

ADMINISTRATIVE DECISION

APPLICANT NAME: Gail D. Jensen

PROPERTY LOCATION: 12986 County Road 16
Crosslake, MN 56442
PID: 14170644

APPLICANT REQUEST: Waiver of the 1-inch rain event Stormwater Management Plan retention requirements.

ISSUE: The Owner of the Property applied for and was approved to construct two small additions on the property at the May 28, 2021 Planning Commission/Board of Adjustment meeting. A requirement for the Variance application and any subsequent Land Use Permits to build the approved structures, required an engineered Stormwater Management Plan that accommodates a 1-inch rain event flowing off all the impervious surface on the property. The Engineering firm was unable to accomplish the retention of all of the volume of water per the requirements.

FACTS: The business has been at its current location since at least 1970, prior to any Land Use Restrictions being implemented by the city. The existing site conditions (available green space, depth to groundwater, impervious coverage, etc.) do not allow for the storage and infiltration of 1-inch of run-off from the impervious surface area. The required 3-feet of vertical separation cannot be attained due to the property elevation and the groundwater elevations. The plan submitted by your engineer is the best feasible alternative.

ANALYSIS: Due to the fact that no stormwater management is currently in place on the property and the engineer's determination that a very limited amount of retention is viable, it is not possible for the property owner to comply with the Land Use Ordinance Stormwater retention requirements.

DECISION: Through no fault of their own and not for lack of effort, the City shall accept the submitted Stormwater Management Plan from Widseth, dated 7/14/2021 and allow for the construction of the Proposed additions per the approved Variance application from 5/28/2021. No further expansion of impervious surface shall be allowed without seeking a variance from the city.

This administrative decision is limited to the facts of this particular property.



Jon R. Kolstad, Planning and Zoning Administrator

7/15/21

Date

IMPERVIOUS AREA TABLE

ITEM	AREA (FT ²)	IMPERVIOUS (%)
PROPERTY AREA	= 46,652	
EXISTING AREAS		
BUILDING	= 3,502	7.51%
BITUMINOUS	= 14,640	31.38%
CONCRETE	= 1,491	3.20%
GRAVEL	= 1,728	3.70%
TOTAL EXISTING IMPERVIOUS	= 21,361	45.79%
PROPOSED AREAS		
BUILDING	= 3,564	7.64%
BITUMINOUS	= 14,640	31.38%
CONCRETE	= 1,491	3.20%
GRAVEL	= 1,728	3.70%
TOTAL PROPOSED IMPERVIOUS	= 21,423	45.92%

STORMWATER STORAGE REQUIRED

CROSSLAKE CITY CODE REQUIREMENT	1" ON ALL IMPERVIOUS SURFACE COVERAGE
CROSSLAKE CITY CODE REQUIREMENT	SAFELY PASSING 100 YR - 24 HR EVENT
PROPOSED IMPERVIOUS SURFACE COVERAGE	21,423 SQ FT
TOTAL STORAGE REQUIRED	1,786 CU FT

STORMWATER STORAGE PROVIDED

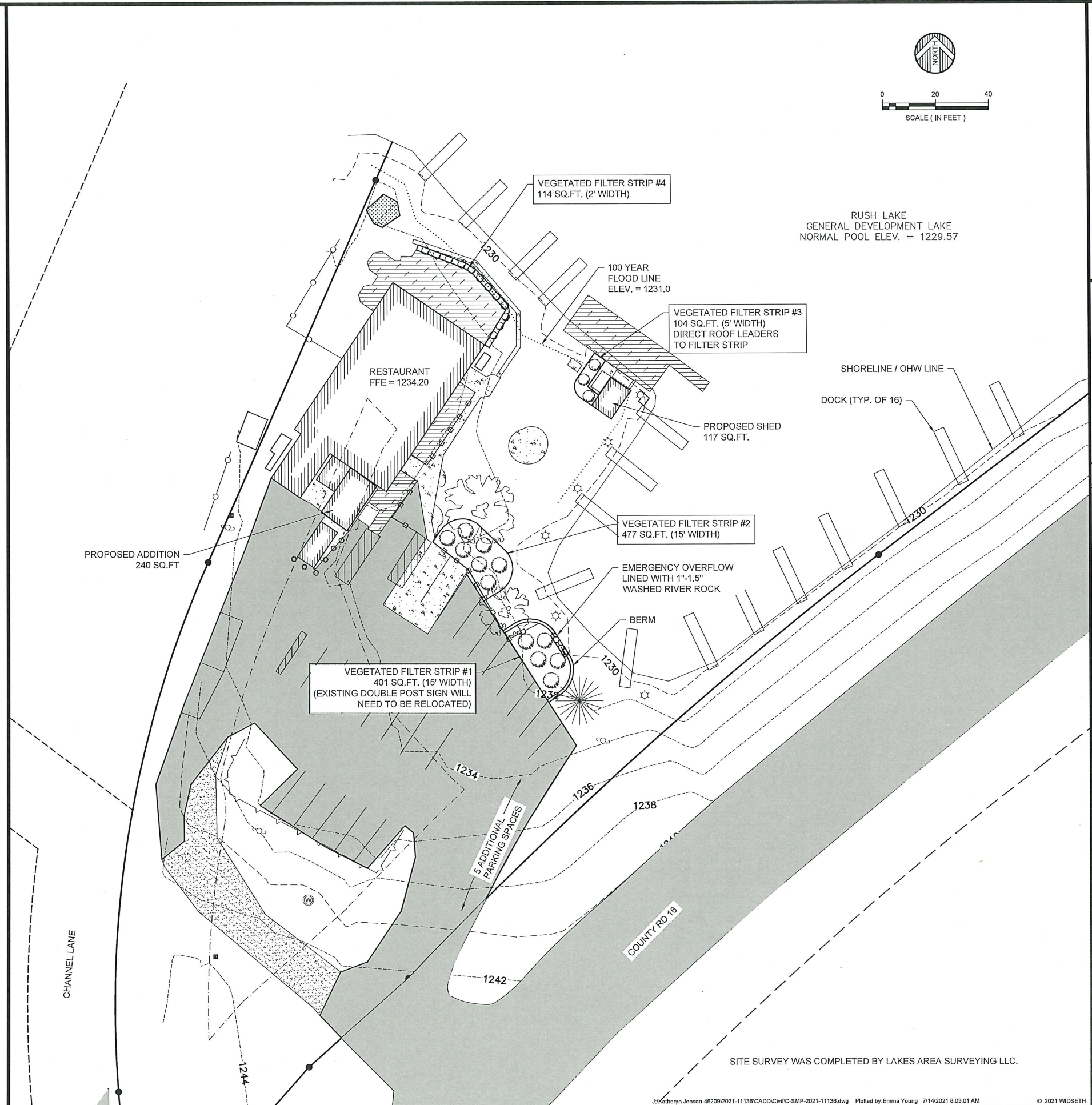
VEGETATED FILTER STRIP AREA	1096 SQ FT
INFILTRATION DEPTH	11 IN
MULCH VOID RATIO	~40%
TOTAL STORAGE PROVIDED	401 CU FT

GENERAL NOTES:

- THE EXISTING SITE CONDITIONS (AVAILABLE GREEN SPACE, DEPTH TO GROUNDWATER TABLE, ETC.) WILL NOT ALLOW FOR STORAGE OF THE 1" RUNOFF FROM THE STATED IMPERVIOUS AREA AND 3" VERTICAL SEPARATION CANNOT BE ATTAINED DUE TO THE PROPERTY ELEVATIONS/GROUNDWATER TABLE ELEVATIONS; THIS PLAN IS THE BEST APPARENT FEASIBLE ALTERNATIVE.
- VEGETATED FILTER STRIPS WERE CHOSEN AS THE BEST MANAGEMENT PRACTICE (BMP) TO IMPLEMENT FOR THIS SITE AS THEY ARE BEST SUITED AT SLOWING AND PRE-TREATING SHEET FLOW RUNOFF FROM PARKING LOTS AND ROOF DOWNSPOUTS. THE VEGETATED FILTER STRIPS WILL ACT AS A BUFFER FOR RUNOFF THAT WOULD OTHERWISE FLOW DIRECTLY INTO RUSH LAKE. VEGETATED FILTER STRIPS ARE ALSO VISUALLY APPEALING AND EASILY IMPLEMENTED IN DEVELOPED AREAS.
- TWO LARGE VEGETATED FILTER STRIPS (#1 AND #2) WILL BE PLACED BETWEEN THE THREE LARGEST TREES ON THE PROPERTY TO HELP CONTROL THE PARKING LOT SHEET FLOW FROM GOING DIRECTLY INTO RUSH LAKE. IT IS IN THE BEST INTEREST FROM A RUNOFF CONTROL STANDPOINT TO INCORPORATE ALL THREE LARGE TREES IN THE PROPOSED PLAN AS THEY ACT AS A NATURAL BUFFER.
- VEGETATED FILTER STRIP #1 WILL NEED TO HAVE AN EMERGENCY OVERFLOW LINED WITH 1"-1.5" WASHED RIVER ROCK AND A SOIL BERM AROUND THE PERIMETER DUE TO THE EXISTING SITE GRADING IN THAT AREA.
- VEGETATED FILTER STRIP #3 WILL BE PLACED ADJACENT TO THE PROPOSED SHED TO CAPTURE AND RE-ROUTE THE SHED ROOF RUNOFF.
- VEGETATED FILTER STRIP #4 WILL BE PLACED ALONG THE EXISTING DECK ON THE NORTHEAST SIDE OF THE RESTAURANT TO CONTROL THE RUNOFF FROM GOING DIRECTLY INTO RUSH LAKE.
- DRY AND MESIC-PRAIRIE SPECIES, ESPECIALLY DEEP-ROOTED GRASSES, ARE WELL SUITED FOR FILTER STRIPS. TREE AND SHRUB SPECIES CAN ALSO BE PLANTED AMONG THE PRAIRIE SPECIES. REFERENCE "PLANTS FOR STORMWATER DESIGN MANUAL" SECTION 1, FOR A COMPLETE LIST OF PLANTS THAT ARE COMPATIBLE WITH VEGETATED FILTER STRIPS.

UTILITY NOTES:

- THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN HAS BEEN COMPLETED BY OTHERS.
- THE ENGINEER HAS MADE AN ATTEMPT TO SHOW ALL PUBLIC UTILITIES WITHIN THE CONSTRUCTION LIMITS OF THIS PROJECT. PUBLIC UTILITIES SHOWN ON THIS PLAN WERE DRAWN BY OTHERS.
- PRIVATE UTILITY LOCATES ARE TO BE COORDINATED BY THE CONTRACTOR/INSTALLER. THE PRIVATE LOCATES WILL BE DONE BY GOPHER STATE ONE CALL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION LOCATES AND SHALL NOTIFY ALL AFFECTED UTILITY COMPANIES AT LEAST 48-HOURS BEFORE CONSTRUCTION.
- UNLESS OTHERWISE NOTED, ALL MATERIALS, CONSTRUCTION TECHNIQUES AND TESTING SHALL CONFORM TO THE 2013 EDITION OF THE "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION, WATERMAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION" AS PUBLISHED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA AND THE "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AS PUBLISHED BY THE MINNESOTA DEPARTMENT OF TRANSPORTATION, 2018 EDITION. THE CONTRACTOR SHALL BE REQUIRED TO FOLLOW ALL PROCEDURES AS OUTLINED BY THE LOCAL AGENCY AND THE MINNESOTA PLUMBING CODE. THE CONTRACTOR SHALL REQUIRE ALL PROCEDURES AS OUTLINED BY THE LOCAL AGENCY.
- THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMITS FOR ALL WORK OUTSIDE THE PROPERTY LIMITS.



RUSH LAKE
GENERAL DEVELOPMENT LAKE
NORMAL POOL ELEV. = 1229.57

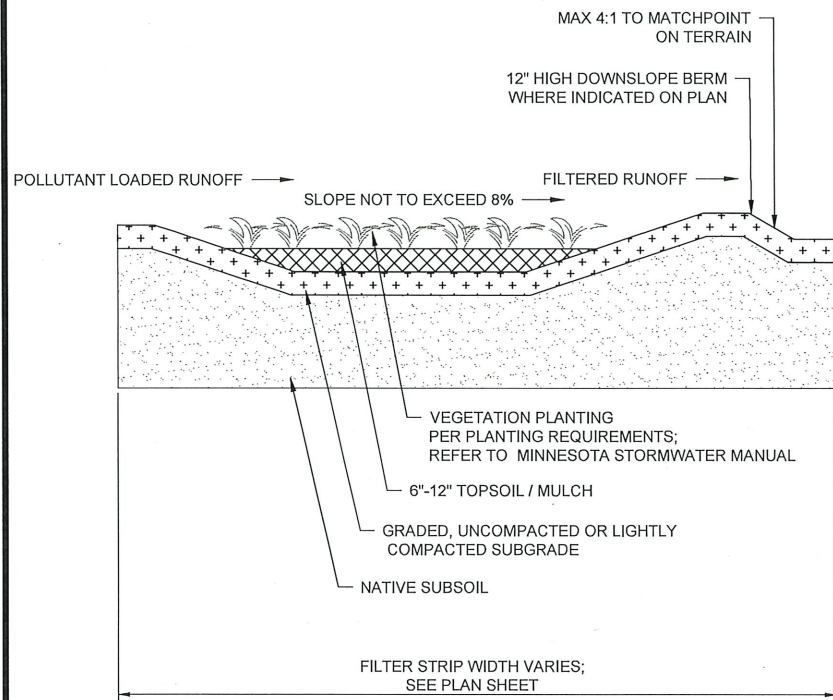
WIDSETH
ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

DATE: 07/14/2021 LIC. NO. 24422
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DAILY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
David G. Reese
DAVID G. REESE

DATE	REVISION DESCRIPTION
JULY 2021	AS SHOWN
	DRAWN BY: ERY
	CHECKED BY: DSR

THE WHARF
KATHERYN JENSON
CROSSLAKE, MN
STORMWATER MANAGEMENT PLAN

SHEET NO.
C1.0



VEGETATED FILTER STRIP
SCALE: NONE

BY: DAVID S. REESE
 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 ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
 DATE: 07/14/2021 LIC. NO. 23432

REVISIONS DESCRIPTION	DATE	REP#	BY

DATE: JULY 2021
 SCALE: AS SHOWN
 DRAWN BY: ERY
 CHECKED BY: DSR
 JOB NUMBER: 2021-11136

THE WHARF
 KATHERYN JENSON
 CROSSLAKE, MN
 DETAILS