Project Purpose: The proposed project will build a warehouse addition on the existing 19.2 acre Menards site. The project will disturb approximately 1.5 acres and create an additional 1.3 acres of new impervious cover.

Project Location: 22800 Everton Avenue North, Forest Lake. The site drains to Comfort Lake

Applicable District Rules: 1.0, 2.0, 3.0, 9.0, 10.0, 12.0

Recommendation: Approval pending receipt of:

1. Execution of a maintenance instrument satisfactory to the CLFLWD addressing the ongoing operation and maintenance of the proposed stormwater management features and the existing pond. 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 $3,000 for grading and alteration.
3. Financial Assurance in the amount of $31,250 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 of the proposed stormwater management

Rule 2.0: Stormwater Management

The proposed project entails construction of a warehouse addition at the existing Menards site located in Forest Lake. This redevelopment project will disturb less than 50% of the site therefore the required treatment volume is required for the area of new and reconstructed impervious. The total new and reconstructed impervious area is 1.47 acres. The existing site flows south to an existing stormwater pond and then to wetlands onsite. The onsite pond provides rate control, but volume control was not addressed when the original site was constructed.
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. The required treatment volume for the project is 5,869 cubic feet (CF). Based on the submitted geotechnical report the soils include a mixture of different soil types with clay layers limiting infiltration capacity. The onsite soils are not suitable for infiltration, therefore an underground sand filter is proposed. The volume conversion factor for sand filtration is 0.50; therefore, the required treatment volume is 11,739 CF. The project incorporates an isolation row to provide pretreatment of the runoff prior to entering the remaining underground chambers. The proposed system provides 12,785 CF of storage, thereby satisfying District volume requirements.

After flowing through the proposed underground sand filter the site discharges to an existing on site pond. The existing onsite pond meets rate control compared to pre-development conditions for both existing conditions and the new proposed conditions, thereby satisfying District Rate Control requirements. A summary table of rates leaving the site is summarized below.

<table>
<thead>
<tr>
<th>Conditions</th>
<th>2-year</th>
<th>10-year</th>
<th>100-year</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-Development (cfs)</td>
<td>1.3</td>
<td>7.3</td>
<td>30.6</td>
</tr>
<tr>
<td>Proposed (cfs)</td>
<td>0.5</td>
<td>1.9</td>
<td>11.6</td>
</tr>
</tbody>
</table>

The proposed warehouse meets District freeboard requirements over the stormwater features.

A construction schedule has been provided with the SWPPP showing that stormwater management facilities will be constructed concurrent with the work authorized by the permit.

**Rule 3.0: Erosion Control**

The proposed project includes a double row of silt fence, inlet protection, erosion control mats, and a detailed SWPPP. The proposed project satisfies District erosion control requirements.

**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 are the $10 Application Fee, $3,000 deposit for stormwater management, and $1,250 deposit for Erosion Control. The required permit fees have been submitted.

**Rule 10.0: Financial Assurances**
The financial assurances required for the proposed project are $3,000 for grading and alteration, and $31,250 for stormwater management. 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 require a variance.

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

1. Application, received March 29, 2019, prepared March 29, 2019.
2. Application fee in the amount of $10, received March 29, 2019.
3. Permit review and inspection deposit in the amount of $4,260, received March 29, 2019.
4. SWPPP and Storm Water Management Narrative, received March 29, 2019, prepared July 2018, prepared by Cedar Corporation.
5. Minnesota Wetland Conservation Act Notice of Decision, received March 29, 2019, dated September 10, 2018, prepared by LGU.
6. Draft Maintenance Declaration, received March 29, 2019, undated, prepared by Applicant.
7. Response to Engineer’s required submittals, received April 29, 2019, undated, prepare by Applicant.
9. Engineers Estimate for Storm Water Management Features, received April 30, 2019, dated April 30, 2019, prepared by Cedar Corporation.
10. Quantification of proposed Treatment Volume, received July 17, 2019, dated July 17, 2019, prepared by Cedar Corporation.
11. Response to Engineer’s Report, received June 4, 2019, dated June 4, 2019, prepared by Cedar Corporation.