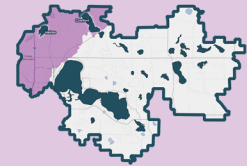




MEMORANDUM

Comfort Lake-Forest Lake Watershed District

Date: August 1, 2023
To: CLFLWD Board of Managers
From: Mike Kinney, District Administrator
Subject: Permit 22-041 Katies Glen



Comfort Lake
Management District

Background/Discussion

The purpose of this agenda item is for managers to review, discuss, and consider approving permit number 22-041.

Permit 22-041 Katies Glen is in the Comfort Lake Management District and is located east of the intersection of Goodview Avenue and Goldfinch Avenue at county PIN 210014000. The project entails a proposed residential subdivision on an 18.25-acre site, resulting in approximately 4.8 acres impervious cover, and including 39 single-family home lots.

Stormwater treatment that is proposed would be provided by a combination of a NURP pond and a wetland treatment basin. Several MnRAM Manage 2 wetlands are located onsite and will be protected by a variable 50-foot wetland buffer which has a minimum width of 25-feet.

Recommended Motion

Proposed Motion: Manager _____ moves to approve permit application #22-041 with conditions stated in EOR's July 31, 2023, Permit Application #22-041, City of Wyoming memorandum. Seconded by Manager _____.

Attached

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

Project	Katies Glen	Date	8-2-2023
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 #22-041, City of Wyoming		

Applicant

Pobuda Enterprises, LLC
 Attn: Brent Pobuda
 221 108th Lane NE
 Blaine, MN 55449
 Phone: 612-209-6220
 Fax: 763-786-0968
 brentp@villagefloor.com

Authorized Agent

Carlson McCain
 Attn: Kyle Ogren
 3890 Pheasant Ridge Drive, Suite 100
 Blaine, MN 55449
 Phone: 763-489-7946
 kogren@carlsomccain.com

Project Purpose: The proposed project will build a residential subdivision called Katies Glen on an 18.25 acre site, resulting in approximately 4.8 acres impervious cover, and including 39 single-family home lots.

Project Location: East of the intersection of Goodview Avenue and Goldfinch Avenue, Wyoming. Site drains to Ashton Lake.

Applicable District Rules: 2.0, 3.0, 4.0, 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 (pond and stormwater wetland) 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.
2. Financial Assurance in the amount of \$30,000 for grading and alteration.
3. Financial Assurance in the amount of \$520,000 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. All buffer markers shall be installed prior to any lot grading or home construction.
5. Implementation of approved buffer management plan.
6. A permit transfer will be required for each individual lot from the developer to the home builders. A site plan with lot specific erosion control requirements will be required. See the District website for lot specific erosion control requirements.

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

Rule 2.0: Stormwater Management

The proposed project will construct 39 single-family residential lots on an existing 18-acre site. Stormwater treatment is proposed to be provided by combination of a NURP pond and wetland treatment basin. Under existing conditions, the runoff generally flows to onsite or adjacent wetlands and then during larger storms discharges to the west under Goodview Avenue traveling through a series of ponds before eventually discharging to Ashton Lake.

Due to clay soils underlying the onsite sandy soils, infiltration is not suitable as the primary treatment method although it is anticipated that the oversized pond and wetland feature will promote infiltration along with evapotranspiration. Biofiltration is infeasible due to the site topography and inability to have a daylighted outlet for an underdrain system. Therefore, under proposed conditions the majority of the proposed street, driveways and house frontages are routed to a stormwater wetland and NURP pond. For new development the volume at each point of site discharge must not increase from pre-development conditions for the 24-hour precipitation event with a return frequency of two years. The required infiltration volume for this drainage area was calculated to be 1.7 acre-feet. The volume conversion factor of 0.55 applies, resulting in 3.1 acre-feet treatment volume required. The combination of the NURP pond and wetland treatment cell provides 10.5 acre -feet of treatment volume. The basins are also designed to capture the volume of stormwater runoff from the 2-year event and the NURP pond is sized to provide dead storage for the 2.5-inch event. The pond, together with the stormwater wetland exceeds District volume and water quality requirements.

A fraction of site hard surface, consisting mostly of rooftops, drains to backyards and similar disconnected surface, and is not feasible or cost-effective to treat with constructed stormwater practices. Runoff from these surfaces will flow through vegetated areas and/or protected wetland buffer before discharging into wetland, so that most or all regulated volume will be captured and suspended solids will be removed to the maximum extent practicable.

Hydrologic modeling was performed and demonstrated no increase in rates from the pre-development condition at each point of discharge. Overall, the proposed project provides a decrease in rates compared to pre-development conditions. A summary table of rates leaving the site to the west under Goodview Avenue is summarized below.

Rate Control Summary

Conditions	2-year	10-year	100-year
Pre-development (cfs)	0.4	2.3	8.7
Proposed (cfs)	0.2	0.4	0.9

In both existing and proposed conditions, a small drainage area temporarily flows north through two small wetlands before making its way back on to the property and before leaving the site to the west under Goodview Avenue. Additional calculations have been provided to demonstrate that there will be no increased flow, volume, or increased high water levels to the properties to the north as water flows through these wetlands.

A detailed Storm Water Pollution Prevention Plan (SWPPP) has been submitted indicating that the proposed basins shall be constructed concurrent with the work authorized by the permit.

All wetlands onsite are classified as Manage 2. Calculations have been provided demonstrating that the project will not exceed the wetland bounce or inundation periods per rule 2.3.4 thereby satisfying District standards.

The proposed low floors and low openings satisfy District freeboard requirements.

Rule 3.0: Erosion Control

The proposed project includes silt fence downstream of graded areas, inlet protection, revegetation specifications, and a rock construction entrance off Goodview Avenue. Barricades will be placed at the connection with Goodview Lane to prevent construction traffic from entering that location. Should those barricades be removed prior to stabilization of the site, another construction entrance will be required at that location as has been indicated on the plan set. A detailed Storm Water Pollution Prevention Plan (SWPPP) has also been submitted.

The developer plans to sell the lots to builders, therefore a permit transfer will be required for each individual lot to the home builders. A site plan with lot specific erosion control requirements will be required. See the District website for lot specific 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 has several wetlands onsite. A MnRAM assessment for the onsite wetlands has been submitted indicating that all the onsite wetlands are Manage 2, requiring a 50-foot wetland buffer. Buffer averaging has been incorporated with a minimum buffer width of 25-feet as allowed under District rules. A buffer revegetation and landscaping plan has been submitted based on review of existing vegetation by the applicant's wetland consultant. Buckthorn removal is specified for wooded areas and disturbed areas will be vegetated with a native seed mix. The proposed plan satisfies District Buffer requirements.

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; Wyoming 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 \$8,600 review and inspection deposit. The fees have been submitted.

Rule 10.0: Financial Assurances

The financial assurances required for the proposed project are \$30,000 for grading and erosion control and \$520,000 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, specific to the stormwater facilities, of equal or greater value.

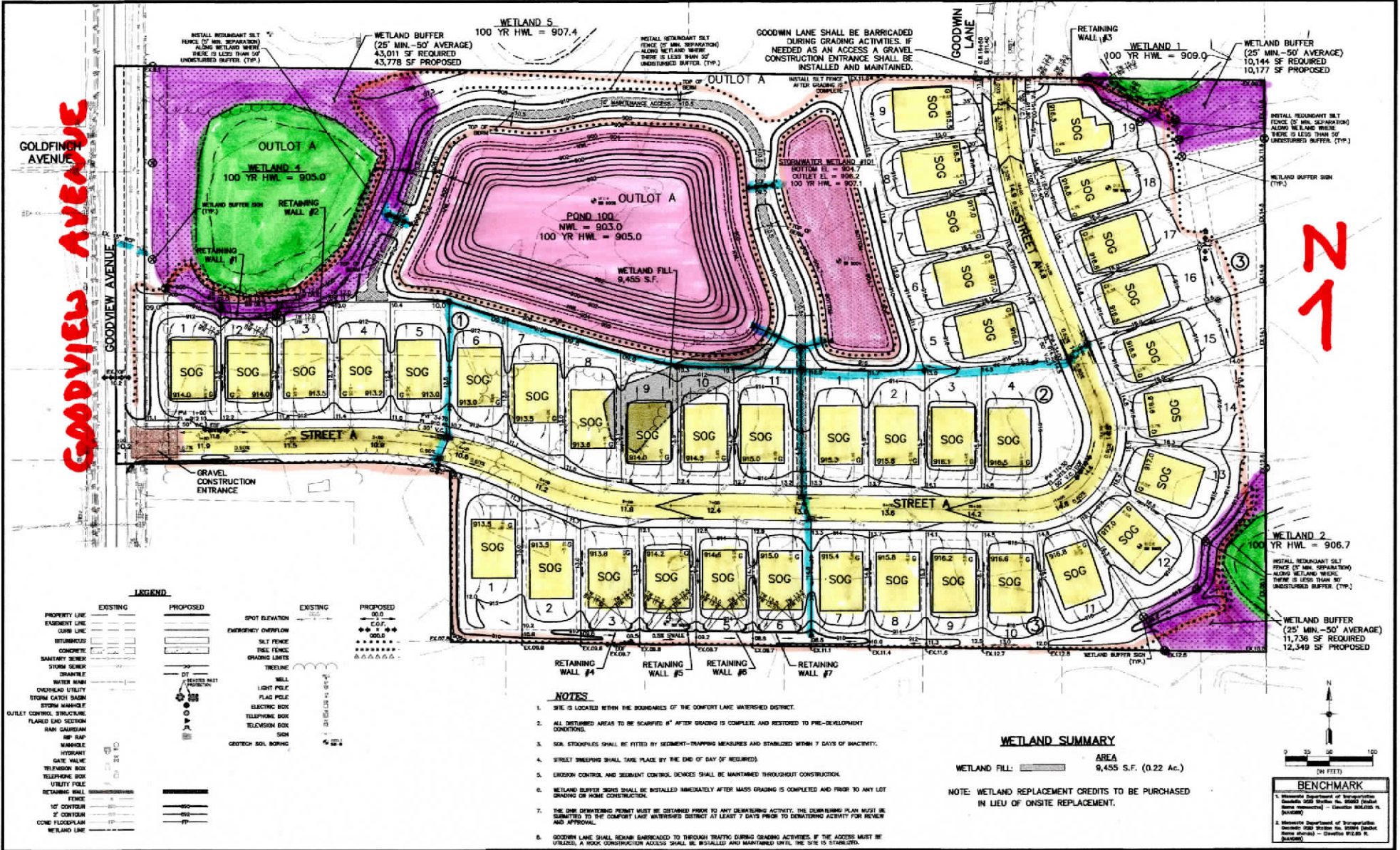
Rule 11.0: Variances

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 October 28, 2022, prepared October 28, 2022, prepared by Applicant.
2. Application fee in the amount of \$10, received October 28, 2022.
3. Permit review and inspection deposit in the amount of \$7,100, received October 28, 2022.
4. Additional review and inspection deposit in the amount of \$1,500, received June 23, 2023.
5. Plan Set (12-pages), received July 21, 2023, last revised July 21, 2023, prepared by Carlson McCain.
6. Stormwater Management Report, received July 21, 2023, last revised July 21, 2023, prepared by Carlson McCain.
7. Wetland Delineation Report, received March 10, 2023, dated June, 8, 2022, prepared by Kjolhaug Environmental Services.
8. Wetland Permit Application, received February 16, 2023, dated January 27, 2023, prepared by Kjolhaug Environmental Services.
9. Stormwater Facilities Cost Estimate, received July 28, 2023, dated July 28, 2023, prepared by Carlson McCain.
10. Wetland Buffer Planting and Landscape Plan, received July 12, 2023, undated, prepared by Kjolhaug Environmental Services.
11. Stormwater Pollution Prevention Plan (SWPP), received June 30, 2023, last revised June 29, 2023, prepared by McCain.



GOODVIEW AVENUE

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22-041

	<p>CARLSON MCCAIN ENGINEERING SURVEYING ENVIRONMENTAL</p>	<p>2000 PULASKI BOULEVARD DE ME SUITE 500 BLAINE, MN 55449 TEL: 763.488.7800 FAX: 763.488.7808 CARLSON@MCCAIN.COM</p>	<p>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. Date: 10/23/23 License # 22061</p>	<p>Drawn: JGO Designed: JCN Title: <i>J. Knight</i></p>	<p>POBUDA ENTERPRISES, LLC 2221 108th Lane NE Blaine, MN 55449</p>	<p>KATIES GLEN Wyoming, MN</p>	<p>PRELIMINARY GRADING & EROSION CONTROL PLAN</p>	<p>5 of 7</p>
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