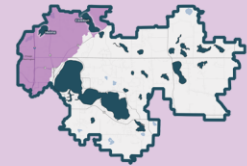




MEMORANDUM

Comfort Lake-Forest Lake Watershed District

Date: October 16, 2023
To: CLFLWD Board of Managers
From: Mike Kinney, District Administrator
Subject: CLFLWD Permit 23-024 – Commercial Plumbing & Heating Building Expansion



Comfort Lake
Management District

Background/Discussion

CLFLWD Permit 23-024 – Commercial Plumbing & Heating Building Expansion is for a proposed building expansion located at 24428 Greenway Ave N, Forest Lake, MN 55025. The total size of the site is 3.72 acres, and the project would result in approximately 0.25 acres of new impervious cover resulting in a total impervious cover of 36% for the site.

The project triggers CLFLWD rules 2.0, 4.0, 9.0, & 10.0 which require stormwater management and erosion control. Stormwater management requirements are met through a filtration pond. Erosion control requirements will be met with a SWPPP that includes silt fences and a street sweeping plan. An existing wetland to the west of the proposed building is protected by a double row of silt fence.

Recommended Motion

Proposed Motion: Manager _____ moves to approve permit application #23-024 with conditions stated in EOR's October 16, 2023, 2023 memorandum. Seconded by Manager _____.

Attached

Emmons & Olivier Resources' Memorandum

Emmons & Olivier Resources' Exhibit

Project	Commercial Plumbing and Heating Building Expansion	Date	10-18-2023
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 #23-024, City of Wyoming		

Applicant

RSHM LLC

Attn: Natalie Bengtson & Derrek Skeie

24428 Greenway Avenue North

Forest Lake, MN 55025

Phone: 612-751-1971

nbengtson@cpandh.com

Authorized Agent

Kimley-Horn and Associates

Attn: Brian Gammon

11995 Single Tree Lane

Eden Prairie, MN 55433

Phone: 612-503-8532

brain.gammon@kimley-horn.com

Project Purpose: The proposed project will construct a 7,000 SF building addition along with parking lot improvements, resulting in approximately 1.3 acres of total impervious cover. The project will result in a net decrease in impervious cover compared to existing conditions. The project will disturb approximately 0.6 acres.

Project Location: 24428 Greenway Avenue N, Wyoming. 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. Revised biofiltration soil mix adjusted to specify no more than 10% Grade 2 compost, OR a Mehlich III test must be performed demonstrating that the mix has less than 30 mg/Kg of phosphorus to minimize phosphorous leaching. An 80-10-10 mix of sand-compost-peat is recommended.
2. Revised silt fence location in the southwest corner of the property such that it does not cross into the existing wetland.
3. 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.
4. Financial Assurance in the amount of \$2,000 for grading and alteration.
5. Financial Assurance in an amount of \$48,000 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:

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

Rule 2.0: Stormwater Management

The project will consist of the construction of one building addition, parking lot improvements, and associated stormwater facilities and utilities. No new impervious will be created, the building addition will be placed where there is existing parking, and a portion of the existing parking will be removed to make room for the proposed stormwater facilities. The project will decrease the total site impervious area by 0.25 acres. Less than 50% of the site will be disturbed and less than 50% of the existing hard surface will be reconstructed, therefore only the reconstructed impervious areas require treatment. A new biofiltration basin will be constructed to provide stormwater treatment. Pretreatment will be provided by a sump manhole prior to entering the filtration basin. Runoff under existing and proposed conditions will be routed to a large wetland complex to the west which flows to the Sunrise River and ultimately to Comfort Lake

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 filtration basin requires use of the 0.65 conversion factor for treatment volume. This results in a total required treatment volume of 2,764 CF. The proposed filtration basin provides 3,828 CF of treatment volume, therefore meeting the District volume requirements. The basin will treat the new addition, the existing building, and portions of both the reconstructed and existing parking area. The impervious area treated (0.47 acres) is slightly larger than the impervious area being reconstructed (0.45 acres). Some portions of the reconstructed parking areas that are not captured by the BMPs will sheet flow through green space where suspended solids will be removed from this runoff to the maximum extent practicable.

Construction details for the proposed biofiltration basin have been provided. The soil mix proposed will consist of an 80-20 mix of sand and compost. The higher amounts of compost will have the potential to leach phosphorus. The soil mix must be adjusted to specify no more than 10% Grade 2 compost, OR a Mehlich III test must be performed demonstrating that the mix has less than 30 mg/Kg of phosphorus to minimize phosphorous leaching. An 80-10-10 mix of sand-compost-peat is recommended.

Construction sequencing notes have been provided indicating that the proposed BMPs will be built concurrently with the work authorized under this permit.

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)	11.1	19.4	37.9
Proposed (cfs)	7.6	14.0	34.8

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

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 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 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 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 permit 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 \$48,000 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 request a variance.

Submittals Received

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

1. Application, received September 23, 2023, dated September 22, 2023, prepared by Applicant.
2. Application fee of \$10, received September 26, 2023.
3. Permit review and inspection deposit of \$4,000, received September 26, 2023.
4. Stormwater Management Plan, received September 23, 2023, dated September 22, 2023, prepared by Kimley-Horn and Associates, Inc.
5. Plan Set (15-pages), received September 23, 2023, dated August 4, 2023, prepared by Kimley-Horn and Associates, Inc.
6. Opinion of Probable Construction Costs, received October 16, 2023, dated October 13, 2023, prepared by Kimley-Horn and Associates, Inc.

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