



MEMORANDUM

Comfort Lake-Forest Lake Watershed District

Date: April 10, 2026
To: CLFLWD Board of Managers
From: Mike Kinney, District Administrator
Subject: CLFLWD Permit 25-019 – Amberly Woods



Background/Discussion:

CLFLWD Permit 25-019 – Amberly Woods is a proposed subdivision of 56 lots for single family homes and two out lots located West of the intersection of Goodview Avenue N & Georgia Avenue N, Forest Lake. The location can be found here: [linked](#).

The total size of the site is 15.6 acres, and the project would result in approximately 6.49 acres impervious cover. The project triggered CLFLWD rules 2.0, 3.0, 4.0, 9.0, & 10.0 which require stormwater management, erosion control, and wetland buffers. Stormwater management requirements are met through one large stormwater pond. Erosion control requirements will be met through a detailed erosion control plan which includes rock construction entrances, silt fence, erosion control blankets, inlet protection, and revegetation specifications along with a detailed stormwater pollution prevention plan (SWPPP).

Any individual lots sold to builders will require permit transfers and lot specific erosion control plans. Numerous wetlands are onsite including five Manage 3 wetlands which require 25-foot buffers, four Manage 2 wetlands requiring 50-foot buffers, and two Manage 1 wetlands requiring a 75-foot buffer. These buffer widths have been met with variable width buffers following district requirements. Invasive species are present in the planned buffers requiring a revegetation plan.

Recommended Motion:

Proposed Motion: Manager _____ moves to approve permit application #25-019 with conditions stated in EOR's April 7, 2026, Permit Application #25-019, Forest Lake memorandum. Seconded by Manager _____.

Attached

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

Project	Amberly Woods	Date	4-16-2026
To	Board of Managers	Contact Info	CLFLWD
Cc	Mike Sandager, Program Coordinator Mike Kinney, District Administrator	Contact Info	CLFLWD
From	Ali Stone Anne Wilkinson, PhD, P.E.	Contact Info	EOR
@Regarding	Permit Application #25-019		

Applicant

TCLD Amberly LLC
 4800 Olson Memorial HWY, Suite 200
 Golden Valley, MN 55422
 Phone: 651-587-7983
 ashley@tclanddey.com

Authorized Agent

Carlson Engineering
 Attn: Kyle Ogren
 3890 Pheasant Ridge Drive, Suite 100
 Blaine, MN 55449
 Phone: 651-246-9435
 kogren@carlson-engineering.com

Project Purpose: The proposed project will build 56 single family home lots on a 15.8 acre site. The existing impervious on site is 0.32 acres and the resulting impervious on site will be 6.49 acres.

Project Location: Parcel ID: 2103221230002. Site drains to both Forest Lake (located within CLFLWD) and Rice Creek Watershed District (RCWD).

Applicable District Rules: 1.0, 2.0, 3.0, 4.0, 9.0, 10.0

Recommendation: Approval, in accordance with submittals listed below:

1. Provide documentation of WCA approval of wetland impacts.
2. Provide documentation of NPDES permit approval.
3. Submittal of proof of recording of buffer maintenance instrument with the County. 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.
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 \$38,000 for grading and alteration.
6. Financial Assurance in the amount of \$569,200 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:

1. All buffer markers shall be installed prior to any lot grading or home construction.
2. All proposed stormwater facilities shall be constructed concurrently with the work authorized by the permit. Facilities must be graded before impervious surfaces may be installed.

3. Submittal of as-built survey for all stormwater features and pipe.
4. Provide documentation from City of Forest Lake and RCWD (as applicable) that they are aware of the proposed stormwater design in relation to system capacity for the downstream flow and facilities.
5. Provide documentation of Wetland replacement credits purchased.

Rule 2.0: Stormwater Management

The proposed project will build a residential subdivision called Amberly Woods, including 56 single family home lots and a total of 6.49 acres of new impervious. Due to the clay soils infiltration is not feasible. The sequencing of potential BMPs results in the use of stormwater ponds. The stormwater report and plans include one large stormwater pond sized to treat stormwater from the entire development area. The entire property is within CLFLWD jurisdiction, but as a note, the western side of the property ultimately drains west to RCWD. CLFLWD made Rice Creek Watershed District (RCWD) aware of the new development and its drainage patterns and RCWD surfaced no concerns. This new development area is located on the western side of the property and the new stormwater pond flows to Rice Creek Watershed District. There is sufficient remaining upland area that additional future development may occur on this property. Additional CLFLWD permitting will be required if future development is proposed.

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 required infiltration volume for the site is 0.9 acre-feet (Predevelopment volume vs. Post-development volume for the 2-year event). Utilizing a 0.50 conversion factor for the stormwater ponds results in a required treatment volume of 1.8 acre-feet. The stormwater ponds must also provide 2.5 inches of dead storage and capture runoff from the 2-year event per rule 2.3.3. The proposed stormwater pond provides 3.35 acre-feet of dead storage which satisfies all of these stormwater pond sizing requirements.

A small fraction of site hard surface, consisting of rooftops, drains to backyards and will sheet flow through turf areas and protected wetland buffers, 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.

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 below.

Rate Control Summary

Conditions	2-year	10-year	100-year
Existing (cfs)	8.06	19.80	44.55
Proposed (cfs)	4.60	11.11	39.55

Calculations have been provided showing a negligible change to bounce and inundation of the downstream wetlands. This meets the requirements of Rule 2.3.4. A detailed SWPPP has been provided indicating the proposed stormwater facilities will be constructed concurrently with the work authorized by the permit. Additionally, it calls out the use of temporary sedimentation basins as erosion control to

be in place before construction starts. The proposed low floors and low openings satisfy District freeboard requirements.

Rule 3.0: Erosion Control

Erosion control plans have been provided including perimeter control, stockpiles, double silt fence between impervious areas and wetlands, rock construction entrances at all four site entrances, street sweeping, inlet protection for all catch basins, along with revegetation specifications. A SWPPP has been submitted.

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

A MnRAM summary has been submitted indicating that there are 11 wetlands on site. Five of the wetlands are indicated to be Manage 3 (requiring a 25-foot buffer), four are indicated to be Manage 2 (requiring a 50-foot buffer) and two are indicated to be Manage 1 (requiring a 75-foot buffer). A buffer plan has been submitted that utilizes buffer averaging and satisfies District buffer requirements around all wetlands.

The buffer areas around the basins will be revegetated with a native seed mix. Invasive species will be removed from the buffers. No work or disturbance is proposed on the wetlands. The buffers of wetlands 1, 5 and 6 have invasive that the Landscape Plan calls out treating.

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 because there has been no change to the drainage or floodplain by this development; 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 \$10,300 review and field inspection deposit. The fees have been submitted.

Rule 10.0: Financial Assurances

The financial assurances required for the proposed project are \$38,000 for grading and alteration and \$569,200 for stormwater management facilities. A financial assurance to CLFLWD for stormwater management facilities is not needed if the applicant demonstrates that they have provided the municipality with a financial assurance for the facility of equal or greater value.

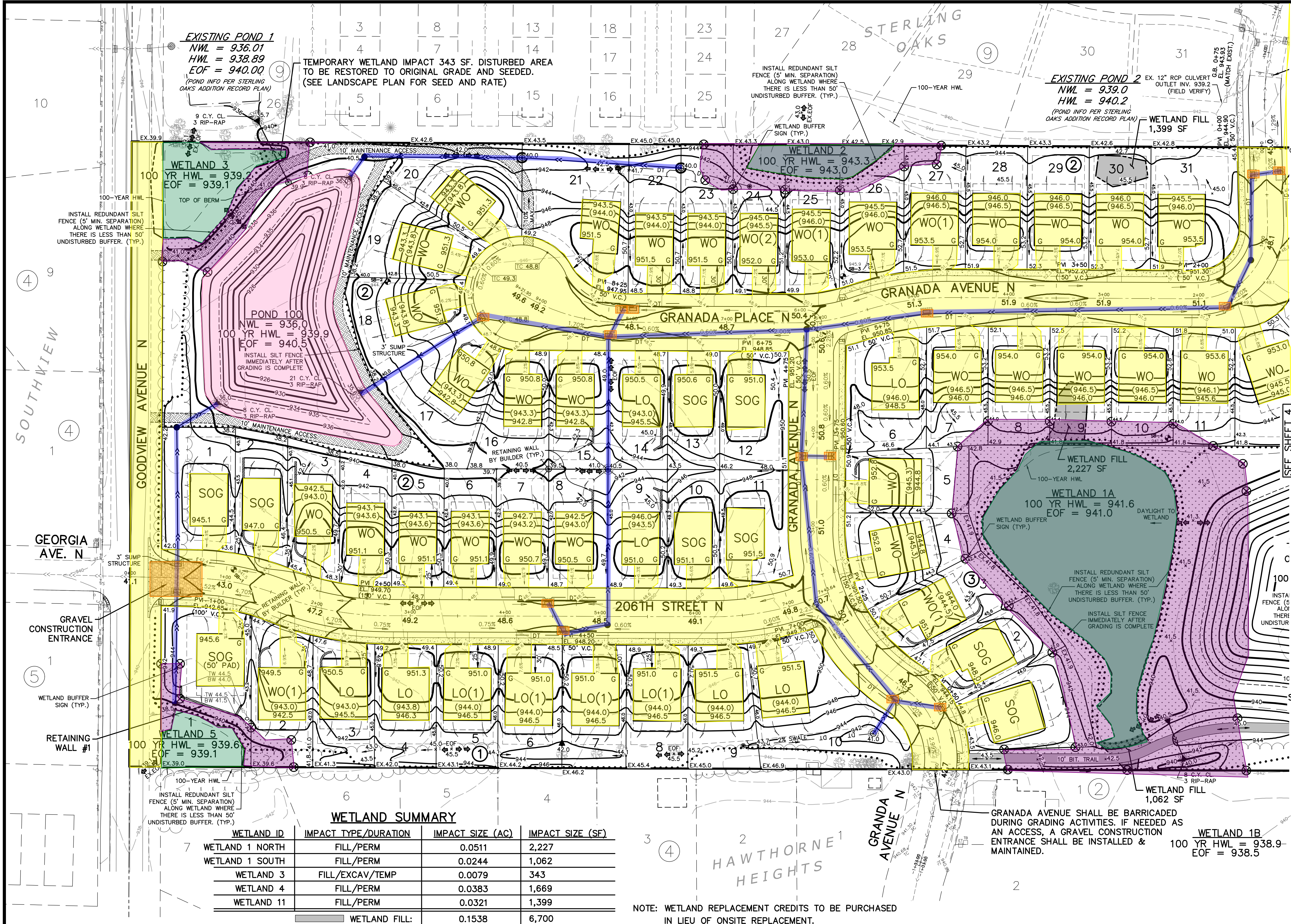
Rule 11.0: Variances

A variance has not been requested.

Submittals Received

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

1. Permit Application, undated, received August 26, 2025.
2. Permit Application fee of \$10, received August 28, 2025.
3. Permit Review and Inspection Deposit in the amount of \$10,300, received August 28, 2025.
4. Wetland Delineation Report, dated October 18, 2021, prepared by Kjolhaug Environmental Services Company, Inc.
5. MNRAM Binder, dated March 8, 2022, prepared by prepared by Kjolhaug Environmental Services Company, Inc.
6. Wetland Buffer Assessment, dated December 1, 2025, prepared by prepared by Kjolhaug Environmental Services Company, Inc.
7. WCA Notice of Determination, dated November 23 2021, prepared by Board of Water and Soil Resources.
8. Existing and Proposed HydroCAD modeling files, dated March 23rd, 2026, prepared by Carlson Engineering.
9. Storm Sewer Catchment Map, dated October 21, 2025, prepared by Carlson Engineering.
10. Stormwater Management Plan, dated December 11, 2025, prepared by Carlson Engineering.
11. Stormwater Pollution Prevention Plan, dated March 3rd, 2026, prepared by Carlson Engineering.
12. Construction Plan Set (16 sheets), dated March 16, 2026, by Carlson Engineering.
13. Stormwater Facilities Estimate, dated December 11, 2025, by Carlson Engineering.
14. Vegetation Plan, dated April 17, 2026, by Carlson Engineering.

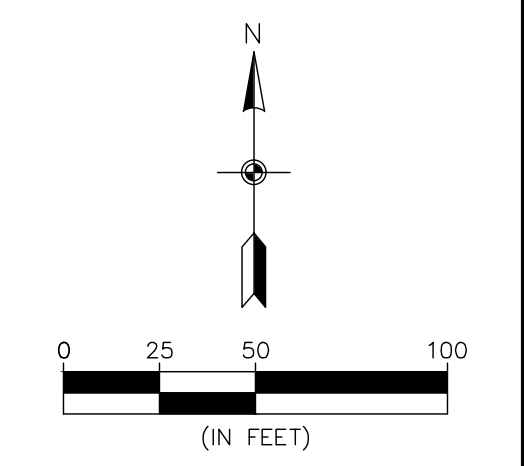


LEGEND

EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
EASEMENT LINE	EASEMENT LINE
CURB LINE	CURB LINE
BITUMINOUS	BITUMINOUS
CONCRETE	CONCRETE
SANITARY SEWER	SANITARY SEWER
STORM SEWER	STORM SEWER
DRAIN TILE	DRAIN TILE
WATER MAIN	WATER MAIN
OVERHEAD UTILITY	OVERHEAD UTILITY
STORM CATCH BASIN	STORM CATCH BASIN
STORM MANHOLE	STORM MANHOLE
OUTLET CONTROL STRUCTURE	OUTLET CONTROL STRUCTURE
FLARED END SECTION	FLARED END SECTION
RIP RAP	RIP RAP
MANHOLE	MANHOLE
HYDRANT	HYDRANT
GATE VALVE	GATE VALVE
TELEVISION BOX	TELEVISION BOX
TELEPHONE BOX	TELEPHONE BOX
UTILITY POLE	UTILITY POLE
RETAINING WALL	RETAINING WALL
FENCE	FENCE
10' CONTOUR	10' CONTOUR
2' CONTOUR	2' CONTOUR
CCWD FLOODPLAIN	CCWD FLOODPLAIN
WETLAND LINE	WETLAND LINE
SPOT ELEVATION	SPOT ELEVATION
EMERGENCY OVERFLOW	EMERGENCY OVERFLOW
SILT FENCE	SILT FENCE
TREE FENCE	TREE FENCE
GRADING LIMITS	GRADING LIMITS
TREELINE	TREELINE
WELL	WELL
LIGHT POLE	LIGHT POLE
FLAG POLE	FLAG POLE
ELECTRIC BOX	ELECTRIC BOX
TELEPHONE BOX	TELEPHONE BOX
TELEVISION BOX	TELEVISION BOX
SIGN	SIGN
GEOTECH SOIL BORING	GEOTECH SOIL BORING

- ### NOTES
- SITE IS LOCATED WITHIN THE BOUNDARIES OF THE COMFORT LAKE FOREST LAKE WATERSHED DISTRICT.
 - ALL DISTURBED AREAS TO BE SCARIFIED 6" AFTER GRADING IS COMPLETE AND RESTORED TO PRE-DEVELOPMENT CONDITIONS.
 - SOIL STOCKPILES SHALL BE FITTED BY SEDIMENT-TRAPPING MEASURES AND STABILIZED WITHIN 7 DAYS OF INACTIVITY.
 - STREET SWEEPING SHALL TAKE PLACE BY THE END OF DAY (IF REQUIRED).
 - EROSION CONTROL BLANKET SHALL BE INSTALLED ON ANY SLOPES GREATER THAN 3:1.
 - EROSION CONTROL AND SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
 - WETLAND BUFFER SIGNS SHALL BE INSTALLED IMMEDIATELY AFTER MASS GRADING IS COMPLETED AND PRIOR TO ANY LOT GRADING OR HOME CONSTRUCTION.
 - THE DNR DEWATERING PERMIT, IF REQUIRED, MUST BE OBTAINED PRIOR TO ANY DEWATERING ACTIVITY. THE DEWATERING PLAN MUST BE SUBMITTED TO THE COMFORT LAKE WATERSHED DISTRICT AT LEAST 7 DAYS PRIOR TO DEWATERING ACTIVITY FOR REVIEW AND APPROVAL.

SEE SHEET 12, WETLAND BUFFER EXHIBIT, FOR ALL PROPOSED WETLAND BUFFER AREAS



WETLAND SUMMARY

WETLAND ID	IMPACT TYPE/DURATION	IMPACT SIZE (AC)	IMPACT SIZE (SF)
WETLAND 1 NORTH	FILL/PERM	0.0511	2,227
WETLAND 1 SOUTH	FILL/PERM	0.0244	1,062
WETLAND 3	FILL/EXCAV/TEMP	0.0079	343
WETLAND 4	FILL/PERM	0.0383	1,669
WETLAND 11	FILL/PERM	0.0321	1,399
WETLAND FILL:		0.1538	6,700

NOTE: WETLAND REPLACEMENT CREDITS TO BE PURCHASED IN LIEU OF ONSITE REPLACEMENT.

CARLSON ENGINEERING
 ENGINEERING SURVEYING PLANNING
 3890 PHEASANT RIDGE DR NE
 SUITE 100
 BLAINE, MN 55449
 TEL 763.489.7900
 FAX 763.489.7959
 CARLSON-ENGINEERING.COM

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 Professional Engineer under the laws of the State of Minnesota.
 Print Name: Brian J. Krystofik, P.E.
 Signature: *Brian J. Krystofik*
 Date: 12/5/25 License #: 25063
 Drawn: NJP
 Designed: BJK
 Date: 12/5/25

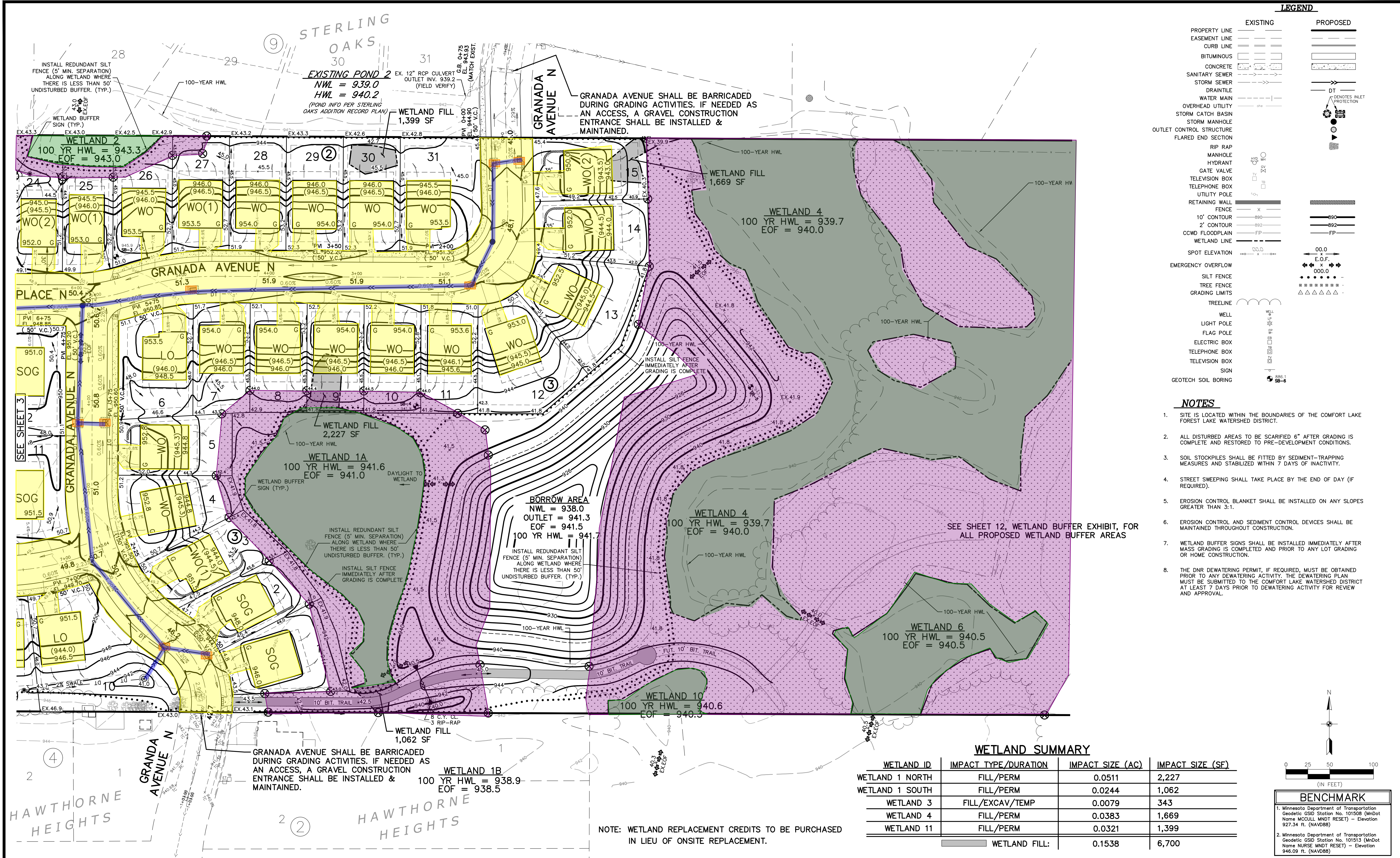
Revisions:
 1. 03/03/2026 per City Comments.

TWIN CITIES LAND DEVELOPMENT
 4800 Olson Memorial Highway, #200
 Golden Valley, MN 55422

AMBERLY WOODS
 Forest Lake, Minnesota

PRELIMINARY GRADING & EROSION CONTROL PLAN

Save Date: 03/03/26; F:\p08\11331 - 11340\11334 - sunnie property - forest lake\cad\c3d\engineering\final\grading\11334.dwg



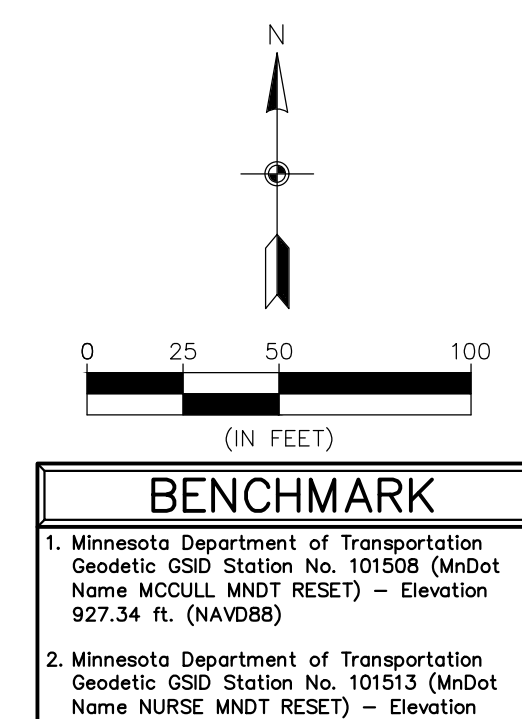
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