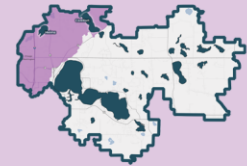




## MEMORANDUM

Comfort Lake-Forest Lake Watershed District

**Date:** July 1, 2024  
**To:** CLFLWD Board of Managers  
**From:** Mike Kinney, District Administrator  
**Subject:** Permit 24-007 Chase Bank



Comfort Lake  
Management District

### Background/Discussion

The purpose of this agenda item is for managers to review, discuss, and consider approving permit number 24-007.

Permit 24-007 is in the Comfort Lake Management District at 1232 West Broadway Ave, Forest Lake adjacent to McDonalds. The project consists of the construction of a new 3,432 SF bank building with associated parking lot, drive through ATM, and landscaping. The project would result in 0.6 acres of new and reconstructed impervious surface. The entire 0.8-acre lot would be disturbed along with approximately .04 acres of Broadway Avenue right of way. The proposed work triggers CLFLWD Rule 2.0 Stormwater Management and Rule 3.0 Erosion Control. Stormwater management requirements would be met using a surface infiltration basin and an underground infiltration basin. Sediment and erosion control requirements would be met with a combination of silt fence, inlet protection, rock construction entrance, erosion control blankets. These practices would be installed according to the submitted sediment and erosion control plan.

### Recommended Action

Proposed Motion: Manager \_\_\_\_\_ moves to approve permit application #24-007 with conditions stated in EOR's July 1, 2024, memorandum. Seconded by Manager \_\_\_\_\_.

### Attached:

[Emmons & Olivier Resources' Engineers Report Permit 24-007](#)

[Emmons & Olivier Resources' Exhibit Engineers Exhibit Permit 24-007](#)

<b>Project</b>   Chase Bank	<b>Date</b>   7-1-2024
<b>To</b>   Mike Kinney	<b>Contact Info</b>   CLFLWD
<b>Cc</b>   Board Managers	<b>Contact Info</b>   CLFLWD
<b>From</b>   Anne Wilkinson, PhD Greg D. Graske, P.E.	<b>Contact Info</b>   EOR
<b>Regarding</b>   Permit Application #24-007	

**Applicant**

Steven Saunders  
9366 Jewel Lane N  
Forest Lake, MN 55025

**Authorized Agent**

Theodore Foggy  
10 S Dearborn, Floor 25  
Chicago, IL 60603  
Phone: 872-400-0071  
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**Project Purpose:** The proposed project will construct a 3,432 SF building along with parking lot, drive thru ATM, and landscaping improvements, resulting in approximately 0.6 acres of new and reconstructed impervious cover. The project will disturb the entire 0.8 acre site along with some offsite grading resulting in approximately 0.84 acres of disturbed area

**Project Location:** 1232 West Broadway Ave, 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. 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.
2. Financial Assurance in the amount of \$2,000 for grading and alteration.
3. Financial Assurance in an amount of \$62,500 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:

4. Prior to any sitework documentation of legal authority or authorization through right-of-way permits or other agreements for offsite grading and drive connections.
5. Submittal of as-built survey for all stormwater features and pipe.

**Rule 2.0: Stormwater Management**

The project will consist of the demolition of the existing building and parking lot, construction of one new building, parking lot, drive thru, landscaping, and associated stormwater facilities. The project will result in approximately 0.6 acres of new and reconstructed impervious area. This is a reduction in

impervious area compared to existing conditions. The overall project will reduce rates and volumes traveling downstream resulting in improved water quality. More than 50% of the overall site will be disturbed and more than 50% of the existing hard surface will be reconstructed, therefore all impervious areas require treatment. A surface infiltration basin & underground infiltration basin are proposed. The surface infiltration feature has been sized to control the runoff from the existing access drive and the northern drive aisle of the site adjacent to the access driveway. The underground filtration basin will treat the building, drive thru, and proposed parking lot. Runoff from a small drainage area in the southwest portion of the site is unable to be collected by the storm sewer conveyance system and will continue the existing drainage pattern off site to the south. This drainage area is primarily pervious area and sediment will be captured to the maximum extent practical as runoff sheet flows through green space and downstream swales. A sump manhole has been proposed at the structure directly upstream of the underground system to provide pretreatment. Rain guardian turrets will be installed at the inlets of the surface infiltration basin to provide the required pretreatment.

For redevelopment projects, the required treatment volume of 1.1 inches of runoff from impervious surfaces must be captured and treated. This results in a total required treatment volume of 2,396 CF. The proposed BMPs provide 4,526 CF, therefore meeting the District volume requirements.

Discharge from the site appears to reduce peak rate compared to existing conditions at all discharge locations, see the table below.

Rate Control Summary

Discharge	Conditions	2-year	10-year	100-year
North	Existing (cfs)	2.5	4.2	7.75
	Proposed (cfs)	0.01	0.36	6.04
South	Existing (cfs)	0.48	0.79	1.43
	Proposed (cfs)	0.002	0.25	1.07

The existing and proposed building low floor elevations meet District freeboard requirements over the proposed BMPS.

There is a small amount of proposed offsite grading. The applicant has been in communication with Washington County, the owner of the right of way. The County has reviewed the submittals and has not indicated any concerns with the offsite grading. However, it will not issue its permit until the applicant has an approved Watershed District permit. A stipulation has been recommended for the applicant to provide documentation of legal authority or authorization through right-of-way permits or other agreements for offsite grading and drive connections prior to beginning any site work.

**Rule 3.0: Erosion Control**

The proposed project includes silt fence downstream of graded areas, inlet protection, a rock construction entrance, erosion control blankets, revegetation specification, and an implementation schedule. The demolition plan also indicates that prior to the start of demolition, erosion control practices will be installed in accordance with the erosion and sediment control plans. The proposed plans meet district erosion control requirements. 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 required for the proposed project include 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 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 \$62,500 for the 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 April 11, 2024, dated April 3, 2024, prepared by Applicant.

2. Stormwater Management Plan, received April 11, 2024, dated April 4, 2024, prepared by Kimley-Horn and Associates, Inc.
3. Plan Set (14-pages), received April 11, 2024, dated February 10, 2024, prepared by Kimley-Horn and Associates, Inc.
4. Resubmittal 1, received May 20, 2024, prepared May 6, 2024, prepared by Kimley-Horn
5. Application fee in the amount of \$10, received April 19, 2024.
6. Permit review and field inspection deposit for stormwater requirements in the amount of \$3,000, received April 19, 2024.
7. Permit review and field inspection deposit for erosion control requirements in the amount of \$1,000, received May 20, 2024.

