

Permit Application Review Report
Date: 6/3/2026

Board Meeting Date: 6/8/2026
Agenda Item: 9

Applicant/Landowner:

Raich Companies
Attn: Nate Raich
9240 Baltimore Street NE, Suite 110
Blaine, MN 55449

Project Name: NR Properties - Blaine Industrial Building

Project PAN: P-26-020

Project Purpose: new commercial building with parking areas and stormwater treatment

Project Location: XXXX - 94th Lane NE, Blaine

Site Size: size of parcel - 2.34 acres; size of disturbed area - 2.5 acres; size of regulated impervious surface - 1.96 acres

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

Recommendation: Approve with 1 Condition and 2 Stipulations

Description: The applicant is proposing the construction of a new commercial building with parking. The stormwater will be treated via an offsite stormwater pond. The project will disturb 2.5 acres and create 1.96 acres of regulated impervious surface. The area drains to County Ditch 41. The relevant water resource concerns are stormwater treatment, and soils and erosion control which are 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. Provide a performance escrow in the amount of \$10,000.00 and execute a signed escrow agreement.

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. Submittal of as-builts for the stormwater management practices and associated structures listed in Table 3, including volume, critical elevations and proof of installation for hydrodynamic separators.

Exhibits:

Exhibit Type	Exhibit Author	Signature Date	Received Date
Geotechnical Exploration Report	Haugo Geotechnical Services	04/27/2026	05/19/2026
Stormwater Management Plan	Carlson Engineering	05/19/2026	05/19/2026
Construction Plans	Carlson Engineering	05/19/2026	05/19/2026

Findings

Fees and Escrows (Rule 2.7):

The applicant has submitted a \$5,000 review and inspection fee and deposit which corresponds with the sum of fees associated with the following rules. Rule 3.0 (\$3,000), Rule 4.0 (\$2,000 for 2.5 acres of land disturbance proposed).

The applicant will be required to submit a performance escrow in the amount of \$10,000.00. This corresponds to \$4,000/acre of disturbance (2.5 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 at the south point of discharge increases from the pre-development condition for the 24-hour precipitation event with a return frequency of 2-, 10-, 100-years as shown in Table 1. This is because stormwater treatment is provided in an offsite basin, which will provide adequate rate control. The project will not impact Drainage Sensitive Use areas. The rate control standard is considered met.

Point of Discharge	2-year (cfs)		10-year (cfs)		100-year (cfs)	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
South	2	9	4	14	12	26
North	0	0	1	0	2	0

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 85,597 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)
1S	2,874	none	0	263	0
10S	82,723	none	0	7,582	0
Totals:	85,597			7,845	0

Table 2.

The following pretreatment has been provided:

SMP ID	Pretreatment Device/Method	Percent TSS Removal
preserver with skimmer	preserver	81

Table 3.

Pretreatment is required to be designed such that the device/method provides removal of 80% TSS entering an infiltration or filtration Stormwater Management Practice. The proposed project has one sump on site and meets pretreatment requirements as shown in Table 3.

Infiltration may not be used as a volume control practice because the practice would need to be placed within a Drinking Water Supply Management Area (DWSMA). Other methods of treatment onsite were reviewed and determined to be infeasible due to lack of space which significantly increased the cost of on-site treatment.

The volume control standard has not been met as shown in Table 2. However, due to the offsite treatment provided, the volume control standard has been met to the maximum extent practicable.

Water Quality: The total Water Quality Volume has been provided in aggregate by an offsite stormwater treatment pond.

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
south	81
north	N/A

Table 4.

The north discharge point has no impervious draining to it. The TSS removal standard is met at the south discharge point as shown in Table 4.

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

Wetland ID	WL1
Wetland Type	Slightly Susceptible
Change of Bounce 2-yr (ft)	0.25
Change of Bounce 10-yr (ft)	0.33
Change of Inundation on 2-yr (hrs)	50
Change of Inundation on 10-yr (hrs)	60
Change of Run out Control (ft)	0

Table 5.

The proposed project meets bounce, discharge rate, inundation, and runout control requirements for all wetlands receiving discharge from the site as shown in Table 5.

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 considered new development with buildings and habitable structures, but because there is no onsite treatment, this section does not apply.

Maintenance:

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

Easements: 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 Ditch 41. The soils affected by the project include Zimmerman and 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, stabilized construction entrance, street sweeping and inlet protection. 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)

The proposed project does not include activities which result in the filling, draining, excavating, or otherwise altering the hydrology of a wetland. 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)

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.

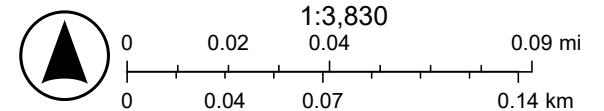
Variances (Rule 10.2)

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

Figure 1: NR Properties Project Location



6/2/2026



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

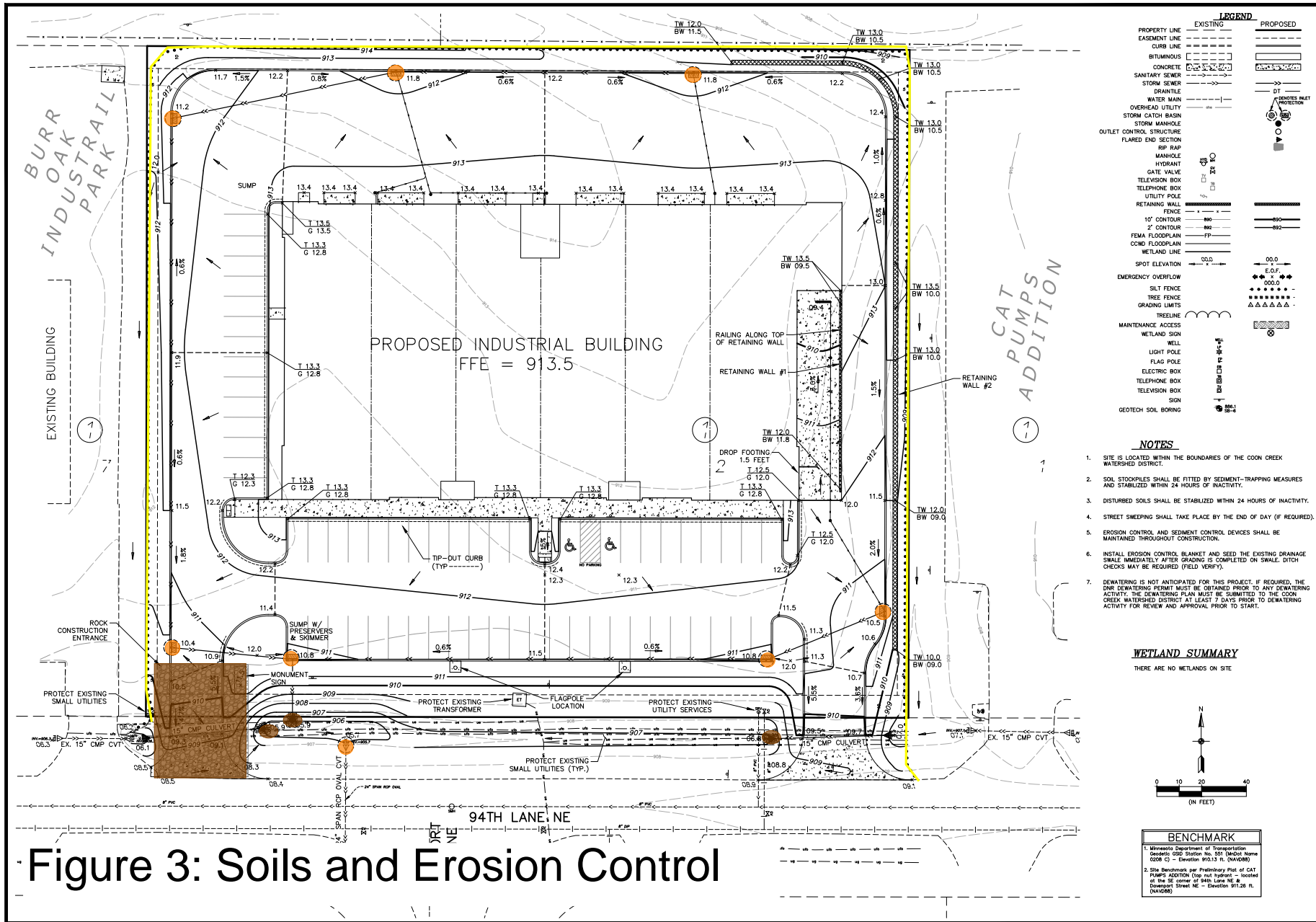


Figure 3: Soils and Erosion Control

CARLSON ENGINEERING

GRADING & EROSION CONTROL PLAN

NR PROPERTIES
 9240 Baltimore Street NE, Suite 110
 Blaine, MN, 55449

NR PROPERTIES
 9240 Baltimore Street NE, Suite 110
 Blaine, Minnesota

REVISIONS

1.	3/2/25 Rev. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
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BENCHMARK

1. Minnesota Department of Transportation
 Census 020 Station No. 151 (Mical Home)
 0208 (3) - Elevation 910.13 (NAVD83)

2. Site Benchmark per Preliminary Plat of CAT PUMPS ADDITION (Not yet posted) - located at the SE corner of 94th Lane NE & 2nd Avenue Street NE - Elevation 912.26 (NAVD83)

Name: Aaron D. Birski, P.E.
 Signature: *Aaron Birski*
 Date: 04/06/26, License # 37811

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