

**Permit Application Review Report**  
**Date: 4/22/2026**

**Board Meeting Date: 4/27/2026**  
**Agenda Item: 10**

Applicant/Landowner:

Costco Wholesale  
Attn: Larry Dziurdzik  
1955 Raymond Drive Suite 119  
Northbrook, IL 60062

**Project Name:** Costco Fuel Facility Relocation

**Project PAN:** P-26-002

**Project Purpose:** fuel facility decommission and relocation with associated stormwater treatment and minor drive aisle adjustment

**Project Location:** 12547 Riverdale Blvd, Coon Rapids

**Site Size:** size of parcel - 17.3 acres; size of disturbed area - 4.3 acres; size of regulated impervious surface - 3.9 acres

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

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**Recommendation:** Approve with 3 Conditions and 3 Stipulations

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**Description:** Costco is proposing the relocation of their fueling station with associated stormwater treatment features. The project will disturb 4.3 acres and create 3.9 acres of regulated impervious surface. The project drains to County Ditch 54-1 toward Coon Creek. The relevant water resource concerns are stormwater management and soils and erosion control. These correspond to 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. Submittal of a performance escrow in the amount of \$17,200.00.

Rule 3.0 – Stormwater Management

2. Provide proof of recording of a fully executed Operations and Maintenance Agreement for the perpetual inspection and maintenance of all proposed stormwater management practices after review and approval by the District.

Rule 4.0 – Soils and Erosion Control

3. Update the erosion control plan to include the following:
  - a. a note to stabilize soils and soil stockpiles within 7 days of inactivity.
  - b. standard details for inlet protection and concrete washout station.

c. a note that streets will be swept clear of sediment by the end of each work day.

**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 Tables 2 and 3, including volume, critical elevations and proof of installation for hydrodynamic separators.
3. 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
Geotechnical Engineering Study	Kleinfelder	07/14/2025	04/14/2026
Stormwater Management Plan	Landform	04/14/2026	04/14/2026
Construction Plans	Landform	04/14/2026	04/14/2026

**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 + \$100/ lot) and Rule 4.0 (\$2,000 for 4.3 acres of land disturbance proposed),

The applicant will be required to submit a performance escrow in the amount of \$17,200.00. This corresponds to \$4,000/acre of disturbance (4.3 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 the Northdale Blvd site discharge increases from the pre-development condition for the 24-hour precipitation event with a return frequency of 2-, 10-, and 100- years as shown in Table 1. The City of Coon Rapids has reviewed the discharge to the city storm system at Northdale Blvd and approved the increase. The project will not impact Drainage Sensitive Use areas. The rate control standard is met to the maximum extent practicable.

Point of Discharge	2-year (cfs)		10-year (cfs)		100-year (cfs)	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Riverdale Blvd	2.8	1.9	4.3	2.9	7.8	5.6
Northdale Blvd	0.4	0.8	0.6	1.1	1.2	2.1
Northdale Regional Pond	18.2	11.5	27.4	17.3	47.1	38.2

**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 169,802 ft<sup>2</sup>.

The applicant is proposing the Stormwater Management Practices (SMPs) described below:

Drainage Area	Impervious required to be treated (ft <sup>2</sup> )	Proposed SMP	TP Removal Factor	Required Water Quality Volume (ft <sup>3</sup> )	Water Quality Volume Provided (ft <sup>3</sup> )
untreated - Riverdale Regional Pond	12,973	none	0	1,699	0
untreated - Northdale Regional Pond	100,352	none	0	13,141	0
Underground Detention (stormfilter)	56,477	UG detention	0.7	7,396	15,644
<b>Totals:</b>	<b>169,802</b>			<b>22,236</b>	<b>15,644</b>

**Table 2.**

The following pretreatment has been provided:

SMP ID	Pretreatment Device/Method	Percent TSS Removal
UG detention/sumps	sumps, pipe detention	83

**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 meets pretreatment requirements as shown in Table 3.

An explanation of drainage area treatment swapping can be found in the Water Quality section below.

Infiltration may not be used as a volume control practice because the practices would need to be placed in areas that receive discharges from vehicle fueling and maintenance areas. 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 to the maximum extent practicable as shown in Table 2. The applicant has provided a sequencing analysis and illustrated that it is not feasible to capture and treat additional impervious in the southern portion of the site due to site constraints such as existing utility grades and vegetation requirements from the City of Coon Rapids. The untreated areas ultimately discharge to a regional pond northeast of the site.

Water Quality: 27,159 square feet of undisturbed existing impervious is being treated in kind via the proposed underground system. The in-kind area is 16% of the proposed new and reconstructed area. TSS has been reduced to the maximum extent practicable for the untreated impervious surface. The total Water Quality Volume for the project has not 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
Riverdale Blvd	0
Northdale Blvd	0

Northdale Regional Pond

62

**Table 4.**

The TSS removal standard is not met at each discharge point as shown in Table 4. The applicant has provided a sequencing analysis and illustrated that it is not feasible to capture and treat additional impervious due to site constraints. The untreated areas ultimately discharge to a regional pond northeast of the site.

Discharges to Wetlands: Stormwater from the proposed project is not being discharged into any wetlands, therefore this section does not apply.

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 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 875.5 NAVD 88. The applicable 100-year high water level is at 870.26 NAVD 88 and the applicable emergency overflow is at 872.7 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 proposed stormwater management practices will not be maintained as part of standard municipal public work activities. Therefore, a maintenance agreement that meets District standards 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 54. The soils affected by the project include Urban and do 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 inlet protection, stabilized construction entrance and perimeter control. The erosion control plan does not meet District Requirements because soils and soil stockpiles are not proposed to be stabilized within 7 days of inactivity, inlet protection and concrete washout station details have not been provided, and streets are not proposed to be swept by the end of the workday. The site does require an NPDES permit. See 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.

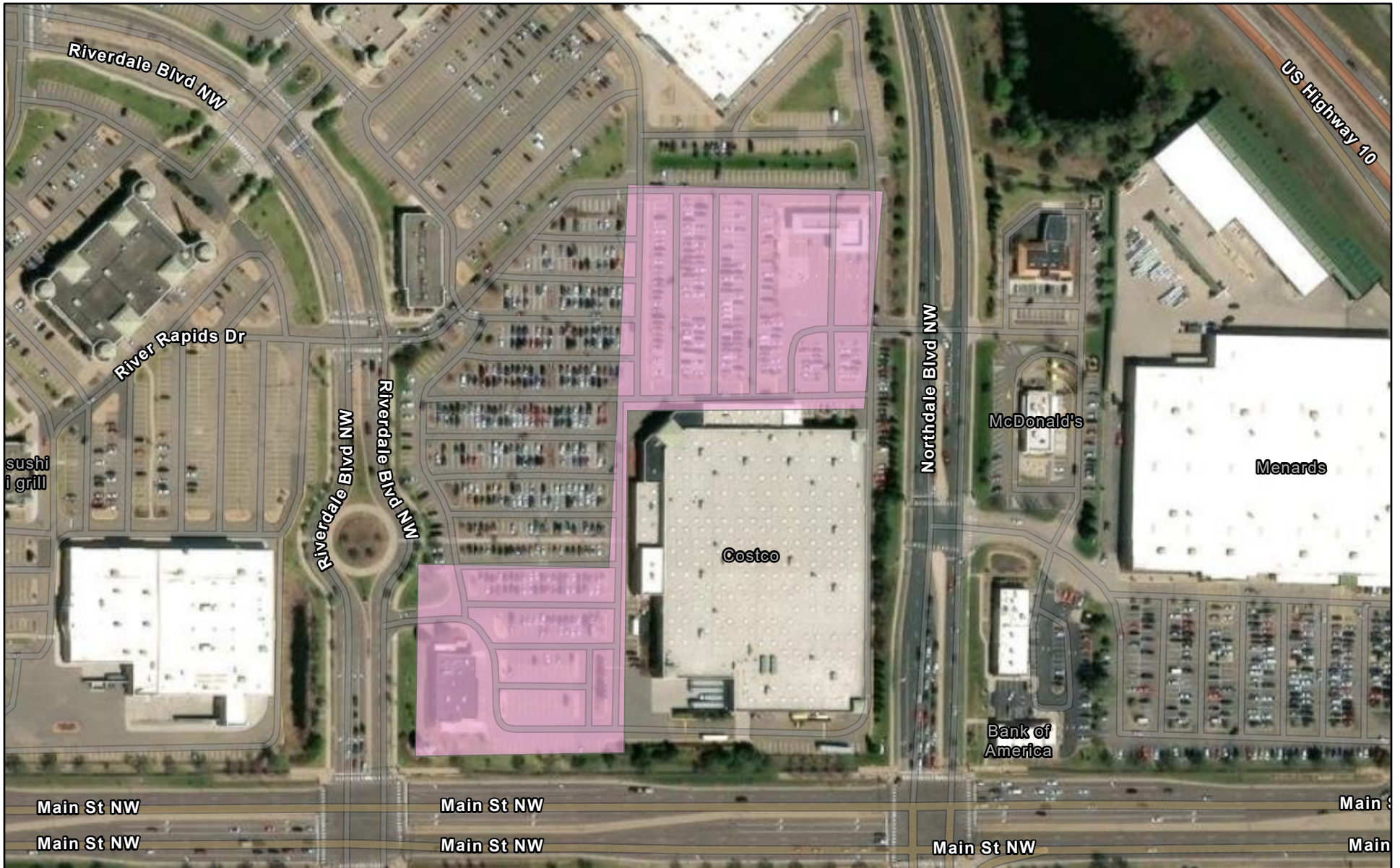
**Buffers (Rule 8.0)**

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.

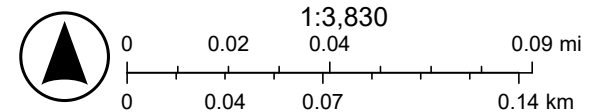
**Variances (Rule 10.2)**

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

# Figure 1: Costco Fuel Facility Project Location

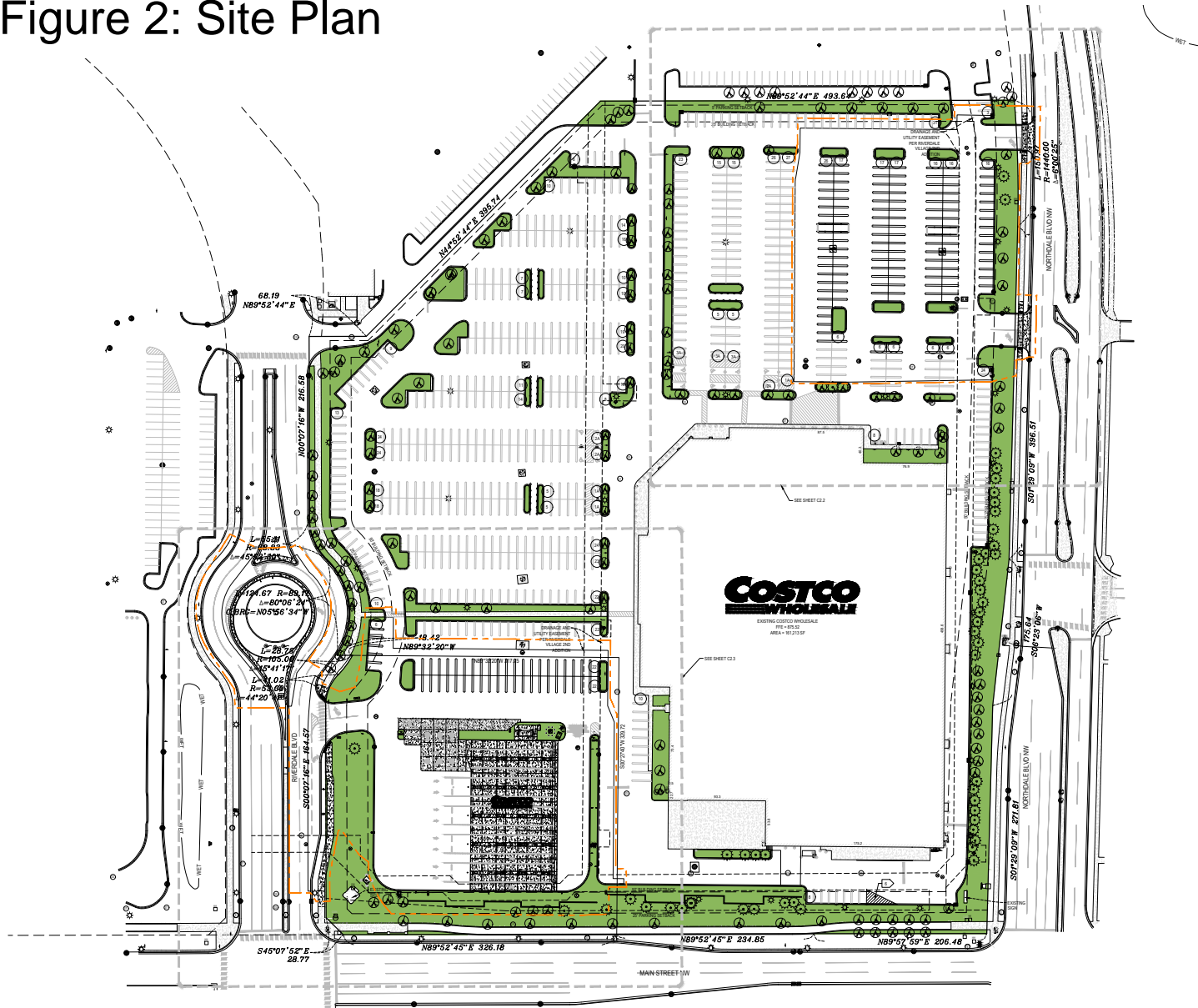


4/20/2026



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

# Figure 2: Site Plan



**GENERAL NOTES**

1. For construction staging and temporary services contact Landform at 612.252.8070.
2. Obtain all necessary permits for construction within or use of public right-of-way.
3. The design files, which can be obtained from the Engineer, shall be used for pricing. Discrepancies between the drawing and the design files shall be reported to the Engineer. The existing topography, as shown on these drawings, and the design files, shall be compared to the structural drawings prior to pricing.
4. As noted.
5. Dimensions shown are to face of curb and exterior face of building unless noted otherwise.
6. Detainees parking stalls with include 4-inch white painted stripes. Detainees access areas and no parking areas with 4-inch white wheel paths with 10 centimeter center line at 45 degree angle to direction of travel.
7. Masonry curbs with 5/8 inch architectural joints.
8. Light poles. Refer to lighting plan for details.
9. Renewal salvaged light poles. Coordinate with electrical contractor.
10. Renewal salvaged spaced steel pipe.
11. Renewal salvaged steel pipe.
12. 7' wide white painted strip curb.
13. Detainees area with 12" wide yellow painted strip curb.
14. Paint white 2" thick with black spaced 2" apart per MUTCD requirements.
15. Detainees area with 12" wide white painted strip curb.
16. Placement areas. Refer to detail 10 on Sheet C2.2.
17. White painted yield line per MUTCD requirements.
18. Renewal salvaged light poles.
19. "NO OBSTRUCTION LIMIT" signs use Mn File Code 20033.

**ZONING AND SETBACK SUMMARY**

The Property is Zoned (RS) - Regional Shopping  
 Building Setback Information is as follows:  
 RS20 - 20' S  
 Adjacent Property = 25' S  
 Parking Setback Information is as follows:  
 RS20 - 15' S  
 Adjacent Property = 15' S  
 Sign Setback Information is as follows:  
 RS20 - 15' S  
 Adjacent Property = 15' S

**AREA SUMMARY - PROPOSED LOT COMBINATION**

	Area	Perimeter	Volume	Area	Perimeter	Volume
Existing						
Proposed	122,203	4,111	2,862	14,328	16,274	16,274
Improvement	631,044	4,111	14,328	14,328	16,274	16,274
Total	753,247	4,111	17,190	28,656	32,548	32,548
Proposed	175,881	4,111	2,862	14,328	16,274	16,274
Improvement	577,366	4,111	14,328	14,328	16,274	16,274
Total	753,247	4,111	17,190	28,656	32,548	32,548

**PARKING SUMMARY**

	Standard Data	As-built Data	Total
Existing Parking			
Standard Data	622	12	634
As-built Data	12	12	24
Total Parking Data Existing	634	24	658
Proposed Parking			
Standard Data	758	12	770
As-built Data	12	12	24
Total Parking Data Proposed	770	24	794

**LEGEND**

- Green Shaded Landscape Area
- Construction Lines (202,302 ± 1)
- Yellow Painted Curb to Signify Fire Lane per City of Coon Rapids Standards

**DEVELOPER**  
**COTSCO WHOLESALE**  
 730 LAKE DRIVE  
 ISKAHAWA, MN 55827  
 TEL: (425) 313-8100

**MUNICIPALITY**  
**COON RAPIDS**  
 Minnesota

**PROJECT**  
**COSTCO**  
 COON RAPIDS, MINNESOTA

**ISSUE / REVISION HISTORY**

NO.	DATE	DESCRIPTION
1	11/11/2023	ISSUE FOR PERMITS
2	11/11/2023	ISSUE FOR PERMITS
3	11/11/2023	ISSUE FOR PERMITS
4	11/11/2023	ISSUE FOR PERMITS
5	11/11/2023	ISSUE FOR PERMITS
6	11/11/2023	ISSUE FOR PERMITS
7	11/11/2023	ISSUE FOR PERMITS
8	11/11/2023	ISSUE FOR PERMITS
9	11/11/2023	ISSUE FOR PERMITS
10	11/11/2023	ISSUE FOR PERMITS
11	11/11/2023	ISSUE FOR PERMITS
12	11/11/2023	ISSUE FOR PERMITS
13	11/11/2023	ISSUE FOR PERMITS
14	11/11/2023	ISSUE FOR PERMITS
15	11/11/2023	ISSUE FOR PERMITS
16	11/11/2023	ISSUE FOR PERMITS
17	11/11/2023	ISSUE FOR PERMITS
18	11/11/2023	ISSUE FOR PERMITS
19	11/11/2023	ISSUE FOR PERMITS
20	11/11/2023	ISSUE FOR PERMITS

**CERTIFICATION**

I hereby certify that the information provided on this plan is true and correct to the best of my knowledge and belief, and that I am a duly Licensed Professional Engineer in the State of Minnesota.  
  
 David A. Korte  
 License No. 4206  
 State of Minnesota  
 License Expiration Date: 12/31/2024

**WATERSHED RESUBMITTAL**  
 APRIL 14, 2026

**LANDFORM**  
 From Site to Finish

105 South Fifth Avenue Tel: 612.252.8070  
 Suite 513 Fax: 612.252.8077  
 Minneapolis, MN 55401 Web: landform.net

FILE NAME: C2\FWCDC2.11.DWG  
 PROJECT NO.: CWC81803.11

**OVERALL SITE PLAN**  
**C2.1**

**811**  
 Know what's Below.  
 Call before you dig.

**NORTH**  
  
 0 50 100

