



MEMORANDUM

Comfort Lake-Forest Lake Watershed District

Date: June 12, 2023
To: CLFLWD Board of Managers
From: Mike Kinney, District Administrator
Subject: Permit 23-007 Mister Carwash



District Wide

Background/Discussion

The purpose of this item is for the board to review a pending district permit application. This project is located at 1098 & 1148 Broadway Avenue West, Forest Lake. The site drains to Comfort Lake via the Sunrise River. See the attached Emmons and Olivier memo and exhibit for additional information.

Recommended Motion

Manager _____ moves to approve permit application #23-007 with conditions stated in the engineer's memorandum. Seconded by Manager _____.

Attached
EOR Memo and Exhibit

Project	Mister Carwash	Date	6-12-2023
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 #23-007, City of Forest Lake		

Applicant

Roberts & Saunders II, LLC
 Attn: Steve Saunders
 9366 Jewell Lane N
 Forest Lake, MN 55025
 Phone: 651-231-0101
 saundersproperties@netzero.net

Authorized Agent

CWP West LLC
 Attn: Nicole Kastern
 3650 Annapolis Lane N, Suite 190
 Minneapolis, MN 555447
 Phone: 206-664-1303
 nkastern@mistercarwash.com

Project Purpose: The proposed project includes complete removal of existing buildings and parking areas and construction of a new car wash facility. The new building and parking lot will result in approximately 1.0 acres of impervious area. The project will disturb approximately 1.6 acres.

Project Location: 1098 & 1148 Broadway Avenue West, Forest Lake. Site drains to Comfort Lake via the Sunrise River.

Applicable District Rules: 1.0, 2.0, 3.0, 9.0, 10.0

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

1. Execution of a maintenance instrument satisfactory to the CLFLWD addressing the ongoing operation and maintenance of the proposed stormwater management facility. 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.
2. Financial Assurance in the amount of \$4,000 for grading and alteration.
3. Financial Assurance in the amount of \$215,000 for stormwater management or demonstration that the applicant has provided the municipality with a financial assurance of equal or greater value.

Stipulations of Permit:

4. Submittal of as-built survey for stormwater basin, outlet pipe and overflow.

Rule 2.0: Stormwater Management

The proposed project includes removal of all existing hard surfaces, consisting of buildings and parking areas, and construction of a new carwash and associated parking. The site has split flow with a portion going north to Broadway Avenue and a portion going south overland to an adjacent shopping center. Water from car washing operations will be captured and routed to sanitary sewer per NPDES

requirements and will not contribute to site runoff. The northern portion of the site is currently being treated by the existing Broadway regional treatment facility. The Broadway facility was designed to capture and treat Broadway Avenue along with the impervious surfaces tributary to that stormwater system. The southern portion of the site is currently untreated. The proposed project will reduce the total impervious area from 1.21 acres to 1.02 acres. An underground treatment facility will be incorporated to capture and treat the portion of impervious areas that are currently untreated. A sand filter will be incorporated beneath the chamber gallery. Pretreatment will be provided with sump manholes prior to runoff entering the chamber system.

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 is not feasible due to clay soil types. The proposed sand filter requires the use of the 0.5 conversion factor for treatment volume. This results in a total required treatment volume of 4,473 CF to treat approximately 0.56 acres of impervious. The underground treatment facility provides 4,486 CF of treatment volume, therefore meeting the District volume requirements.

Discharge from the site reduces 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 summarized below.

Rate Control Summary

Conditions	2-year	10-year	100-year
Existing (cfs)	5.8	9.1	16.0
Proposed (cfs)	2.7	4.5	10.5

Although the District does not have specific freeboard requirements for low floors related to underground systems the proposed low floor is more than 2-feet above the 100-year elevation of the underground treatment system, minimizing any flooding concerns related to the underground system.

Sequencing of construction has been provided on the plan set indicating that the proposed treatment facilities will be constructed concurrent with the proposed work.

Rule 3.0: Erosion Control

The proposed project includes silt fence downstream of graded areas, inlet protection at catch basins, a rock construction entrance, revegetation specifications and implementation plan. A detailed Storm Water Pollution Prevention Plan (SWPPP) has been provided.

The District may require the installation of additional sediment control best management practices at a later time, if deemed necessary based on site conditions during construction.

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 for the proposed project are the \$10 application fee and the \$4,250 review and inspection deposit. The fees have been submitted.

Rule 10.0: Financial Assurances

The financial assurances required for the proposed project are \$4,000 for grading and alteration and \$215,000 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 for the facility of equal or greater value. An engineer's estimate for construction of all stormwater facilities is required.

Rule 11.0: Variances

The proposed project does not require a variance.

Submittals Received

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

1. Application, received May 5, 2023, dated May 4, 2023, prepared by Applicant.
2. Application fee of \$10, received May 8, 2023.
3. Permit review and inspection deposit of \$4,250, received May 8, 2023.
4. Plan Set (16-pages), received May 25, 2023, May 24, 2023, prepared by Kimley Horn.
5. Stormwater Management Report, received May 5, 2023, dated March 13, 2023, prepared by Kimley Horn.

6. Geotechnical Evaluation Report, received May 5, 2023, dated September 7, 2022, prepared by Braun Intertec.
7. Engineer's Opinion of Probable Cost – Stormwater Management Facilities, received May 25, 2023, dated May 25, 2023, prepared by Kimly Horn.

