permit 18-007, therefore the District's wetland buffer rule was not triggered at that time. Subdivision is now proposed, therefore the District's buffer rule is now triggered. A wetland delineation, wetland function and value assessment, and a wetland buffer plan complying with District buffer requirements has been submitted. The wetlands are classified as Manage 1 requiring a 75-foot buffer. Buffer averaging is being proposed and calculations demonstrating that the total buffer area exceeds the buffer area compared to a scenario where averaging was not used has been submitted.

Under permit 18-007 it was noted that the concept alignment of the road for the future development would likely need to be adjusted depending on the yet to be determined buffer requirements. The now-submitted plans narrow the existing entrance drive to satisfy the minimum required buffer width. The crossing between the two wetlands at the entrance into the property is best fit as allowed under 4.7.1 minimizing the permanent vegetative disturbance to the degree feasible. Some of the buffer areas were disturbed under the previous site work. A survey of the existing buffer vegetation in accordance with subsection 4.5.2 is required. Incorporation of revegetation plan with native vegetation acceptable to the District Engineer is required.

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 $1,250 for erosion control requirements, $2,000 for stormwater requirements and $1,500 for buffer requirements for a total of $4,760. The applicant has submitted $3,260. An addition permit deposit of $1,500 is required.

Rule 10.0: Financial Assurances

The financial assurances required for the proposed project are $4,000 for grading and erosion control and $12,500 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 for the facility of equal or greater value.

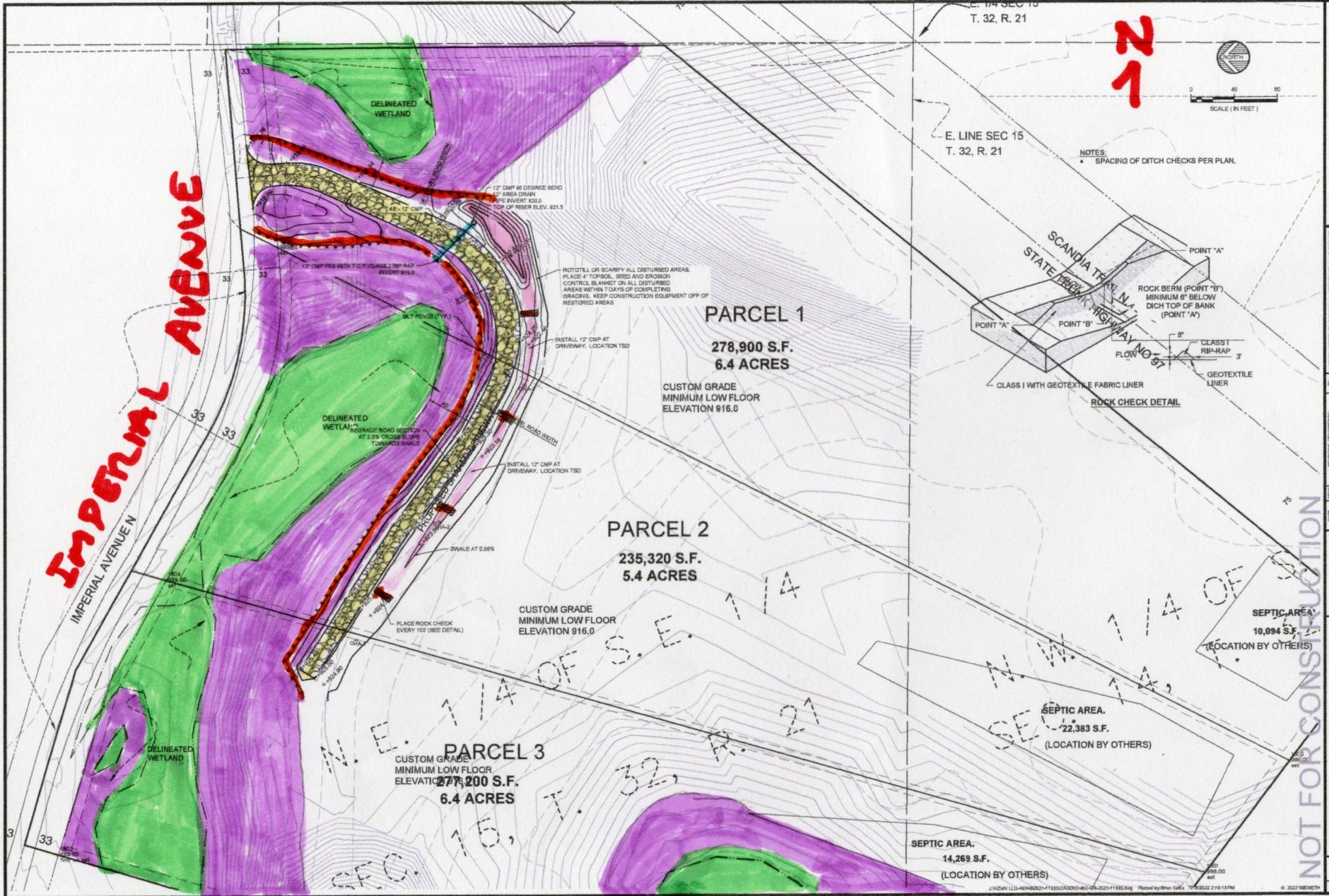
Rule 11.0: Variances

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 April 26, 2022, dated April 26, 2022, prepared by Applicant.
2. Application fee of $10, received April 29, 2022.
3. Permit review and inspection deposit of $3,250, received April 29, 2022.
4. Grading Plan, received July 18, 2022, dated July 18, 2022, prepared by Widseth Smith Nolting.
5. Wetland Delineation Report, received July 18, 2022, dated June 1, 2018, prepared by Bopray Environmental.
6. Stormwater Management Plan, received July 18, 2022, dated July 18, 2022, prepared by Widseth Smith Nolting.
7. WMC Easment Exhibit (with buffers), received July 18, 2022, dated July 1, 2022, prepared by Widseth Smith Nolting.



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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
BRIAN KALLIO
DATE: 07/15/2022 LIC. NO. 25917

NO.	DATE	ISSUE	REVISIONS DESCRIPTION	BY

DATE: 7/14/22
SCALE: AS SHOWN
DRAWN BY: BFK
CHECKED BY: BFK
JOB NUMBER: 2021-11333

PIPERS PRESERVE
AZMN LLC
FOREST LAKE, MN
GRADING PLAN

SHEET NO.
C0.03
SHEET OF

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