COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: August 13, 2018
AGENDA NUMBER: 18
FILE NUMBER: 18-123
ITEM: Green Bay Packaging Building Addition and Site Improvements

RECOMMENDATION: Table with 10 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:
1. Construction Plan set (12 sheets); by Hakanson Anderson, dated 8-1-18, received 6-27-18.

PREVIOUS ACTION TAKEN: This is a new application.

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 not 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 but is offset with a greater volume of floodplain storage. The total floodplain impact is 0 acre-feet. The proposed impact is within the floodway/flood fringe. Compensatory storage is provided. There are flooding concerns 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>Basins</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 Practice.

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 not 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 not exceed predevelopment rates, or rates which would interfere with sensitive downstream land uses. Properties and waterways downstream from the project are not 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
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 not been checked.

The total proposed wetland impact is approximately 2,400 square feet. The impact is through conversion in one location as shown below:

The de minimis is 2,500 sf (type 1). TEP members have not been notified with a complete plan and will 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 may be required. Wetland boundary concurrence will occur first.

**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:** $5,000.00  
**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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</thead>
<tbody>
<tr>
<td>Escrows: $2,000 + (6 ac $500/ac = $3,000.00)</td>
<td>1. Receipt of escrows.</td>
</tr>
<tr>
<td><strong>Floodplain:</strong></td>
<td>2. Provide cut and fill volume below the 100 yr. flood (869.6’).</td>
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<tr>
<td>Unclear if increase in impervious area will affect flood level on property.</td>
<td>3. Provide grading on plans to prevent off-site flooding.</td>
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<tr>
<td>Stormwater management plan indicates grading to contain overflow from pond onto adjacent utility corridor. No grading shown on plans in the area.</td>
<td>4. Provide pond drawdown information.</td>
</tr>
<tr>
<td>Drawdown of pond elevation following storm events not provided. The length of inundation is relevant to wetland impacts.</td>
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<tr>
<td><strong>Stormwater &amp; Hydraulics:</strong> Unnumbered catch basin immediately west of proposed building addition has an invert of 841.04’ MSL.</td>
<td>5. Provide clarity of catch basin invert elevation.</td>
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<tr>
<td>Rip rap detail not referenced for any FES’s.</td>
<td>6. Provide reference to rip rap detail where appropriate for FES’s.</td>
</tr>
<tr>
<td>Invert elevations not provided on Sheet 2 for pond outlet detail. Reference to outlet detail not provided in utility plan.</td>
<td>7. Provide inverts on pond outlet detail. Provide reference to outlet detail on plan.</td>
</tr>
<tr>
<td><strong>Maintenance:</strong></td>
<td>8. Provide an O&amp;M Agreement that meets District requirements.</td>
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<tr>
<td>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</td>
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</table>
a Maintenance Plan for each Stormwater Treatment Practice.

**Soils & Erosion Control:** The erosion and sediment control plan does not provide redundant perimeter control in areas with less than a 50 foot natural buffer.

No silt curtain and no erosion or sediment control is provided where the storm pipe connects to Pleasure Creek.

9. Provide an erosion control plan with the following updates.
   a. Provide redundant BMPs in areas with less than a 50 foot natural buffer.
   b. Provide appropriate BMPs for work within and adjacent to Pleasure Creek and the associated pond.

**Wetlands:** Wetland delineation has not been reviewed.

10. TEP concurrence with wetland boundary.

**RECOMMENDATION:** Table with 10 Stipulations

**Stipulations:**
1. Receipt of escrows.
2. Provide cut and fill volume below the 100 yr. flood (869.6’).
3. Provide grading on plans to prevent off-site flooding.
4. Provide pond drawdown information.
5. Provide clarity of catch basin invert elevation.
6. Provide reference to rip rap detail where appropriate for FES’s.
7. Provide inverts on pond outlet detail. Provide reference to outlet detail on plan.
8. Provide an O&M Agreement that meets District requirements.
9. Provide an erosion control plan with the following updates.
   a. Provide redundant BMPs in areas with less than a 50 foot natural buffer.
   b. Provide appropriate BMPs for work within and adjacent to Pleasure Creek and the associated pond.
10. TEP concurrence with wetland boundary