

Permit Application Review Report
Date: 9/9/2026

Board Meeting Date: 9/14/2026
Agenda Item: 16

Applicant/Landowner:

Sentinel Management Company
Attn: Fabrizio Montermini
5212 Edina Industrial Boulevard #100
Edina, MN 55439

Project Name: Viridian Sentinel

Project PAN: P-26-027

Project Purpose: new apartment complex and parking

Project Location: Southwest corner of parcels containing Viridian Central Apartments, and Teamsters Local 120, 9436 Ulysses St NE, Blaine

Site Size: size of parcel - 2.4 acres; size of disturbed area - 1.8 acres; size of regulated impervious surface – 1.56 acres

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

Recommendation: Approve with 2 Conditions and 2 Stipulations

Description: The application is proposing the construction of a new apartment complex with parking and associated stormwater treatment. The regulated impervious drains to an existing stormwater pond what was constructed to treat this area. The project will disturb 1.8 acres and create 1.56 acres of regulated impervious. The overall site drains to Springbrook Creek. The relevant water resource concerns are Stormwater Management (District Rule 3) and Soils and Erosion Control (District Rule 3). 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 \$7,200.00 and execute a signed escrow agreement.

Rule 4.0 – Soils and Erosion Control

2. Update the SWPPP to stabilize soils and soil stockpiles within 24 hours of inactivity.

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.

Exhibits:

Exhibit Type	Exhibit Author	Signature Date	Received Date
Stormwater Management Report	Civil Site Group	08/21/2026	08/21/2026
Geotechnical Evaluation Report	Braun Intertec Corporation	12/17/2012	08/21/2026
Construction Plans	Civil Site Group	08/21/2026	08/21/2026

Findings

Fees and Escrows (Rule 2.7): The applicant has submitted a \$5,000.00 review and inspection fee and deposit which corresponds with the sum of fees associated with the following rules. Rule 3.0 (\$3,000 + \$100/2 lots) and Rule 4.0 (\$2,000 for 1.8 acres of land disturbance proposed).

The applicant will be required to submit a performance escrow in the amount of \$7,200.00. This corresponds to \$4,000/acre of disturbance (1.8 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 A.

Rate Control: Peak stormwater flow rate at each point of site discharge does not increase 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. The project will not impact Drainage Sensitive Use areas. The rate control standard is met.

Point of Discharge	2-year (cfs)		10-year (cfs)		100-year (cfs)	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
South wetland, Springbrook Creek	0	0	5.04	5.03	35.78	35.74
Northwest, Springbrook Creek	5.01	5.01	6.55	6.55	8.18	8.18

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 68,084 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)
SITE to Ex Pond (PRB4)	68,084	existing pond	0.5	12,482	68,997
Totals:	68,084			65,045	68,997

Table 2.

Infiltration may not be used as a volume control practice because the practice would need to be

placed in areas in an Emergency Response Area (ERA).

Because the volume reduction standard cannot be met due to these site constraints, the project proposes the use of the stormwater management practices and their corresponding TP conversion factors listed in Table 2. The volume control standard has been met as shown in Table 2.

Water Quality: The total Water Quality Volume has 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
Springbrook Creek	84

Table 3.

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

Discharges to Wetlands: Stormwater from the proposed project is being discharged into a wetland on the City owned parcel to the south. The proposed project does not change the discharge rate or drainage conditions to the wetland. The proposed project meets bounce, discharge rate, inundation, and runout control requirements for all wetlands receiving discharge from the site.

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 new development which includes buildings and habitable structures. Therefore, SMPs must be designed such that the lowest basement floor elevations are at least 2 feet above the 100-yr high water level or 1 foot above the emergency overflow. The lowest basement floor elevation proposed is 904.3 NAVD 88. The applicable 100-year high water level is at 902.1 NAVD 88 and the applicable emergency overflow is at 900.9 NAVD 88. The freeboard requirement is met.

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: The stormwater treatment is being treated in a regional basin. An Operations & Maintenance Agreement is not 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 Springbrook Creek. The soil affected by the project is Markey and does not have a soil erodibility factor of 0.15 or greater. Disturbed areas are not proposed to be stabilized within 7 days, as required. The proposed erosion and sediment control plan includes perimeter control, stabilized construction entrance, inlet protection, and street sweeping. The erosion control plan does not meet District requirements because soils and soil stockpiles are not consistently proposed to be stabilized within 7 days of inactivity. The site does require an NPDES permit. See attached Figure 3: Soils and Erosion Control Plan.

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.

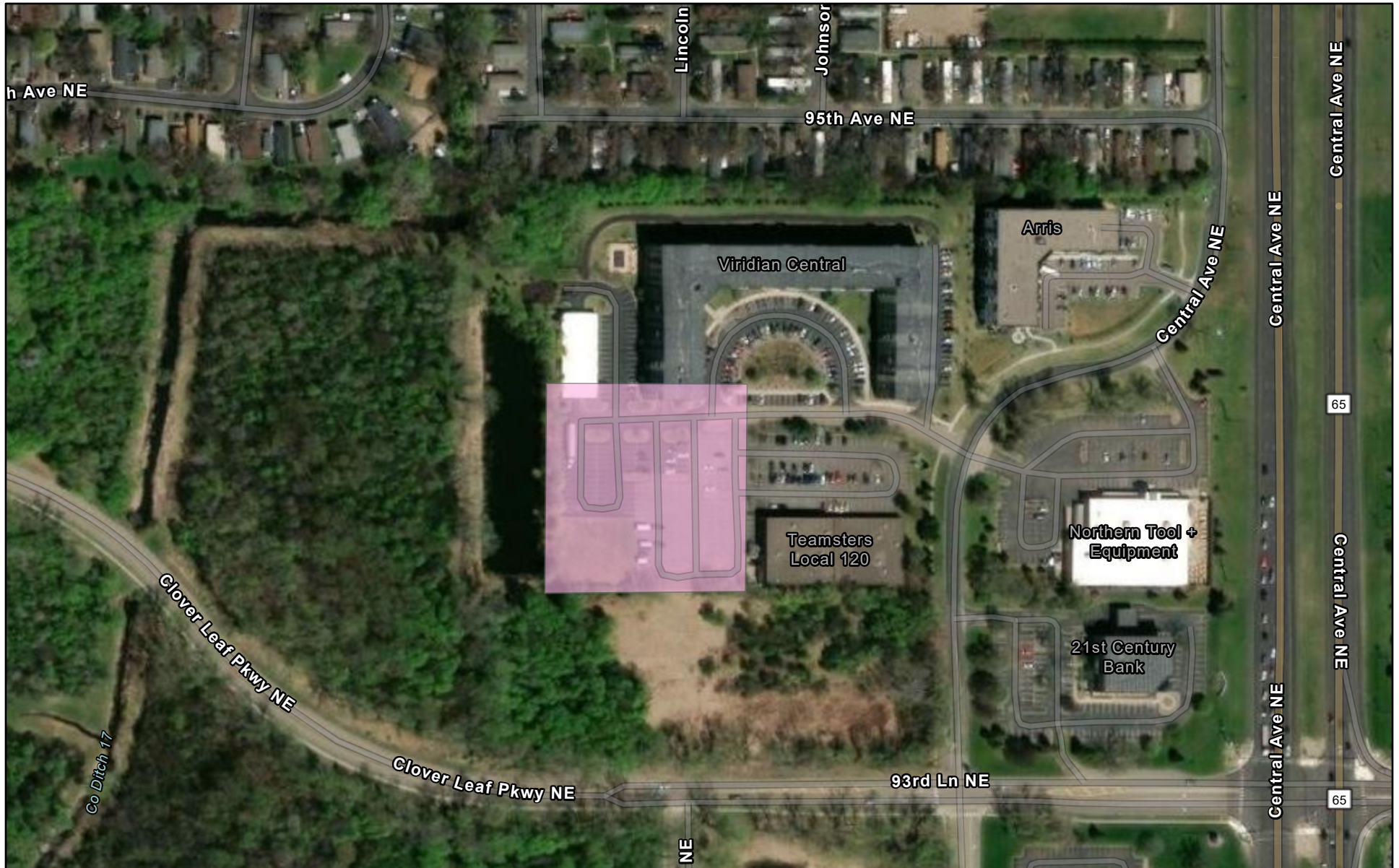
Buffers (Rule 8.0)

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.

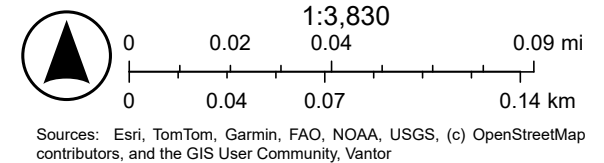
Variances (Rule 10.2)

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

Figure 1: Viridian Sentinel Project Location



9/2/2026



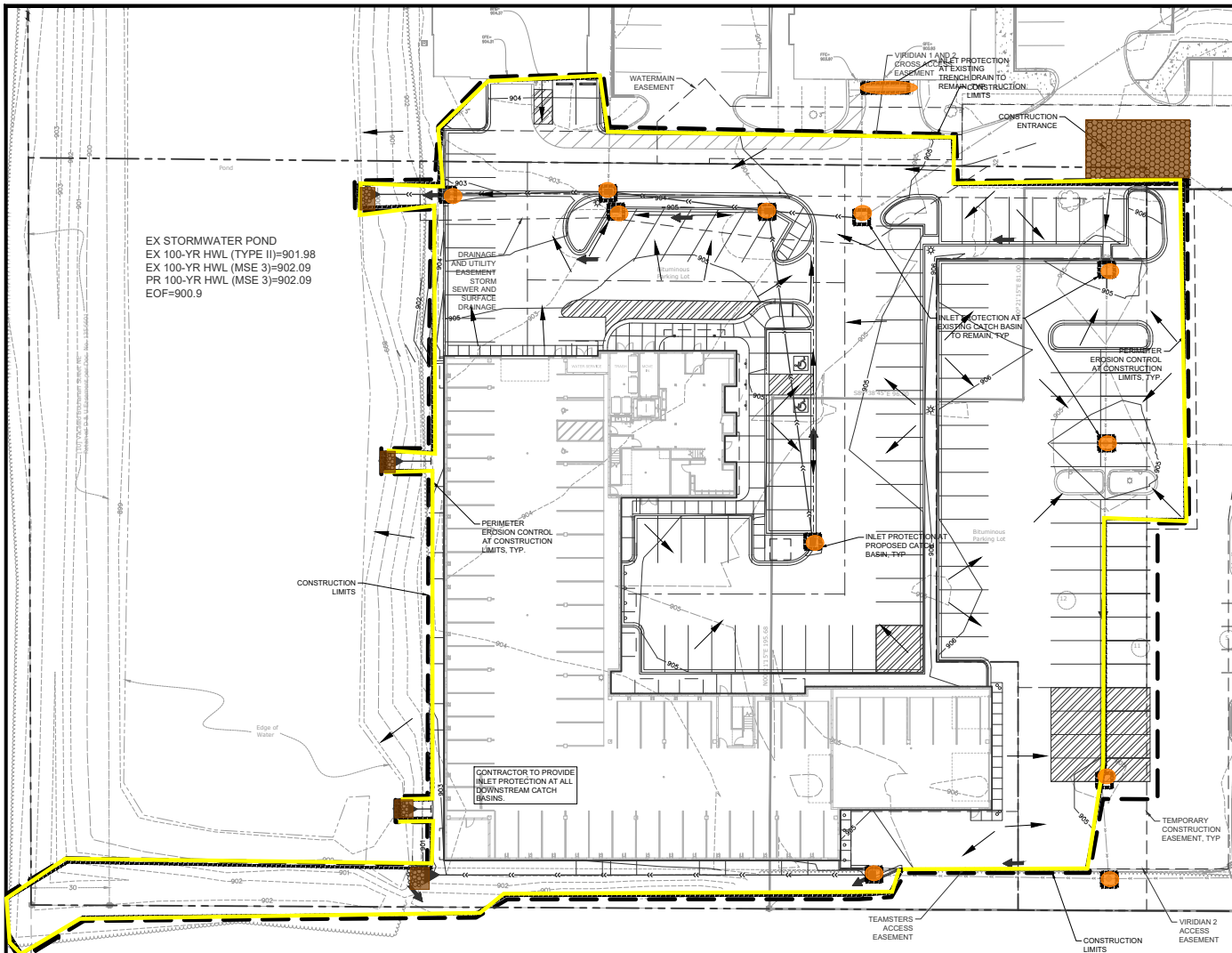


Figure 3: Soil and Erosion Control Plan

SWPPP NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "Gopher State One Call" (855-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. THIS PROJECT IS GREATER THAN ONE ACRE AND WILL REQUIRE AN MPCA NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.
3. SEE SHEETS SW1.0 - SW1.3 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
4. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
5. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, MAINTENANCE AND COMPLIANCE WITH THE PERMIT.

CITY OF BLAINE EROSION CONTROL NOTES:

1. USE WILDLIFE-FRIENDLY EROSION CONTROL AS RECOMMENDED BY MINNESOTA DEPARTMENT OF NATURAL RESOURCES.
 - A. SELECT PRODUCTS OF BIODEGRADABLE NETTING (NATURAL FIBER, BIODEGRADABLE POLYESTERS).
 - B. DO NOT USE PRODUCTS THAT REQUIRE UV-LIGHT TO BIODEGRADE (ALSO CALLED "PHOTODEGRADABLE").
 - C. USE NETTING WITH RECTANGULAR-SHAPED MESH (NOT SQUARE).
 - D. USE NETTING WITH FLEXIBLE (NON-WELDED) MESH.
2. A FLYER WITH AN ILLUSTRATION OF A BLANDING'S TURTLE SHOULD BE GIVEN TO ALL CONTRACTORS WORKING IN THE AREA.
3. TURTLES WHICH ARE IN IMMINENT DANGER SHOULD BE MOVED, BY HAND, OUT OF HARMS WAY. TURTLES WHICH ARE NOT IN IMMINENT DANGER SHOULD BE LEFT UNDISTURBED.
4. IF A BLANDING'S TURTLE NESTS IN PROJECT LIMITS, DO NOT DISTURB THE NEST.
5. SILT FENCING SHOULD BE SET UP TO KEEP TURTLES OUT OF CONSTRUCTION AREAS. IT IS CRITICAL THAT SILT FENCING BE REMOVED AFTER THE AREA HAS BEEN REVEGETATED.

ALL SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES, AND MEASURES CONTAINED IN THIS SWPPP ARE THE MINIMUM REQUIREMENTS. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

SWPPP LEGEND:

- 1102 ----- EX. 1' CONTOUR ELEVATION INTERVAL
- 1107 ----- 0.50' CONTOUR ELEVATION INTERVAL
- >----- DRAINAGE ARROW
- ===== SILT FENCE / BIOROLL - GRADING LIMIT
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET



Know what's below.
Call before you dig.

1" = 20'-0"
10'-0" 20'-0"

**PRELIMINARY:
NOT FOR
CONSTRUCTION**

VIRIDIAN SENTINEL

9436 ULVASSES ST NE, BLAINE, MN 55434

SENTINEL MANAGEMENT COMPANY

801 ERMANN ROAD, ELLICOTT PARK, MN 55424

PROJECT

OWNER

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pawlik
DATE: 08/21/2020 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
08/21/2020	ISSUED FOR PERMIT
08/21/2020	REVISED FOR SUBMITTAL

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SWPPP - PROPOSED CONDITIONS

SW1.1

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