COON CREEK WATERSHED DISTRICT

Permit Application Review Report
Date: 1/21/2026

Board Meeting Date: 1/26/2026
Agenda Item: 9

Applicant/Landowner:
Solid Assets LLC
Attn: Marty Fisher
2265 Luther PL Unit 314
St. Paul, MN 55108

Project Name: TSC Ham Lake, MN

Project PAN: P-25-037

Project Purpose: Construction of a new commercial building with parking and associated stormwater treatment features

Project Location: 16350 Johnson St NE, Ham Lake

Site Size: size of parcel - 6.99 acres; size of disturbed area - 5.03 acres; size of regulated impervious surface - 3.02 acres

Applicable District Rule(s): Rule 2, Rule 3, Rule 4

Recommendation: Approve with 3 Conditions and 4 Stipulations

Description: The applicant is proposing the construction of a new commercial building with parking and associated stormwater management features. The project will disturb 5.03 acres and create 3.02 acres of regulated impervious surface. The parcel drains to County Ditch 58. The relevant water resource concerns are stormwater management and soils and erosion control. These correspond to District Rules 3 and 4. See attached Figure 1: Project Location and Figure 2: Site Plan.

Conditions to be Met Before Permit Issuance:

Rule 2.7 – Procedural Requirements

1. Submittal of a performance escrow in the amount of $4,515.00.

Rule 3.0 – Stormwater Management

2. Provide proof of recording of a fully executed Operations and Maintenance Agreement for the perpetual inspection and maintenance of all proposed stormwater management practices after review and approval by the District.

Rule 4.0 – Soils and Erosion Control

3. Update the sediment and erosion control plan to include the following notes:
    a. portable toilets should be secured.
    b. hazardous materials and stormwater contaminants should be stored

undercover cover and in sealed containers.

Stipulations: The permit will be issued with the following stipulations as conditions of the permit. By accepting the permit, the applicant agrees to these stipulations:

1. Submittal of as-builts for the stormwater management practices and associated structures listed in Tables 2 and 3, including volume, critical elevations and proof of installation for hydrodynamic separators.
2. Completion of a post construction infiltration test on the Detention Basin by filling the basin to a minimum depth of 6 inches with water and monitoring the time necessary to drain, or multiple double ring infiltration tests to ASTM standards. The Coon Creek Watershed District shall be notified prior to the test to witness the results.
3. If dewatering is required, provide DNR dewatering permit prior to construction. If a DNR permit is not required, provide well-field location, rates, discharge location, schedule and quantities prior to construction.
4. The applicant must apply for coverage under the Minnesota Pollution Control Agency's (MPCA's) Construction Stormwater Permit (Permit No: MNR100001)

Exhibits:

Exhibit Type	Exhibit Author	Signature Date	Received Date
Geotechnical Report	Partner Asset Corporation	08/19/2025	10/08/2025
Water Quality Model	SE3	10/28/2025	10/28/2025
Drainage Report	SE3	01/12/2026	01/14/2026
Construction Plans	SE3	12/01/2025	12/12/2025

Findings

Fees and Escrows (Rule 2.7):
The applicant has submitted a $4,510.00 application fee and deposit which corresponds with the nonrefundable application fee ($10) and base fee for a Commercial/Industrial Development project of 6.99 acres ($4,500.00). The applicant will be required to submit a performance escrow in the amount of $4,515.00. This corresponds to a base escrow of $2,000, plus an additional $500/acre of disturbance (5.03 acres of land disturbance proposed).

Stormwater Management (Rule 3.0):
Rule 3.0 applies to the proposed project because it includes land disturbing activities creating a cumulative total of 10,000 sf or more of new or fully reconstructed impervious surface.

The Hydrologic Soil Group (HSG) of soils on site are HSG A. Curve Numbers have been shifted down ½ classification to account for the impacts of grading on soil structure.

Rate Control: Peak stormwater flow rate at each point of site discharge does not increase from the pre-development condition for the 24-hour precipitation event with a return frequency of 2-, 10-, 100- years as shown in Table 1. The project will not impact Drainage Sensitive Use areas. The rate control standard is met.

Point of Discharge	2-year (cfs)		10-year (cfs)		100-year (cfs)	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
MnDOT ROW	0.006	0.002	0.167	0.056	1.336	0.445
Johnson St	7.76	1.33	11.64	5	20.79	19.42

Table 1.

Volume Control: The proposed project is new development; therefore, the volume reduction requirement is equal to 1.1 inches over the area of all impervious surface. The amount of proposed

impervious required to be treated is 131,572 ft^2.

The applicant is proposing the Stormwater Management Practices (SMPs) described below:

Drainage Area	Impervious required to be treated (ft^2)	Proposed SMP	TP Removal Factor	Required Water Quality Volume (ft^3)	Water Quality Volume Provided (ft^3)
untreated	2,199	none	0	202	0
Infiltration Basin	129,373	Infiltration Basin	1	11,859	24,117
Totals:	**131,572**			**12,061**	**24,117**

Table 2.

The following pretreatment has been provided:

SMP ID	Pretreatment Device/Method	Percent TSS Removal
sediment forebay	sediment forebay	80

Table 3.

Pretreatment is required to be designed such that the device/method provides removal of 80% TSS entering an infiltration or filtration Stormwater Management Practice. The proposed project meets pretreatment requirements as shown in Table 3.

The Untreated drainage area is a small portion of the drive entrance that cannot be routed to the treatment basin. The volume control standard has been met to the maximum extent practicable as shown in Table 2.

Water Quality: The total Water Quality Volume has been provided in aggregate.

Stormwater treatment on site must remove at least 80% of the average annual post development TSS per discharge location. The following TSS removal has been provided:

Discharge Point	TSS Removal Provided
MnDOT ROW	100
Johnson St	87

Table 4.

The TSS removal standard is met at each discharge point as shown in Table 4.

Discharges to Wetlands: Stormwater from the proposed project is not being discharged into any wetlands, therefore this section does not apply.

Landlocked Basins: The proposed drainage system does not outlet to a landlocked basin, therefore this section does not apply.

Low Floor Freeboard: The proposed project is new development which includes buildings and habitable structures. Therefore, SMPs must be designed such that the lowest basement floor elevations are at least 2 feet above the 100-yr high water level and 1 foot above the emergency overflow. The lowest basement floor elevation proposed is 912.45 ft NAVD 88. The applicable 100-year high water level is at 908.08 ft NAVD 88 and the applicable emergency overflow is at 907.05 NAVD 88. The freeboard requirement is met.

Maintenance:
Access: Sufficient maintenance access has been provided on the plans for all stormwater management practices.

Easements: All required maintenance easements have been provided on the plans.

Maintenance Agreements: The proposed stormwater management practices will not be maintained as part of standard municipal public work activities. Therefore, a maintenance agreement that meets District standards will be required.

Soils and Erosion Control (Rule 4.0)
Rule 4.0 applies to the proposed project because it is a land disturbing activity that requires a permit under another District rule.

The proposed project drains to County Ditch 58. The soils affected by the project include Zimmerman and do not have a soil erodibility factor of 0.15 or greater. Disturbed areas are proposed to be stabilized within 7 days, as required. The proposed erosion and sediment control plan includes stabilized construction entrance, inlet protection, perimeter control and street sweeping. The erosion control plan does not meet District requirements because portable toilets are not proposed to be stabilized and hazardous materials and stormwater contaminants are not proposed to be stored uncover cover and/or sealed containers. The site does require an NPDES permit. See attached Figure 3. Soils and Erosion Control.

Wetlands (Rule 5.0)
The proposed project does not include activities which result in the filling, draining, excavating, or otherwise altering the hydrology of a wetland. Rule 5.0 does not apply.

Floodplain (Rule 6.0)
The proposed project does not include land disturbing activities within the floodplain as mapped and modeled by the District. Rule 6.0 does not apply.

Drainage, Bridges, Culverts, and Utility Crossings (Rule 7.0)
The proposed project does not include land disturbing activities which construct, improve, repair, or alter the hydraulic characteristics of a bridge profile control or culvert structure on a creek, public ditch, or major watercourse. The proposed project does not include land disturbing activities which involve a pipeline or utility crossing of a creek, public ditch, or major watercourse.

The proposed project does not include land disturbing activities which construct, improve, repair or alter the hydraulic characteristics of a conveyance system that extends across two or more parcels of record not under common ownership and has a drainage area of 200 acres or greater. Rule 7.0 does not apply.

Buffers (Rule 8.0)
The proposed project does not include a land disturbing activity on land adjacent or directly contributing to a Public Water, Additional Waters, High or Outstanding Ecological Value Waters, a Public Ditch, or Impaired Waters/waters exceeding state water quality standards. Rule 8.0 does not apply.

Variances (Rule 10.2)
The proposed project is not requesting a variance from the District's rules, regulations, and policies. Rule 10.2 does not apply.

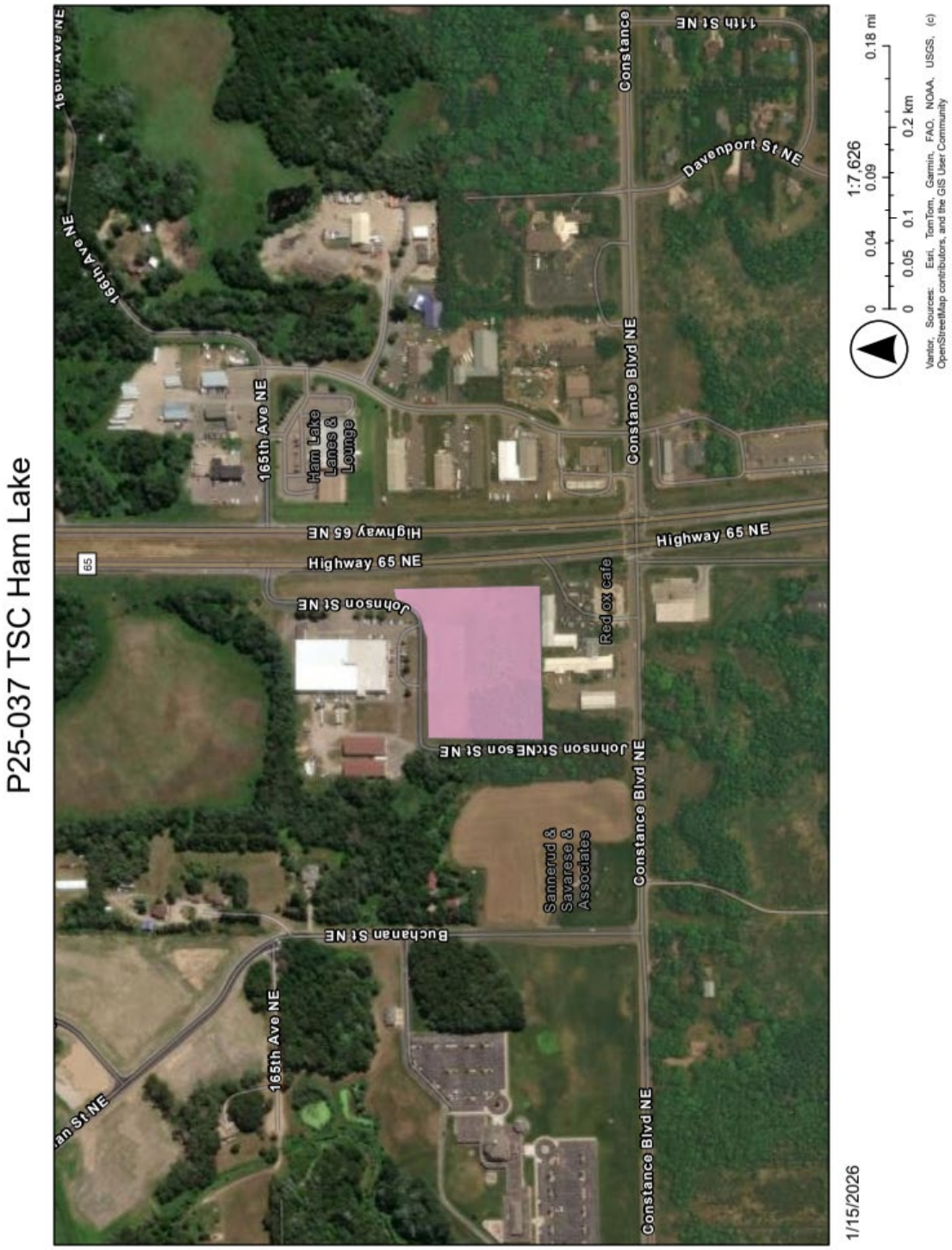

Figure 1: Project Location

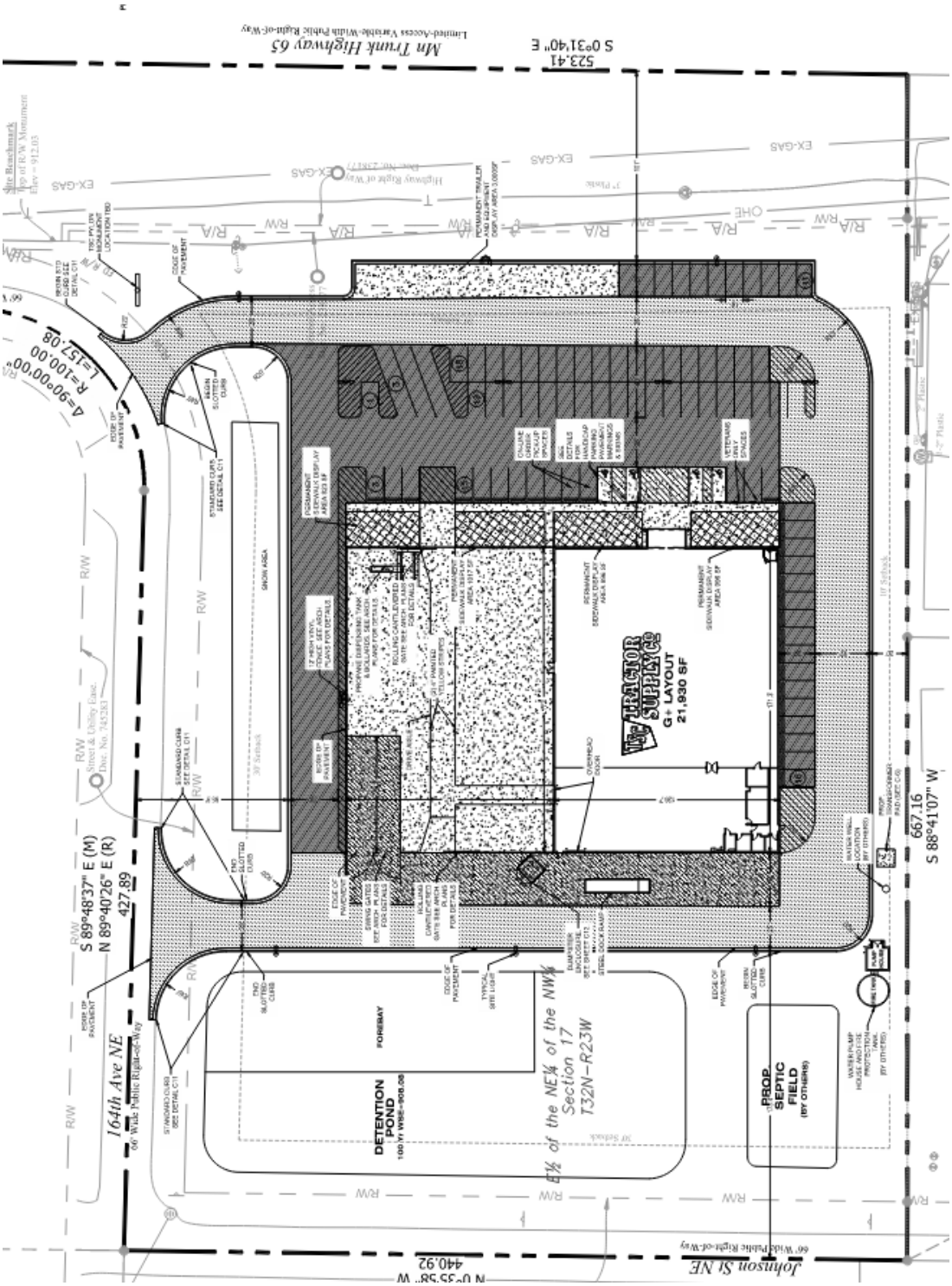

Figure 2: Site Plan

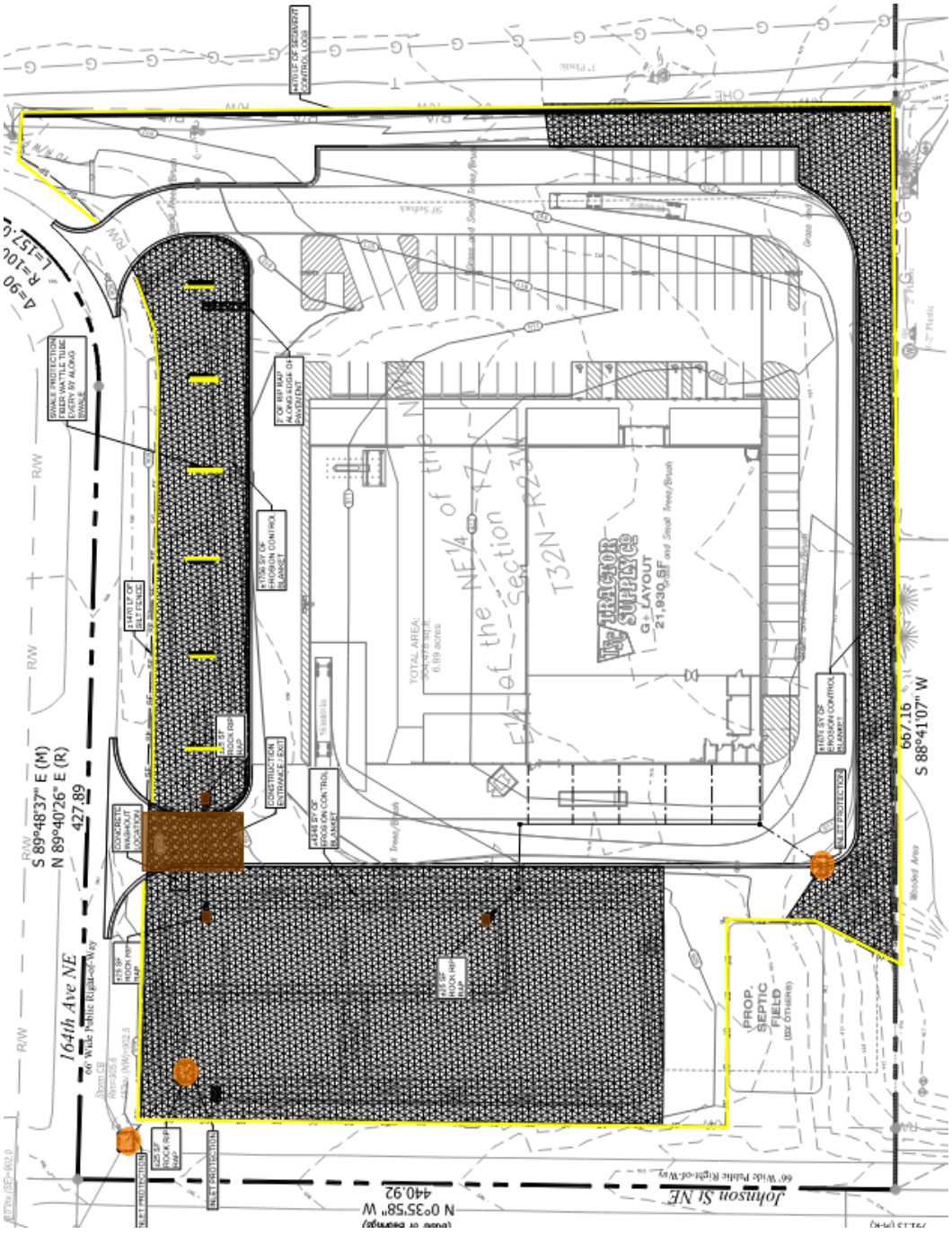

Figure 3: Soils and Erosion Control