

Permit Application Review Report
Date: 4/22/2026

Board Meeting Date: 4/27/2026
Agenda Item: 11

Applicant/Landowner:

City of Ham Lake
Attn: Denise Webster
15544 Central Avenue NE
Ham Lake, MN 55304

Project Name: Crosstown Shopping Center Street Reconstruction

Project PAN: P-23-021

Project Purpose: Street Reconstruction

Project Location: Crosstown Shopping Center located on the northeast corner of the intersection of Trunk Highway 65 and Crosstown Boulevard, Ham Lake

Site Size: size of disturbed area - 7.19 acres; size of regulated impervious surface - 3.57 acres

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

Recommendation: Approve with 4 Conditions and 3 Stipulations

Description: The City of Ham Lake is proposing road reconstruction near the Crosstown Shopping Center that includes intersection alignment changes, addition of curb and gutter, and road widening. The project will disturb 7.19 acres and create 3.57 acres of regulated impervious surface. A portion of the project drains north to the Upper Rum River Water Management Organization (URRWMO), and the south portion drains to County Ditch 58. The relevant water resource concerns are stormwater management and soils and erosion control which correspond with 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 \$5,595.00.

Rule 3.0 – Stormwater Management

2. The project results in an increase in discharge rates to Wetland 2 for all modeled storm events (Pond 2P inflow in the models). Written approval from the property owner will be required for the increase in discharge rates to Wetland 2.
3. The project results in an increase in discharge rates to the MnDOT ditch for the 2- and 10-year storm events (Pond 5P inflow in the models). Written approval from MnDOT will be required for the increase in discharge rates to MnDOT ROW.
4. SAFL Baffles are not very effective in non-flow-through structures. Please consider moving the sump/SAFL baffle within CBMH 412 to a downstream flow-through structure

(MH 411 or 410).

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, including volume, critical elevations and proof of installation for hydrodynamic separators.

Exhibits:

Exhibit Type	Exhibit Author	Signature Date	Received Date
Drainage Maps	RFC Engineering	03/17/2026	03/17/2026
HydroCAD Existing & Proposed	RFC Engineering	03/17/2026	03/17/2026
SHSAM Calculations	RFC Engineering	02/26/2026	03/17/2026
Stormwater Management Plan	RFC Engineering	03/17/2026	03/17/2026
Report of Geotechnical Explorations	ITT	02/02/2023	01/22/2026
Soils Map	RFC Engineering	01/21/2026	01/22/2026
Construction Plans	RFC Engineering	03/17/2026	03/17/2026

Findings

Fees and Escrows (Rule 2.7):

The applicant is a government agency and is therefore exempt from an application fee or a review and inspection fee deposit. The applicant will be required to submit a performance escrow in the amount of \$5,595.00. This corresponds to a base escrow of \$2,000, plus an additional \$500/acre of disturbance (7.19 acres of land disturbance proposed).

Stormwater Management (Rule 3.0):

Rule 3.0 applies to the proposed project because it is a public linear project where the sum of the new and fully reconstructed impervious surface equals one or more acres.

The Hydrologic Soil Group (HSG) of soils on site are HSG C.

Rate Control: Peak stormwater flow rates increase from the pre-development condition for most 24-hour precipitation events at the MnDOT, Wetland 2, and Wetland 4 discharge points (rate increases are bold in Table 1). Approval for rate increases will be required for MnDOT and wetland 2 discharge points. The rate increase at the wetland 3 discharge point is within model tolerance. The increase at the wetland 4 discharge point has been reviewed and no adverse impacts are anticipated. The project will not impact Drainage Sensitive Use areas. 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
Wetland 1	4.98	4.61	9.32	8.53	19.13	17.71
MnDOT Ditch	24.53	25.08	38.65	39.69	68.96	67.87
Wetland 4 URRWMO	10.25	17.57	16.25	28.01	29.5	50.70
Wetland 3	5.32	5.37	11.78	11.32	25.96	24.72
Wetland 2	3.34	5.16	5.69	8.63	10.99	16.36

Table 1.

Volume Control: The application proposes redevelopment which does not disturb more than 50% of the site or reconstruct more than 50% of the existing impervious surface, therefore the volume reduction requirement is equal to 1.1 inches over the area of new and fully reconstructed impervious surface. The amount of proposed impervious required to be treated is 155,429 ft².

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)
project total	155,429	none	0	6,476	0
Totals:	155,429			6,476	0

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 or the top of bedrock.

Geotechnical information from February 2023 has been submitted which indicates that seasonally high saturated soils are likely at an approximate elevation of 3 -10 feet below the ground surface.

The volume control standard has not been met as shown in Table 2. However, due to limited land availability, the volume control standard has been met to the maximum extent practicable.

Water Quality: The total Water Quality Volume for the project has not 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
URRWMO	NA
Wetland 4	80
MnDOT ditch	79
wetland 3	89
wetland 2	82
wetland 1	87

Table 3.

The TSS removal standard is met via sumps at each discharge point as shown in Table 3.

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

Wetland ID	4
Wetland Type	Slightly Susceptible
Change of Bounce 2-yr (ft)	-0.13
Change of Bounce 10-yr (ft)	-0.13
Change of Inflow Velocity (fps)	0.83
Change of Inundation on 2-yr (hrs)	6
Change of Inundation on 10-yr (hrs)	8
Change of Run out Control (ft)	-0.14

Wetland ID	3
Wetland Type	Slightly Susceptible
Change of Bounce 2-yr (ft)	0.01
Change of Bounce 10-yr (ft)	-0.02
Change of Inflow Velocity (fps)	1.47

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

Wetland ID	2
Wetland Type	Slightly Susceptible
Change of Bounce 2-yr (ft)	0.04
Change of Bounce 10-yr (ft)	0.21
Change of Inflow Velocity (fps)	3.58
Change of Inundation on 2-yr (hrs)	0
Change of Inundation on 10-yr (hrs)	-2
Change of Run out Control (ft)	0

Wetland ID	1
Wetland Type	Slightly Susceptible
Change of Bounce 2-yr (ft)	-0.03
Change of Bounce 10-yr (ft)	-0.03
Change of Inflow Velocity (fps)	2.08
Change of Inundation on 2-yr (hrs)	0
Change of Inundation on 10-yr (hrs)	-2
Change of Run out Control (ft)	0

Table 4.

The proposed project meets bounce, discharge rate, inundation, and runout control requirements for all wetlands receiving discharge from the site as shown in Table 4.

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 not considered new development with buildings and habitable structures; therefore, this section does not apply.

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 applicant is working to obtain an easement for access to an existing storm pond that is being utilized by the project.

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 both the URRWMO and County Ditch 58. The soils affected by the project include Zimmerman, Isanti and Lino and have a soil erodibility factor of 0.15 or greater. Disturbed areas are proposed to be stabilized within 24 hours, as required. The proposed erosion and sediment control plan includes perimeter control, stabilized construction entrance, riprap, inlet protection and street sweeping. The erosion control plan meets District Requirements. The site does require an NPDES permit.

Wetlands (Rule 5.0)

Wetlands exist on site, but no impacts are proposed. Wetlands were delineated under PAN W23-033. The boundary and type application was reviewed and approved. The Notice of Decision was issued

on 06/16/2023.

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.

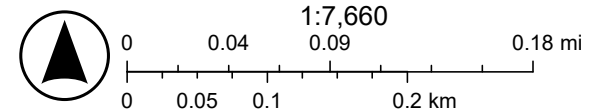
Variances (Rule 10.2)

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

Figure 1: Crosstown Shopping Center Reconstruction Project Location

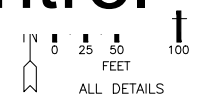
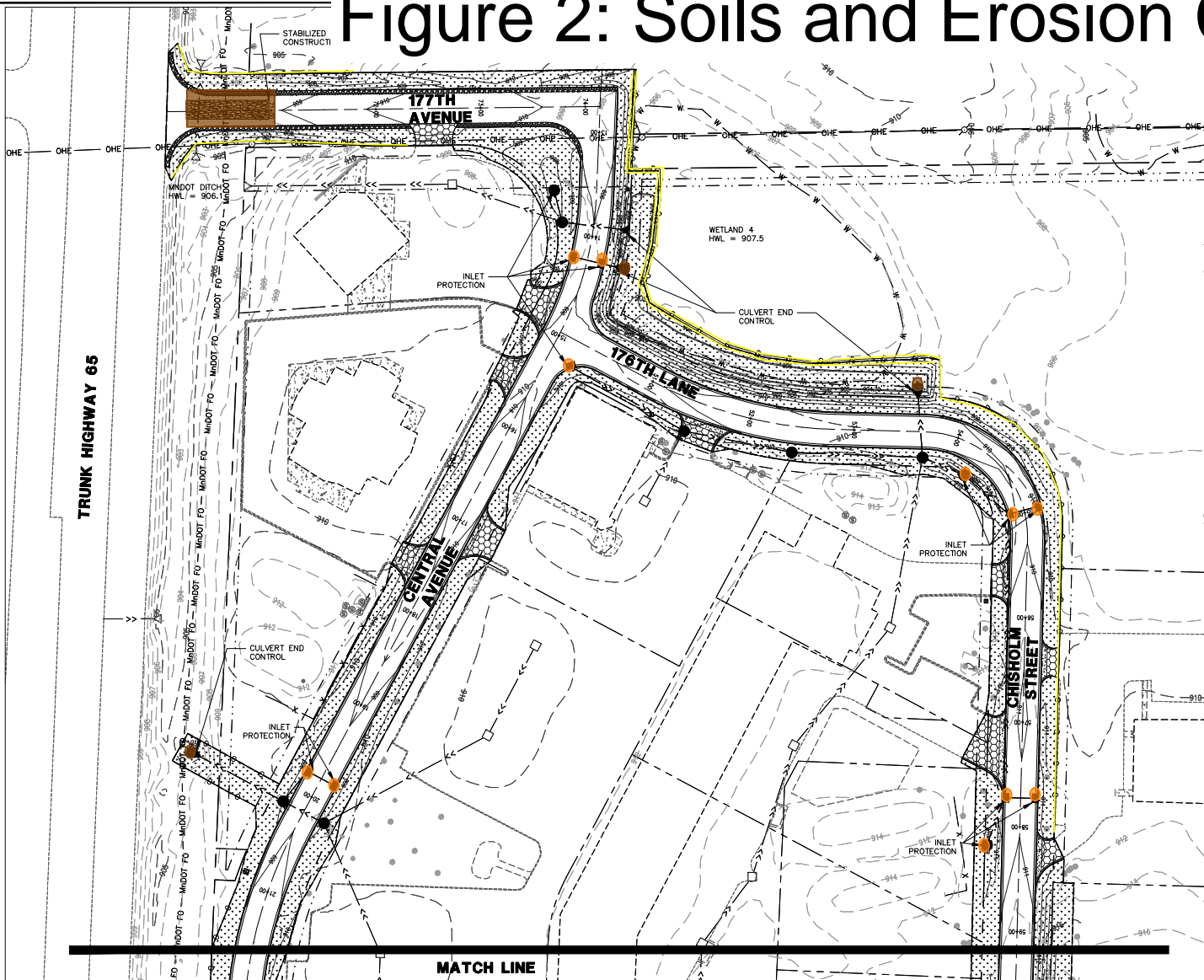


4/21/2026



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Vantor

Figure 2: Soils and Erosion Control



- LEGEND**
- RIPRAP, CLASS III WITH FABRIC
 - SEED MIX 25-131: COMMERCIAL TURF MULCH TYPE 1
PLANT APRIL 1ST - JUNE 1ST FOR SPRING PLANTING OR JULY 20TH - SEPTEMBER 20TH FOR FALL PLANTING
 - SILT FENCE
 - STABILIZED CONSTRUCTION EXIT

- NOTES:**
1. ALL GRADING OPERATIONS SHALL BE CONDUCTED IN A MANNER TO MINIMIZE THE POTENTIAL FOR SITE EROSION.
 2. ALL EXPOSED SOIL AREAS MUST BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION, BUT IN NO CASE LONGER THAN 7 DAYS. IF THERE IS A SCHEDULED PAUSE OF WORK THAT WILL LAST 7 DAYS OR LONGER, ALL SOILS AND STOCKPILES ARE REQUIRED TO BE STABILIZED WITHIN THE FIRST 24 HOURS OF INACTIVITY.
 3. SALVAGED TOPSOIL SHALL BE STOCKPILED IN PLACE TO MAINTAIN CONTINUITY OF PROPERTY OWNERS EXISTING TURF CONDITIONS. UPON APPROVAL OF ENGINEER, SOIL MAY BE STOCKPILED UPON REVIEW OF ALTERNATE PLAN PROVIDED BY THE CONTRACTOR.
 4. COVER OR SEED ALL STOCKPILE AREAS WITHIN 24 HOURS OF INACTIVITY.



UTILITIES:
 LUMEN (763) 712-5017
 CENTERPOINT ENERGY (763) 323-2760
 COMCAST (952) 807-4078
 CONNEXUS ENERGY (763) 323-4268
 GREAT RIVERS ENERGY (763) 445-5984

DATE	REVISION HISTORY

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF MINNESOTA.

DATE: _____ REG. NO.: _____

RFC ENGINEERING, INC.
 Consulting Engineers

13635 Johnson Street
 Ham Lake, MN 55304
 Telephone 763-862-8000
 Fax 763-862-8042

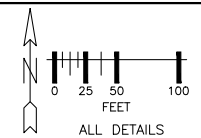
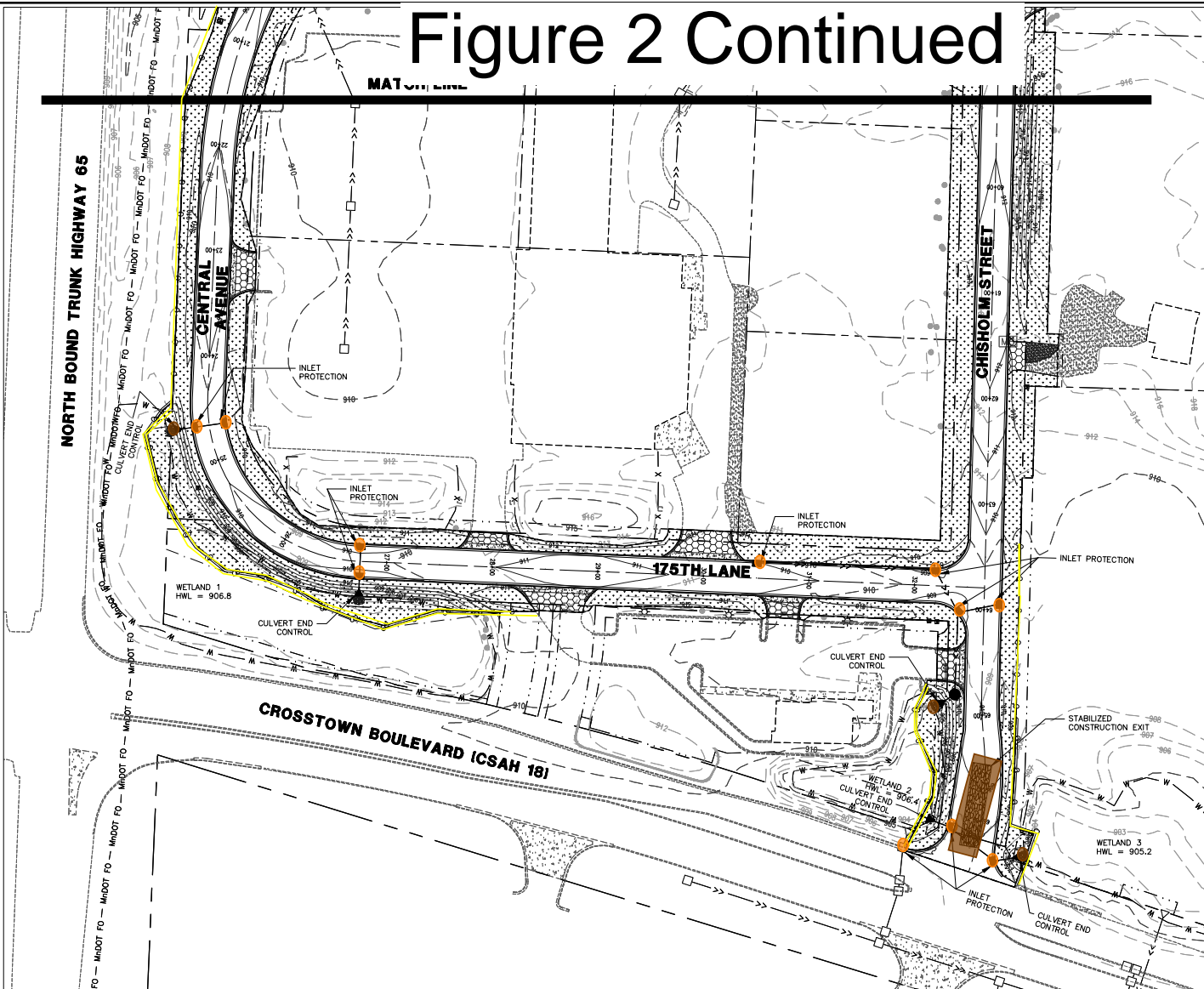
S.A.P. 197-119-004 / 197-135-001
 HAM LAKE IMPROVEMENT PROJECT 2205
 CROSSTOWN SHOPPING CENTER STREET RECONSTRUCTION
 STORMWATER POLLUTION PREVENTION PLAN

DWG: 2205 SWPPP 1
 DATE: 03/17/26
 JOB NUMBER: 2205
 SHEET: 36 OF 52
 FILE: 37-2-136

800-252-1166 651-454-0002

DESIGN BY: LDZ DRAWN BY: LDZ CHECKED BY: DAK

Figure 2 Continued



LEGEND

- RIPRAP, CLASS III WITH FABRIC
- SEED MIX 25-151: COMMERCIAL TURF MULCH TYPE 1
PLANT APRIL 1ST - JUNE 1ST FOR SPRING PLANTING OR JULY 20TH - SEPTEMBER 20TH FOR FALL PLANTING
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Ham Lake, MN 55304
Telephone 763-862-8000
Fax 763-862-8042

S.A.P. 197-119-004 / 197-135-001
HAM LAKE IMPROVEMENT PROJECT 2205
CROSSTOWN SHOPPING CENTER STREET RECONSTRUCTION
STORMWATER POLLUTION PREVENTION PLAN

DWG: 2205 SWPPP 2
DATE: 03/17/26
JOB NUMBER: 2205
SHEET: 37 OF 52
FILE: 37-2-137