

From: [Joseph Wick](#)
To: [John Sarafolean](#)
Cc: krtweden@gmail.com; [Karen Kill](#)
Subject: Re: BCWD Permit 25-10, Wick Residence Polebarn
Date: Wednesday, April 16, 2025 12:39:23 PM

Hi John,

For the permit fee deposit, can you let me know who to make the check out to, and where to send both the check and permit application? Is it 455 Hayward Ave in Oakdale?

Thanks,
Joe

Sent from my iPhone

On Apr 16, 2025, at 12:12 PM, John Sarafolean <jsarafolean@eorinc.com> wrote:

Randy,

I am meeting with Stu today to analyze the test pit soils. I will have a conclusion of some sorts for you later today or early tomorrow.

Thanks,

John Sarafolean
Water Resources Specialist
EOR: water | ecology | community
cell: 651.470.5421, direct: 651.203.6049

[2025 ACEC-MN ENGINEERING EXCELLENCE HONOR AWARD](#)
[– for the Miesville Ravine Eco-Restoration & Management Plan](#)

From: John Sarafolean
Sent: Friday, April 11, 2025 8:37 AM
To: krtweden@gmail.com
Cc: 'Joseph Wick' <wickjoseph@gmail.com>; Karen Kill <kkill@mnwcd.org>; Jimmy Marty <jmarty@eorinc.com>
Subject: BCWD Permit 25-10, Wick Residence Polebarn

Randy,

My coworker was able to complete the desktop review of the wetland onsite and determined that the wetland onsite is classified as a "preserve".

This determination was made because of a record of a Blanding's turtle (state-threatened species). The MnRAM classification criteria automatically puts this into the "Preserve" category for exceptional wildlife habitat.

I have attached a Blanding's Turtle fact sheet created by the MN DNR for educational information and guidance to avoid impacts to the turtles during construction.

Best Regards,

John Sarafolean

Water Resources Specialist

EOR: water | ecology | community

cell: 651.470.5421, direct: 651.203.6049

[2025 ACEC-MN ENGINEERING EXCELLENCE HONOR AWARD](#)
[– for the Miesville Ravine Eco-Restoration & Management Plan](#)

From: John Sarafolean

Sent: Wednesday, April 9, 2025 2:59 PM

To: krtweden@gmail.com

Cc: 'Joseph Wick' <wickjoseph@gmail.com>; Karen Kill <kkill@mnwcd.org>

Subject: BCWD Permit, Wick Residence Polebarn

Randy,

I have some information for you.

1. The current rainfall data for the hydrocad model is:
 - a. 2-yr = 2.80"
 - b. 5-yr = 3.48"
 - c. 10-yr = 4.16"
 - d. 100-yr = 7.18"
2. Wetland classification

- a. My coworker is looking into a desktop classification. If a desktop classification cannot be achieved, I would recommend you use a conservative assumption that the wetland is a “preserve”. I will get back to you on his review.
- 3. Landlocked Basin
 - a. This property drains to Bass Lake which IS a landlocked basin. This means that the volume requirement in 2.4.1(a)(ii) requires not increasing the volume from the site for the 5-year 24-hr rain event.
- 4. Soils Test Pit
 - a. We collected samples and photos of the soils today. Once Stu is back in the office I will see if he can confirm the infiltration rate. I will get back to you on this.
- 5. BCWD Rule 2.4.1(a)(iii) Water Quality
 - a. It has been determined that the pre-development condition will consist of the house and driveway built as the pre-development condition. So, in your modelling it will need to include any impervious surface from the new house/driveway that drains to the rain garden location.
- 6. Rule 7.0 Low Floor Elevation
 - a. If the EOF for the rain garden is facing down gradient away from the house, this basin should be considered non-adjacent as when the basin overflows, the water will never be able to flow up hill towards the house. The wetland on the property sits at a 970' elevation, therefore it will not have a conflict with the proposed 998.9' elevation of the low floor of the house.

Please feel free to give me a call if you have any questions about the information I have provided you.

Best Regards,

John Sarafolean

Water Resources Specialist

EOR: water | ecology | community

cell: 651.470.5421, direct: 651.203.6049

[2025 ACEC-MN ENGINEERING EXCELLENCE HONOR AWARD](#)
[– for the Miesville Ravine Eco-Restoration & Management Plan](#)

From: krtweden@gmail.com <krtweden@gmail.com>

Sent: Wednesday, April 2, 2025 8:05 AM

To: John Sarafolean <jsarafolean@eorinc.com>

Cc: 'Joseph Wick' <wickjoseph@gmail.com>; Karen Kill <kkill@mnwcd.org>
Subject: RE: watershed permit in Grant

John,

Thursday afternoon works for me. Just let me know when and where.

Thanks,

Randy
612-508-2172

From: John Sarafolean <jsarafolean@eorinc.com>
Sent: Tuesday, April 1, 2025 3:46 PM
To: krtweden@gmail.com
Cc: Joseph Wick <wickjoseph@gmail.com>; Karen Kill <kkill@mnwcd.org>
Subject: RE: watershed permit in Grant

Randy,

Do you have any availability Thursday afternoon this week to discuss the required documents and calculations for the Wick pole barn permit?

Thanks,

John Sarafolean
Water Resources Specialist
EOR: water | ecology | community
cell: 651.470.5421, direct: 651.203.6049

[2025 ACEC-MN ENGINEERING EXCELLENCE HONOR AWARD](#)
[– for the Miesville Ravine Eco-Restoration & Management Plan](#)

From: John Sarafolean
Sent: Thursday, February 27, 2025 4:20 PM
To: Joseph Wick <wickjoseph@gmail.com>
Cc: Karen Kill <kkill@mnwcd.org>
Subject: RE: watershed permit in Grant

Joe,

I have some answers for you from your previous email.

1. What documents specifically do I need to include with an application?

The specific documents you need to include with a BCWD application.

- Construction/site plans showing
 - The proposed building and any other associated impervious surfaces
 - The location, alignment, design elevations of the proposed stormwater facilities
 - The existing and proposed land contours/drainage patterns of the site (how you are proposing to get the water from the proposed impervious to the stormwater BMP)
 - Any design information for the proposed stormwater BMP
- Stormwater Analysis Calculation for compliance with BCWD Rule 2.4.1 (a)
 - Stormwater runoff rate analyses for the two-, 10-, and 100-year critical events and runoff volume for the two-year event under pre-settlement and proposed conditions, using Appendix 2.3 to simulate infiltration losses in designed practices (usually we receive a hydroCAD model for these calculations).
 - Water-quality analysis for the average annual year (usually receive a MIDS model for these calculations).
 - Wetland Bounce and Inundation Calculations.
 - Pretreatment calculations for infiltration practices.
- An erosion control plan showing the erosion control bmps to be used onsite along with details of the erosion control BMPs and temporary soil stabilization measures for disturbed soils.
- A restoration/landscaping plan showing the proposed plantings for BMPs and stabilization measures for any other disturbed soils associated with the work.
- Specifications, maintenance plan, and stormwater declaration (BCWD has a declaration template you can use(legal document)) for the proposed stormwater BMP.

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?

- A licensed engineer would need to provide the mentioned above stormwater analysis, bmp design.
- Specifically for permeable pavers, we would need to see analysis performed for the design of the pavers and underlying rock storage. This will prove that the system can match the existing soil behavior and capacity for retaining the required volume of the 2-yr storm event.
- The rain garden will need to treat enough volume to ensure that the volume leaving the site is not increased from the pre-settlement condition volume leaving the site.
- A starting point for estimating rain garden sizing can be found at the bottom of the page at the following link: [Design criteria for infiltration - Minnesota Stormwater Manual](#)
 - First, the required volume must be determined by comparing the pre-settlement stormwater runoff vs. the proposed stormwater runoff conditions.

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?

- The septic system soils information does help. I will need to review them with a colleague to

determine if they will suffice for soil testing.

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.

- The next steps would be to determine what BMP you will be using, get in touch with an engineer to provide the stormwater analysis calculations, and lastly submit an application.

Once you find an engineer we are more than available to have another meeting to discuss any of these items further to help expedite the process.

Please reach out with any questions.

Best Regards,

S

John Sarafolean

Water Resources Specialist

EOR: water | ecology | community

cell: 651.470.5421, direct:651.203.6049

From: Joseph Wick <wickjoseph@gmail.com>

Sent: Wednesday, February 19, 2025 10:17 PM

To: John Sarafolean <jsarafolean@eorinc.com>

Cc: Karen Kill <kkill@mnwcd.org>

Subject: Re: watershed permit in Grant

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
Westwood
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