

Permit Application Review Report
Date: 4/22/2026

Board Meeting Date: 4/27/2026
Agenda Item: 12

Applicant/Landowner:

New Mark Homes
Attn: Mark Gagnon
2643 128th Ct NE
Blaine, MN 55449

Project Name: Newmark Homes Single Family Home

Project PAN: P-26-019

Project Purpose: construction of a single-family home

Project Location: 12883 - Xylite Street NE, Blaine

Site Size: size of parcel - 0.29 acres; size of disturbed area – 0.17 acres; size of regulated impervious surface - 0 acres

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

Recommendation: Approve with 1 Condition and 0 Stipulations

Description: The applicant is proposing the construction of a single-family home on Xylite Street in the City of Blaine. The project will disturb approximately 7,000 square feet (0.17 acres) and create no regulated impervious surface. The area drains to County Ditch 59. The relevant water resource concern is soils and erosion control which is District Rule 4. See attached Figure 1: Project Location.

Conditions to be Met Before Permit Issuance:

Rule 4.0 – Soils and Erosion Control

1. Update the ESC plan to include the following:
 - a. a note to stabilize soils and soil stockpiles within 24 hours if inactivity.
 - b. a note to sweep streets free of sediment by the end of each workday.
 - c. a note that inspections and maintenance of erosion and sediment control devices will take place.
 - d. provide inlet protection at nearby catch basin.
 - e. provide standard details for erosion and sediment control devices.
 - f. include a note that construction debris and stormwater contaminants will be secured and stored under cover.

Stipulations: none

Exhibits:

Exhibit Type	Exhibit Author	Signature Date	Received Date
Construction Plans	Landform	03/03/2026	04/08/2026

Findings

Fees and Escrows (Rule 2.7): The applicant has submitted a \$1,800 review and inspection fee and deposit which corresponds with the sum of fees associated with the following rules. Rule 4.0 (\$1,500 for single family home proposed and \$300 floodplain).

The applicant is not required to submit performance escrow because the proposed project is a Single-Family Home and will disturb 0.5 acres or less.

Stormwater Management (Rule 3.0):

The proposed project does not create a cumulative total of 10,000 sf or more of new or fully reconstructed impervious surface, or 5,000 sf or more of new or fully reconstructed impervious surface for non-residential or multifamily residential within one mile of and draining to an impaired water. The proposed project is not a public linear project where the sum of the new and fully reconstructed impervious surface is equal to one or more acres. Stormwater Management standards do not apply.

Soils and Erosion Control (Rule 4.0)

Rule 4.0 applies to the proposed project because it includes land disturbing activities of more than 5,000 square feet and within 50 feet of and drains to a waterbody.

The proposed project drains to Ditch 59. The soils affected by the project include Markey and Isanti and have a soil erodibility factor of 0.15 or greater. Disturbed areas are not proposed to be stabilized within 24 hours, as required. The proposed erosion and sediment control plan includes perimeter control and stabilized construction entrance. The erosion control plan does not meet District requirements because soils and soil stockpiles are not proposed to be stabilized within 24 hours of inactivity, streets are not proposed to be swept by the end of each workday, inlet protection is not proposed, provisions for the inspection and maintenance of BMPs has not been proposed, and standard details for erosion and sediment control devices have not been provided. The site does not require an NPDES permit. See attached Figure 2: Soils and Erosion Control Plan.

Wetlands (Rule 5.0)

Wetlands exist on site, but no impacts are proposed. Wetlands were delineated under PAN W23-017. The boundary and type application was reviewed and approved. The Notice of Decision was issued on 08/30/2023.

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.

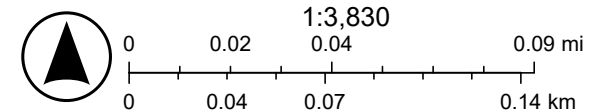
Variations (Rule 10.2)

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 Newmark Homes Single Family Home



4/22/2026



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

Figure 2: Soils and Erosion Control

PROPERTY DESCRIPTION

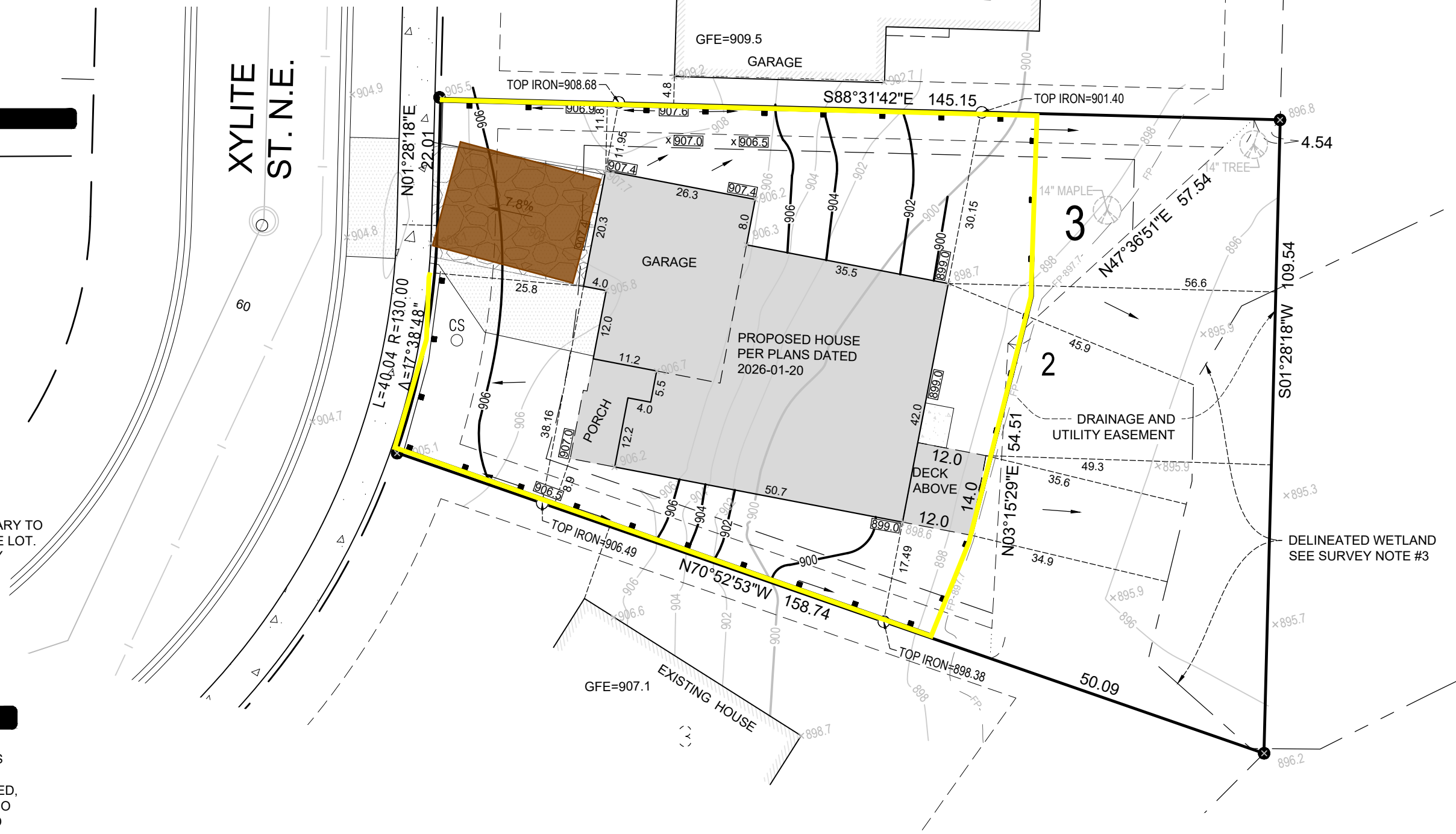
Lot 2, Block 3, WOODS AT QUAIL CREEK 4TH ADDITION,
Anoka County, Minnesota

SITE SYMBOLS

EXISTING	DESCRIPTION
x123.4	EXISTING SPOT ELEVATION 2026-03-02
123.4	PROPOSED ELEVATION
	DRAINAGE DIRECTION
	CURB STOP
	STORM SEWER LINE
	SANITARY SEWER LINE
	WATER MAIN
	1/2" x 14" IRON PIPE SET
	IRON PIPE FOUND
	EXISTING CONTOUR
	PROPOSED CONTOUR ELEVATION
	PROPOSED RETAINING WALL RETENTION SYSTEM APPEARS NECESSARY TO MAINTAIN MANAGEABLE SLOPES ON THE LOT. CONFIGURATION TO BE DETERMINED BY BUILDER UPON FINAL LOT GRADING.
	ROCK CONSTRUCTION ENTRANCE
	SILT FENCE
	FLOODPLAIN

SURVEY NOTES

- BACKGROUND INFORMATION SHOWN PER BOUNDARY SURVEY PERFORMED BY LANDFORM ON 03-02-2026 EXPRESSLY FOR THIS PROJECT.
- THE SURVEYOR DOES NOT GUARANTEE, IN WRITING OR ASSUMED, THAT THE UTILITIES AS SHOWN ARE IN THE EXACT LOCATION. NO EXCAVATION WAS PERFORMED TO LOCATE THE UNDERGROUND UTILITIES.
- WETLAND DELINEATED BY KJOLHAUG ENVIRONMENTAL, NOTICE OF DECISION SENT 2023-08-30.
- BUILDING DIMENSIONS ARE SHOWN TO THE FACE OF SHEATHING.



I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Minnesota.

Jerrold Gustavus LeSavage
License No. 58896

Date: 2026-03-03
Revised: 2026-03-31 GAR EL.



Job No. NMH26014 Drawing: NMH014 COS By: MS

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401
Web: landform.net

SETBACK REQUIREMENTS

FRONT = 25 ft.
REAR = 25 ft.
SIDE INTERIOR
(LIVING SPACE) = 7.5 ft.
(GARAGE) = 7.5 ft.
SIDE CORNER = 25 ft.

PROPOSED ELEVATIONS

BUILDING TYPE = FBWO
FIRST FLOOR = 909.3
GARAGE FLOOR = 907.5
TOP OF FOUNDATION = 907.8
LOWEST FLOOR = 899.8



NORTH



SCALE IN FEET

ADDITIONAL REVISIONS:
2026-04-08 - SURFACE

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