

From: [Joseph Wick](#)
To: [John Sarafolean](#)
Cc: [Karen Kill](#)
Subject: Re: watershed permit in Grant
Date: Wednesday, February 19, 2025 10:16:54 PM

Hi John,

Thank you for answering my questions. The rules document is difficult to follow, so I am hoping you can provide some guidance.

1. What documents specifically do I need to include with an application?
2. What specifically do I need to ask an engineer to help with? Looking at options between permeable pavers and a rain garden, I assume it will be most cost effective to have a rain garden, but does the rain garden need to be sized for the entire amount of impervious surface on the property (about 11,000 square feet), for the amount of impervious surface related to the specific project the permit applies to (i.e. the proposed pole building, which would be 2500 square feet), or for the impervious surface area that exceeds 10,000 square feet?
3. Does the septic soil information help at all? Do I need additional soil testing, or is the information from the septic system soil tests sufficient?

Really unclear on what is involved in this whole process/ what steps to take next. I want to get everything with the permit application correct the first time around, so some guidance as far as what specifically is required for this project will be much appreciated.

Joe

On Tue, Feb 18, 2025 at 2:29 PM John Sarafolean <jsarafolean@eorinc.com> wrote:

Joe,

Thank you for submitting the septic soil information and the survey plan sheet. Below I have some answers for you in RED. I have pasted the link to the BCWD Rules below and added a list of engineers that we have compiled from previous permit applications.

1. Should I have complete building plans available for the watershed district permit process?

You do not have to submit complete building plans for the watershed district permit application. The survey document that you provided is sufficient for the construction plan layout of the proposed building.

2. If I did enough of a permeable driveway area to bring the total project area under 10,000 square feet, would this bring me into the rule 3 (erosion control) category rather than rule 2 (stormwater management)? If so, I should probably check if it is

more cost effective to just do enough permeable surface to bring me under the 10,000 square foot cutoff.

This depends, you will need to submit a plan design for the pavers to demonstrate that the pavers have the capacity to infiltrate the proposed stormwater runoff and act as a pervious surface.

BCWD Rules Link: [DEFINITIONS](#)

BCWD List of Applicant Engineers:

BCWD Permit 24-09 CSAH 5 –Phase 3 improvements

Ron Leaf, PE
Kimley-Horn | 767 Eustis Street, Suite 100, St. Paul, MN 55114
Direct: 612 294 9742 | Mobile: 651 443 2604
Ron.Leaf@kimley-horn.com

BCWD Permit 24-07 Elliot Crossing Housing Development

Justin J. Olson PE

Carlson McCain

Direct: 763-489-7942

jolson@carlsonmccain.com

BCWD Permit 24-06 Rutherford Elementary improvements

T.J. Rose, P.E. (MN)

Larson Engineering, Inc.

3524 Labore Road

White Bear Lake, MN 55110-5126

651.481.9120 Office

651.203.1911 Direct

612.231.8103 Cell

trose@larsonengr.com

BCWD Permit 24-01 Take Five Oil Change

Joseph Bailey, PE (MN)

Sambatek

Project Manager

Direct: [763.746.1606](tel:763.746.1606)

jbailey@sambatek.com

BCWD Permit 23-19 Liberty Classical Academy

Mike Brandt PE

Kimley-Horn

Cell Phone 763-360-0473

Office Phone 651-643-0428

mike.brandt@kimley-horn.com

BCWD Permit 23-17 Sundance Townhomes

Dan Sjoblom, PE, LSIT

SENIOR CIVIL ENGINEER

Alliant Engineering, Inc.

733 Marquette Ave, Ste 700

Minneapolis, MN 55402

612.767.9370 DIRECT | 952.334.1316 CELL

dsjoblom@alliant-inc.com

BCWD Permit 23-11 White Oak Savahnna – single family home

Authorized Agent: Randy Tweden

Telephone: 612-508-2172

Address: 7211 Lone Oak Trail

City/Zip: Stillwater, MN 55082

Email: krtweden@centurylink.net

BCWD Permit 23-10 Curio Dance Studio

T.J. Rose, P.E. (MN)

Larson Engineering, Inc.

3524 Labore Road

White Bear Lake, MN 55110-5126

651.481.9120 Office

651.203.1911 Direct

612.231.8103 Cell

trose@larsonengr.com

BCWD Permit 23-08 72nd Street Road Project

Authorized Agent/Engineer: Derek Benoy

Address: 3507 High Point Drive North, Bldg. 1 Suite E130

City/Zip: Oakdale, MN 55128

Email: derek. benoy@bolton-menk.com

Telephone: (763) 228-6538

BCWD Permit 23-05 Rocket Car Wash

Shari Ahrens
Senior Project Engineer
shari.ahrens@westwoodps.com
direct (952) 697-5760
main (952) 937-5150
Westwood
12701 Whitewater Drive, Suite 300
Minnetonka, MN 55343

westwoodps.com
(888) 937-5150

BCWD Permit 22-18 Stillwater Oaks Housing Development

Scott Dahlke

Civil Engineering Site Design

PO Box 566

118 E. Broadway Street

Monticello, MN 55362

763-314-0929 office

612-619-8625 cell

sdahlke@civilesd.com

BCWD Permit 22-17 Read Residence –single family home

Authorized Agent/Engineer: Rehder & Associates/Nick Adam

Address: 3440 Federal Drive, Suite 110

City/Zip: Eagan, MN 55122

Email: nadam@rehder.com

Telephone: 651-337-6729

BCWD Permit 22-10 Caribou

Shari Ahrens

Senior Project Engineer

shari.ahrens@westwoodps.com

direct (952) 697-5760

main (952) 937-5150

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12701 Whitewater Drive, Suite 300

Minnetonka, MN 55343

westwoodps.com

(888) 937-5150

Please reach out with any questions or concerns.

Best Regards,

John Sarafolean

Water Resources Specialist

EOR: water | ecology | community

cell: 651.470.5421, direct: 651.203.6049

From: Joseph Wick <wickjoseph@gmail.com>
Sent: Thursday, February 13, 2025 2:44 PM
To: Karen Kill <kkill@mnwcd.org>; John Sarafolean <jsarafolean@eorinc.com>
Subject: watershed permit in Grant

Hi Karen and John,

Thank you again for meeting with me this morning.

First, a couple questions:

1. Should I have complete building plans available for the watershed district permit process?
2. If I did enough of a permeable driveway area to bring the total project area under 10,000 square feet, would this bring me into the rule 3 (erosion control) category rather than rule 2 (stormwater management)? If so, I should probably check if it is more cost effective to just do enough permeable surface to bring me under the 10,000 square foot cutoff.

Presuming I end up in the rule 3 category, I have attached a copy of the survey with the proposed building, possible site for a rain garden, and swale leading to the garden. The garden is not to scale, but we don't yet know how big it would need to be anyways. Note on the survey document there are arrows the surveyors put in showing the drainage pattern.

I also attached some soil test results - these are included in the attached design plan from our septic system. The map on page 2 shows locations from which the soil test samples were taken. The samples labeled SP2, SB5, and SB4 are closest to where I anticipate a rain garden

would be. The sample test results are in the "soil observation logs," which start on page 15 of the septic system design plan.

Regarding total impermeable surfaces on the property, I have the following from the initial permit application:

Driveway Area : 5,475 SF

Concrete Patio Area : 168 SF

Concrete Sidewalk Area : 280 SF

House/Garage/Front Porch : 3,127 SF

Total Hard Surface : 9,050 SF

The proposed outbuilding/pole shed will be approximately 2500 square feet in addition to the above for a total project area of 11,550.

Thanks,

Joe