COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: April 8, 2019
AGENDA NUMBER: 16
FILE NUMBER: 18-123
ITEM: Green Bay Packaging Building Addition and Site Improvements

RECOMMENDATION: Approve with 3 Stipulations

APPLICANT: Green Bay Packaging
555 87th Lane NW
Coon Rapids, MN 55433

PURPOSE: 30,000SF Building expansion and 120,000SF parking lot and site grading expansion

LOCATION: 555 87th Lane NW, Coon Rapids

APPLICABILITY:
1. Within 1 mile of an impaired waters.
2. Any work in or adjacent to wetlands, lakes or water courses
3. One or more cumulative acres of land disturbance
4. The lands and waters that have been, or may be covered by the regional flood.
5. High water table, outwash and organic soils
6. High infiltration soils
7. Highly erodible soils
8. Endangered, Threatened or Special concern species, elements or communities

EXHIBITS:
PREVIOUS ACTION TAKEN: This application was tabled at the March 25, 2019 board meeting with 6 stipulations:
1. Receipt of escrows.
2. Provide Hydrograph tables including elevation for all modeled storms for the proposed condition.
3. Update HydroCAD model to reflect the correct weir length for the NW Pond outlet device #4.
4. Remove exfiltration as an outlet device for the wetland in the HydroCAD model.
5. Provide existing spot elevations of ground surface at STMH-41 or a note for grading at an elevation above HWL.
6. Provide an O&M Agreement that meets District requirements.

FINDINGS:
Pre-application Meeting: The project as submitted has not received a general review during a pre-application meeting.

Ditches: There is not a public ditch on the property. The project drains to Pleasure Creek.

Ditch Hydraulics: A crossing of the ditch is not proposed.

Erosion and Sediment Control: Soils affected by the proposal are Isanti and Zimmerman.
- Stabilizing vegetation is proposed for disturbed areas within seven (7) days of rough grading.
• Soil stockpiles have been proposed to be fitted with sediment-trapping measures to prevent soil loss.
• Adjacent properties and stormwater ponds are not protected from sediment deposition.
• Construction schedules detailing when sediment trapping measures will occur; stabilization of earthen structures and the general timing of construction phases have been provided.
• Stormwater runoff does pass through a sediment basin or other sediment trapping BMP with equal or greater storage capacity.
• Stabilization adequate to prevent erosion has been provided at the outlets of all storm sewer pipes.
• All storm sewer inlets are protected from sediment-laden water during construction.
• Work adjacent to water or related resource has taken precautions to contain sediment, and stabilize the work area during construction.
• Provisions have been made to minimize transport of sediment (mud) by runoff or vehicle racking onto the paved surface.
• Provisions have been made for cleaning road surfaces where sediment is transported by the end of the day.
• Construction entrance points are clearly located on the erosion and sediment control plan.
• The erosion and sediment control plan does provide for the repair and maintenance of all temporary and permanent erosion and sediment control practices.

Dewatering: Shallow ground water does exist on site. The project does not require dewatering.

Floodplain: There is floodplain on the property according to the District model and FEMA. The District’s floodplain elevation is at 869.6 feet. The project does propose to place fill within the floodplain. Floodplain fill is only proposed within the existing stormwater pond. The proposed impact is within the flood fringe. Compensatory storage is not needed. There are no flooding concerns upstream/downstream.

High Water Flooding: Information has not been provided to substantiate low floor elevations and is not needed, proposed building expansion matches existing LFE.

Groundwater: Geotechnical information collected in June 2018 indicates long term groundwater elevation is present at 4 to 8.5 feet below the surface.

The project site is not within the Emergency Response Area/10 Year Well Head Protection Area/Drinking Water Supply Management Area.

The proposal does not contain a land use discouraged or prohibited by the Safe Drinking Water Supply Act (SDSA).
Historic Sites: The proposed project does not include sites of historic or archeological significance.

Local Planning & Zoning: The proposed project is consistent with local planning and zoning. There is an approved local water plan.

Property owners affected by changes in drainage should be notified and acknowledge the changes proposed.

Maintenance: The owner of the Stormwater Management features and treatment practices is Green Bay Packaging. The Stormwater Treatment Practices (STPs) consisting of the following:

<table>
<thead>
<tr>
<th>Stormwater Treatment Practices</th>
<th>Number</th>
<th>Inspection &amp; Maintenance Responsibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pond Forebay</td>
<td>1</td>
<td>Green Bay Packaging</td>
</tr>
<tr>
<td>Stormwater Pond</td>
<td>2</td>
<td>Green Bay Packaging</td>
</tr>
</tbody>
</table>

A maintenance agreement has not been executed. The applicant has not submitted a Maintenance Plan for the Stormwater Treatment Practices.

Easements: The proposed project does not include ditch maintenance easement. A ditch maintenance easement is not required. A maintenance access to all storm water management features is provided.

Stormwater & Hydrology: Infiltration is allowed within the project area. The 1-inch infiltration is not achieved due to high groundwater. The stormwater management system utilizes a sedimentation basin and a wet pond.

Drainage sensitive uses do not exist downstream from the proposed site. The rate of post-development runoff from the site does exceed predevelopment rates by 0.17 cfs for the 2-year event. This increase in rate is not anticipated to cause adverse impacts as it is being discharged to a large waterbody directly downstream. The rate of post-development runoff from the site does not exceed predevelopment rates for the 10 and 100-year events. Properties and waterways downstream from the project are protected from erosion due to increases in the volume, velocity and peak water flow rates of stormwater runoff. Concentrated storm water leaving the site is discharged directly into a well-defined natural or man-made off-site receiving channel or pipe. All on-site constructed storm water conveyance channels are constructed to withstand the expected velocity from a 2-year frequency storm without erosion.

Water Quality: The proposed project does not cause an exceedance of State water quality standards. The project does not contribute to the adverse impact of wetlands through inundation or volume of flow. All discharges into wetlands are pretreated by a sediment basin/water quality pond and are designed correctly. All work adjacent to wetlands, waterbodies and water conveyance systems are protected from erosion. The
The proposal will not detrimentally affect the existing water quality of the receiving water. The proposal will not cause extreme fluctuations of water levels or temperature changes.

**Impairments:** This project is within one (1) mile of and drains to an Impaired Water. The Impaired Water is Pleasure Creek. Pleasure Creek is impaired for Aquatic Life (Macro-invertebrates). The major stressors are Total Suspended Solids (TSS). There is an EPA approved Total Maximum Daily Load (TMDL) or Waste Load Allocation (WLA) for this water.

There are new impervious surfaces proposed as part of this project.

**Wetlands:** Wetlands do exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey. Wetlands have been delineated. The most recent delineation was completed on August 1, 2018. The wetland boundary has been checked and approved, a Notice of Decision for the approved boundary was issued 9/27/18.

No wetland impact is proposed:

The de minimis is 2,500 sf (type 1). TEP members have not been notified with a complete plan and will not be requested to submit comments. The project is not wetland dependent. The project is not exempt.

The applicant does not need to contact the DNR area hydrologist and the Corps of Engineers.

**Wetland Replacement Plan:** A wetland replacement plan has not been submitted and is not required.

**Wildlife:** The proposed project does endangered or threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas or wildlife travel corridors.

**Performance Escrow:** $6,600.00  
**Wetland Escrow:** $ N/A  
There are not ditch liens on the property.

### ISSUES/CONCERNS:

<table>
<thead>
<tr>
<th>ISSUE</th>
<th>NEED</th>
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<tbody>
<tr>
<td><strong>Escrows:</strong> $2,000 + (9.2 ac * $500/ac = $6,600.00</td>
<td>1. Receipt of escrows.</td>
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<tr>
<td><strong>Soil &amp; Erosion Control:</strong> Project may require regrading of berm and gravel access road on NW area of project at outlet structure.</td>
<td>2. Update erosion control plan to account for regrading of berm and gravel access road. Double row perimeter control required adjacent to water bodies.</td>
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</table>
Maintenance: It is unknown who will be responsible for the inspection and maintenance of stormwater facilities. A maintenance agreement has not been executed. The applicant has not submitted a Maintenance Plan for each Stormwater Treatment Practice.

3. Provide an O&M Agreement that meets District requirements.

RECOMMENDATION: Approve with 3 Stipulations

Stipulations:

1. Receipt of escrows.
2. Update erosion control plan to account for regrading of berm and gravel access road. Double row perimeter control required adjacent to water bodies.
3. Provide an O&M Agreement that meets District requirements.