

Permit Application Review Report
Date: 3/4/2026

Board Meeting Date: 3/9/2026
Agenda Item: 11

Applicant/Landowner:
HFN Properties, LLC
Attn: Jeff Stalberger
3399 185th Ln NE
Wyoming, MN 55092

Contact:
Daniel Hallberg
4120 Lexington Way
Eagan, MN 55123

Project Name: South Shore Estates Second Addition

Project PAN: P-25-038

Project Purpose: residential development with streets, utilities and associated stormwater management features

Project Location: Vickers St NE south of Interlachen Dr NE, Ham Lake

Site Size: size of parcel - 105.51 acres; size of disturbed area - 34.0 acres; size of regulated impervious surface - 6.92 acres

Applicable District Rule(s): Rule 2, Rule 3, Rule 4, Rule 8

Recommendation: Approve with 3 Conditions and 3 Stipulations

Description: The project proposes the construction of a new residential development with streets, utilities and associated stormwater treatment features. The project will disturb 34 acres and create 6.92 acres of regulated impervious surface. Most of the site drains to County Ditch 11 and a small portion drains north to the Sunrise River Water Management Organization. The relevant water resource concerns are stormwater management, soils and erosion control, and buffers, which correspond to District Rules 3, 4 and 8. 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 \$19,000.00.

Rule 3.0 – Stormwater Management

2. Please update the Soil Amendment Plan on sheet C2.3 to show the full extents of the amended areas within subcatchment 5.

Rule 4.0 – Soils and Erosion Control

3. Provide redundant perimeter control around Wetland 8.

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. The applicant must apply for coverage under the Minnesota Pollution Control Agency's (MPCA's) Construction Stormwater Permit (Permit No: MNR100001)
2. 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.
3. Submittal of as-builts for the stormwater management practices and associated structures listed in Table 2, including volume, critical elevations and proof of installation for hydrodynamic separators.

Exhibits:

Exhibit Type	Exhibit Author	Signature Date	Received Date
Wetland Delineation	Kjolhaug Environmental Services	11/19/2024	11/19/2024
Construction Plans	Plowe Engineering Inc	02/13/2026	02/13/2026
Utility & SWPPP Plans	Plowe Engineering Inc	02/13/2026	02/13/2026
Storm Sewer Sizing	Plowe Engineering Inc	02/13/2026	02/13/2026
Stormwater Drainage Report	Plowe Engineering Inc	02/13/2026	02/13/2026

Findings

Fees and Escrows (Rule 2.7):

The applicant has submitted a \$10,010.00 application fee and deposit which corresponds with the nonrefundable application fee (\$10), base fee for a Single Family/Multifamily Residential Development project of 105.51 acres (\$10,000). The applicant will be required to submit a performance escrow in the amount of \$19,000.00. This corresponds to a base escrow of \$2,000, plus an additional \$500/acre of disturbance (34.0 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 B. Curve Numbers have been shifted down one classification to account for the impacts of grading on soil structure.

Rate Control: Peak stormwater flow rate to the NE and SE for the 2-year event increases from the pre-development condition. This is due to rear yard runoff that is infeasible to capture. The increases have been reviewed and no adverse impacts are anticipated. The rate increases in the 2-, 10- and 100- year events to the SW have been reviewed and no adverse impacts are anticipated. The increase to Vickers Street for the 2-, 10- and 100- year events have been approved by the City of Ham Lake. They are proposing to incorporate soil amendments to help with rate reduction. The rate control standard is met to the maximum extent practicable.

Point of Discharge	2-year (cfs)		10-year (cfs)		100-year (cfs)	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
To NW (Wetland 1)	0.75	0.7	3.72	2.9	13.78	11.04
to SW (Wetland 6)	0.378	0.77	2.1	2.97	8.11	9.95
Vickers St	0.92	1.2	1.88	2.29	4.46	5.05
To NE	1.41	1.68	6.7	5.6	14.31	21.72

(Wetland 3)						
To SE (Wetland 5A)	3.53	3.92	13.22	10.55	45.65	31.80

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 301,574 ft².

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

Drainage Area	Impervious required to be treated (ft²)	Proposed SMP	TP Removal Factor	Required Water Quality Volume (ft³)	Water Quality Volume Provided (ft³)
Impervious Disconnect SRWMO	17,065	Impervious Disconnect	1	1,564	1,564
Pond D	51,058	Pond D	0.5	9,361	88,572
untreated	16,734	none	0	1,534	0
Impervious Disconnect	50,503	Impervious Disconnect	1	4,629	4,629
Pond E	5,000	Pond E	0.5	917	10,672
Pond C	28,214	Pond C	0.5	5,173	20,500
Pond B	91,850	Pond B	0.5	16,839	119,397
Pond A	41,150	Pond A	0.5	7,544	47,472
Totals:	301,574			47,561	292,806

Table 2.

Infiltration may not be used as a volume control practice because the practices would need to be placed in areas with less than three feet of separation from the bottom of the infiltration system to the seasonally saturated soils.

Geotechnical information from January 2025 has been submitted which indicates that seasonally high saturated soils are likely at an approximate elevation of 7-10 ft below the ground surface which is not enough separation from the surface.

Because the volume reduction standard cannot be met due to these site constraints, the project proposes the use of stormwater management practices and their corresponding TP conversion factors listed in Table 2.

The volume control standard has not been met as shown in Table 2. The untreated drainage areas account for 7% of the total regulated impervious surface. Two of these drainage areas were routed directly to wetlands (after pretreatment) to help meet wetland requirements. Due to high groundwater the volume control standard has been met to the maximum extent practicable.

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
To NW (Wetland 1)	80
To SW (Wetland 6)	80
Vickers St	0
To NE (Wetland 3)	80
To SE (Wetland 5A)	80

Table 3.

The TSS removal standard is not met at each discharge point as shown in Table 4. The Vicker St drainage area routes directly to wetlands 2 and 7 to meet wetland requirements. This accounts for 7% of the regulated impervious within CCWD. Rain Guardians are provided for pretreatment.

Discharges to Wetlands: Stormwater from the proposed project is being discharged into the following wetlands.

Wetland ID	Wetland 6
Wetland Type	Highly Susceptible
Change of Bounce 2-yr (ft)	0
Change of Bounce 10-yr (ft)	0
Change of Inundation on 2-yr (hrs)	-
Change of Inundation on 10-yr (hrs)	-
Change of Run out Control (ft)	0

Wetland ID	Wetland 1
Wetland Type	Moderately Susceptible
Change of Bounce 2-yr (ft)	0.01
Change of Bounce 10-yr (ft)	0.01
Change of Inundation on 2-yr (hrs)	-
Change of Inundation on 10-yr (hrs)	-
Change of Run out Control (ft)	0

Wetland ID	Wetland 7
Wetland Type	Highly Susceptible
Change of Bounce 2-yr (ft)	-0.05
Change of Bounce 10-yr (ft)	-0.24
Change of Inundation on 2-yr (hrs)	-0.01
Change of Inundation on 10-yr (hrs)	0.05
Change of Run out Control (ft)	-0.15

Wetland ID	Wetland 5A
Wetland Type	Moderately Susceptible
Change of Bounce 2-yr (ft)	0.09
Change of Bounce 10-yr (ft)	0.14
Change of Inundation on 2-yr (hrs)	-
Change of Inundation on 10-yr (hrs)	-
Change of Run out Control (ft)	0

Wetland ID	Wetland 4
Wetland Type	Highly Susceptible
Change of Bounce 2-yr (ft)	0.42
Change of Bounce 10-yr (ft)	0.08
Change of Inundation on 2-yr (hrs)	-
Change of Inundation on 10-yr (hrs)	-
Change of Run out Control (ft)	-1.7

Wetland ID	Wetland 3
Wetland Type	Moderately Susceptible
Change of Bounce 2-yr (ft)	0.01
Change of Bounce 10-yr (ft)	0.02
Change of Inundation on 2-yr (hrs)	-
Change of Inundation on 10-yr (hrs)	-
Change of Run out Control (ft)	0

Wetland ID	Wetland 2
Wetland Type	Highly Susceptible
Change of Bounce 2-yr (ft)	0.07

Change of Bounce 10-yr (ft)	-0.21
Change of Inundation on 2-yr (hrs)	-
Change of Inundation on 10-yr (hrs)	-
Change of Run out Control (ft)	0

Table 4.

The change in inundation for many of the wetlands cannot be determined because they are landlocked. The proposed project exceeds the standard for Wetland 4 for bounce and change to run out control elevation. The run out elevation is still above the delineated wetland boundary. This was reviewed and determined to have no adverse impacts.

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 or 1 foot above the emergency overflow. The lowest basement floor elevations proposed range from 907.9 to 910 ft NAVD 88. The applicable 100-year high water levels range from 905.9 to 908 ft NAVD 88 and the applicable emergency overflows range from 905.9 to 910.1 ft NAVD 88. The freeboard requirement is met.

Maintenance:

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

Easements: Maintenance easements for all stormwater management practices are required for the proposed project.

The proposed project is a new plat or development project and includes a public ditch. Therefore, ditch maintenance easements must be provided on the plat. The Public Ditch within the project is County Ditch 11, so a maintenance easement of 100 ft (50 ft on either side of the centerline) must be provided. All required maintenance easements have been provided on the plans.

Maintenance Agreements: All proposed stormwater management practices will be maintained as part of standard municipal public work activities. Therefore, no maintenance agreement 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 11 and the Sunrise River Water Management Organization. The soils affected by the project include Zimmerman, Lino, Rifle, and Isanti 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 perimeter control, inlet protection, street sweeping, and stabilized construction entrances. The erosion control plan meets District Requirements. The site does require an NPDES permit. See attached Figure 3: Soils and Erosion Control.

Wetlands (Rule 5.0)

Wetlands exist on site, but no impacts are proposed.

Wetlands were delineated under PAN W24-037. The boundary and type application was reviewed and approved. The Notice of Decision was issued on 11/21/2024. 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)

Rule 8.0 applies because it includes a land disturbing activity that requires a permit under another District Rule and is on land adjacent or directly contributing to Additional Waters and a Public Water.

A continuous buffer is proposed on the plans; it is proposed to be established and maintained in MnDOT 33-261, which qualifies as perennially rooted vegetation. Because the Public Water is the more restrictive resource, the average buffer width must be 50 ft, with a minimum width of 30 ft. The buffer provide meets the required buffer widths. Permanent monumentation at each parcel line, and every 200 ft as needed, has been proposed on the plan.

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.

P25-038 South Shores Estates 2nd Addition

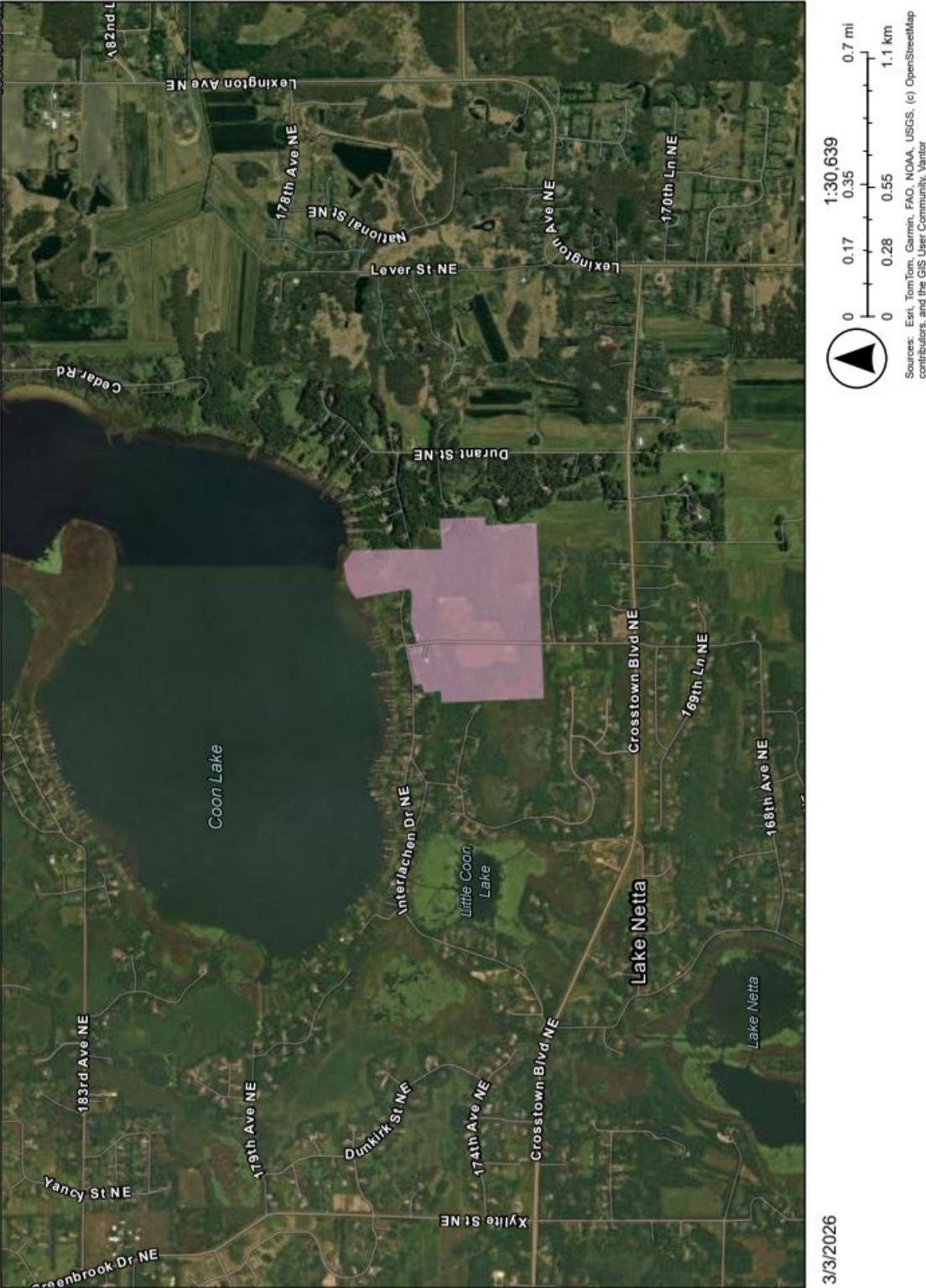


Figure 1: Project Location

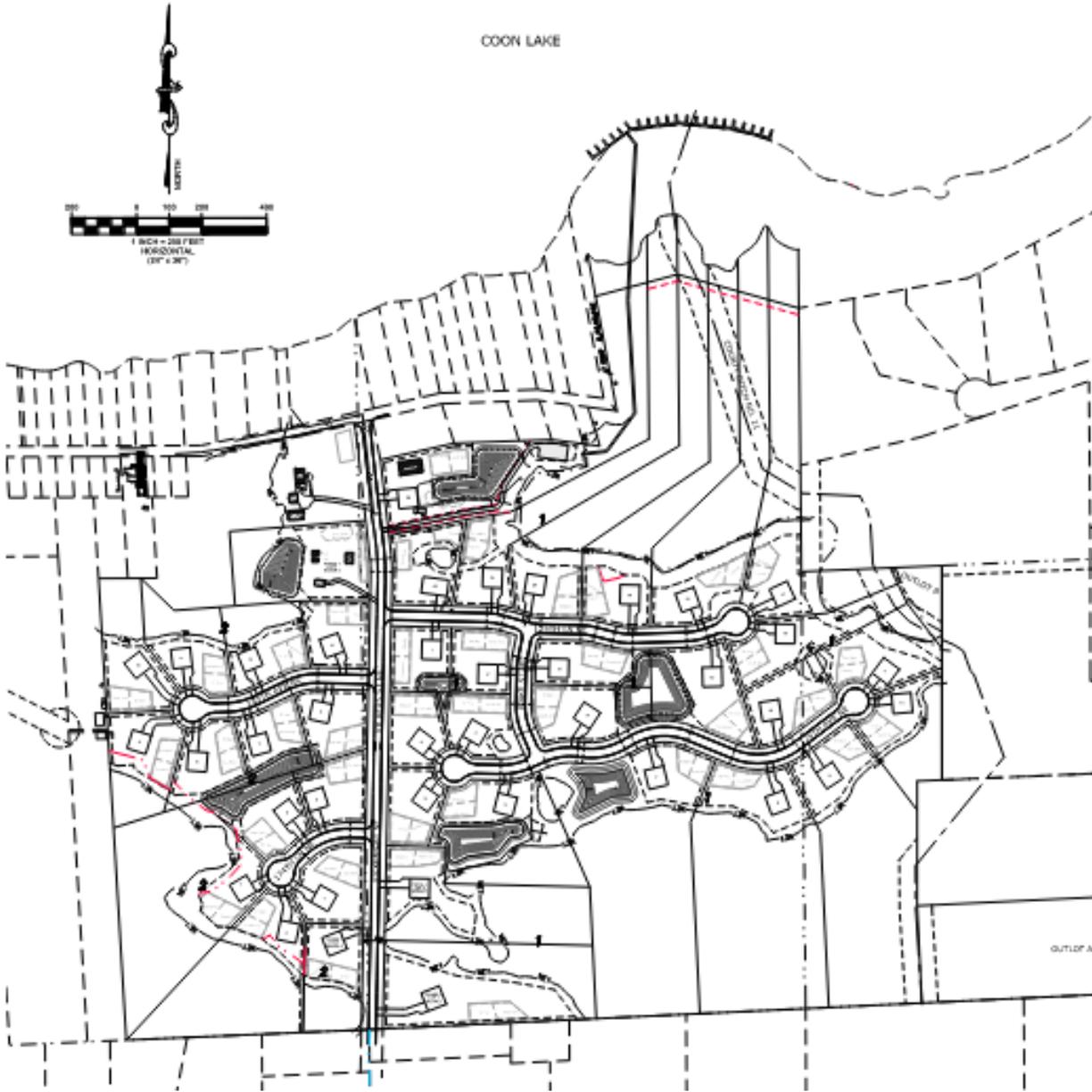


Figure 2: Site Plan



EROSION CONTROL / REVEGETATION SPECS.
 A. PERKS TO MONITOR ANNUALLY. INSTALL SLOTTED STEEL FILTER STRIPS AT EXISTING AND NEW EROSION CONTROL STRUCTURES. ALL STRIPS SHALL BE MAINTAINED UNDER LOCAL COORDINATE AGREEMENT. NOTIFY THE DISTRICT AS SOON AS NECESSARY.

LOT GRADING NOTES

- ALL CONSTRUCTION SHALL BE CONFORMANT WITH PERMITS.
- HOUSE TYPES AND COLLARS THAT DIFFER FROM WHAT'S PROVIDED ON THE GRADING PLAN MUST BE REVIEWED BY THE CITY OF HAM LAKE.
- ALL NOTES TO BE REVIEWED BY A LICENSED PROFESSIONAL ENGINEER.
- NOTES TO BE MAINTAINED THROUGHOUT CONSTRUCTION.

TREE PROTECTION NOTES

NOTES

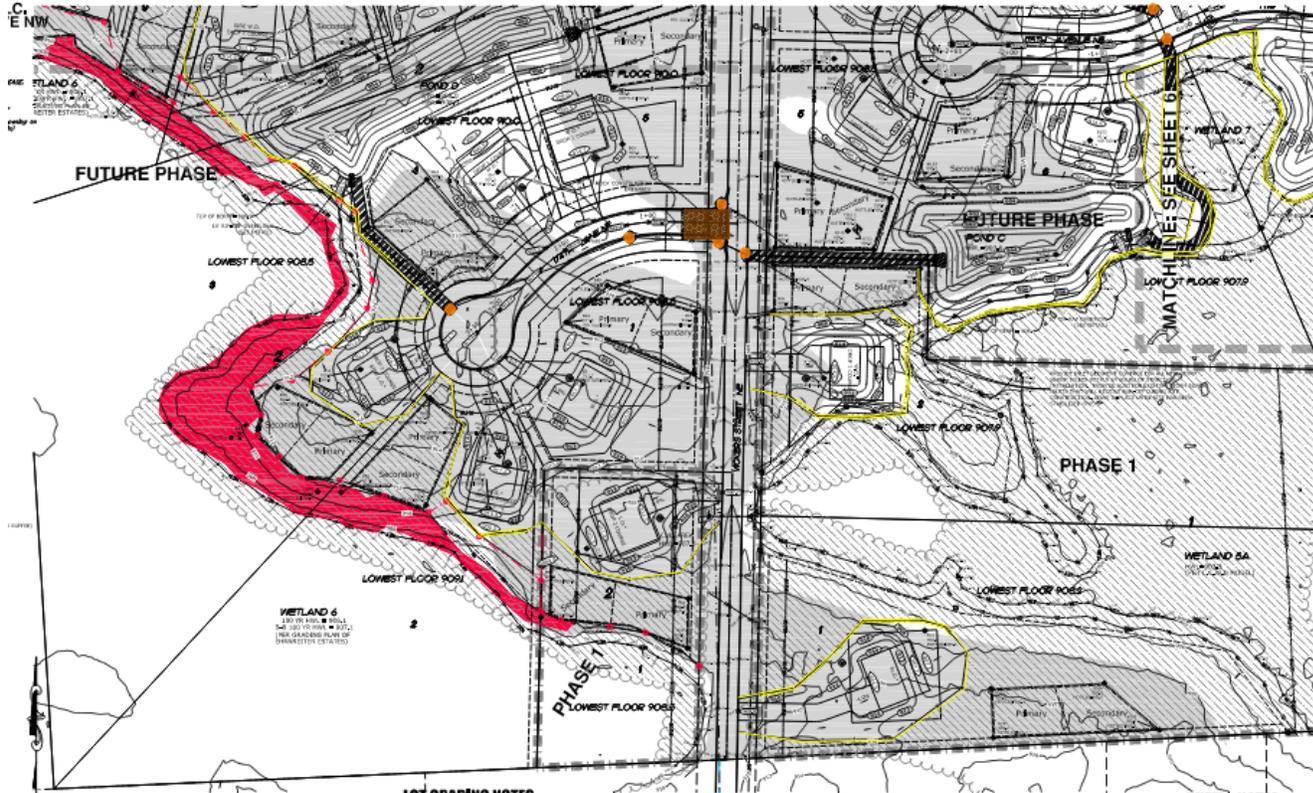
- EXISTING TREES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- ALL CONSTRUCTION SHALL BE CONFORMANT WITH PERMITS.

BUFFER NOTES

- PROTECT SPECIES AND WETLAND BUFFER ZONES TO BE MAINTAINED THROUGHOUT CONSTRUCTION.
- ALL CONSTRUCTION SHALL BE CONFORMANT WITH PERMITS.
- ALL CONSTRUCTION SHALL BE CONFORMANT WITH PERMITS.

EROSION CONTROL AND TREE PROTECTION PLAN

S SECOND ADDITION



LOT GRADING NOTES

BUFFER NOTES



Figure 3: Soils and Erosion Control