



**US Army Corps
of Engineers®**

PUBLIC NOTICE

**St. Paul District
Permit Application
No. MVP-2015-01138-
SSC**

Published: July 8, 2026
Expires: July 23, 2026

Interested parties are hereby notified that the U.S. Army Corps of Engineers (USACE), St. Paul District has received an application for a Department of the Army (DA) permit pursuant to Section 404 of the Clean Water Act (33 U.S.C. § 1344). The purpose of this public notice is to solicit comments from the public and information necessary to evaluate the probable impact on the public interest regarding the proposed activity as described below and as shown on the enclosed drawings.

APPLICANT: Connor McCarthy
United Properties Development LLC
250 Nicollet Mall, Suite 500
Minneapolis, MN 55401

LOCATION OF PROPOSED ACTIVITY: The proposed activity would affect waters of the United States associated with the Mississippi River. The project/review area is located on the south side of Coon Rapids Blvd, southwest of the intersection of Coon Rapids Blvd and Norway Street NW in Sections 25 and 26, Township 31 North, Range 24 West; at Latitude 45.145484 and Longitude -93.288479; in Coon Rapids, Anoka County, Minnesota.

PROPOSED ACTIVITY: The applicant is requesting a DA permit to discharge fill material into 2.14 acres of wetlands for the purpose of constructing an industrial warehouse and associated infrastructure (including employee and tractor-trailer parking lots and loading dock, a drive lane, and stormwater treatment ponds).

MITIGATION: The applicant has provided the following information to explain how impacts to waters of the United States associated with the proposed activity are to be avoided, minimized, and compensated for.

Avoidance – A no-build alternative, which would avoid all impacts to aquatic resources, would fail to meet the applicant's stated purpose and need of the project due to the extent of wetlands on-site.

Minimization – The applicant stated that the proposed preferred alternative was designed as far east as possible within the project area to adhere with minimum setback requirements on the north side of the building while ensuring truck access remained intact. Shorter drive aisle widths and the drive land on the west side of the building were considered but the current design shows the minimum aisle widths for fire truck circulation, and the drive lane is necessary for fire safety and utility requirements. The

northeast portion of the site was considered for a stormwater treatment pond to reduce wetland impacts, but the area is insufficient to provide for the balance of treatment required.

Compensation – The applicant proposes to offset wetland impacts through the purchase of 3.8300 fresh wet meadow wetland credits from Butterfly Marsh (Account #1762) which is located within Bank Service Area (BSA) 7 (the BSA of impact), Major Watershed #20. The applicant also proposes to generate 0.45 acre of wetland credits through creation of an on-site wetland mitigation basin and an upland buffer adjacent to the constructed wetland.

The USACE will determine the type and amount of compensatory mitigation necessary to offset losses of waters of the United States which may result from the proposed activity in accordance with 33 CFR § 332.

HISTORIC PROPERTIES/CULTURAL RESOURCES: Section 106 of the National Historic Preservation Act of 1966, as amended (54 U.S.C. § 306108), requires Federal agencies to consult with the appropriate State and/or Tribal Historic Preservation Officers to take into account the effects of actions they undertake or permit on historic properties listed in or eligible for listing in the National Register of Historic Places.

The USACE is evaluating the undertaking for effects to historic properties as required under Section 106 of the National Historic Preservation Act. This public notice serves to inform the public of the proposed undertaking and invites comments including those from local, State, and Federal government agencies with respect to historic resources.

The USACE's final eligibility and effect determination relative to historic resource impacts may be subject to additional coordination with the State Historic Preservation Officer, federally recognized tribes, and other interested parties, and with full consideration given to the proposed undertaking's potential direct and indirect effects on historic properties within the USACE-identified permit area.

ENDANGERED SPECIES: Section 7 of the Endangered Species Act (ESA) (16 U.S.C. § 1536) requires federal agencies to consult with the National Marine Fisheries Service (NMFS) and/or U.S. Fish and Wildlife Service (USFWS) on all actions that may affect a species listed (or proposed for listing) under the ESA as threatened or endangered or that may adversely modify designated critical habitat (or critical habitat proposed such designation).

Common Name	Scientific Name	Federal Status	Designated Critical Habitat
Whooping crane	<i>Grus americana</i>	Experimental Population, Non-Essential	No
Salamander mussel	<i>Simpsonaias ambigua</i>	Proposed Endangered	There is proposed critical habitat that

			does not overlap with project area.
Monarch Butterfly	<i>Danaus plexippus</i>	Proposed Threatened	There is proposed critical habitat that does not overlap with project area.
Tricolored Bat	<i>Perimyotis subflavus</i>	Proposed Endangered	No

USACE's preliminary review indicates the described activity will not jeopardize the existence of any proposed threatened or endangered species or their proposed designated critical habitats. USACE will consider comments from this public notice, including any comments provided by the NMFS and/or USFWS, regarding the need to consult.

NAVIGATION: The proposed structure or activity is not located in the vicinity of a federal navigation channel.

SECTION 408: The applicant will not require permission under Section 14 of the Rivers and Harbors Act of 1899 (33 U.S.C. § 408) because the activity, in whole or in part, would not alter, occupy, or use a USACE Civil Works project.

WATER QUALITY CERTIFICATION: An Individual Water Quality Certification may be required from the Minnesota Pollution Control Agency (MPCA) pursuant to Section 401 of the Clean Water Act (33 U.S.C. § 1341).

NOTE: This public notice is being issued based on information furnished by the applicant. This information has not been verified or evaluated to ensure compliance with laws and regulation governing the regulatory program. The geographic extent of aquatic resources within the proposed project area that either are, or are presumed to be, within the USACE jurisdiction has been verified by USACE personnel.

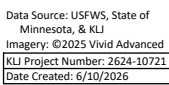
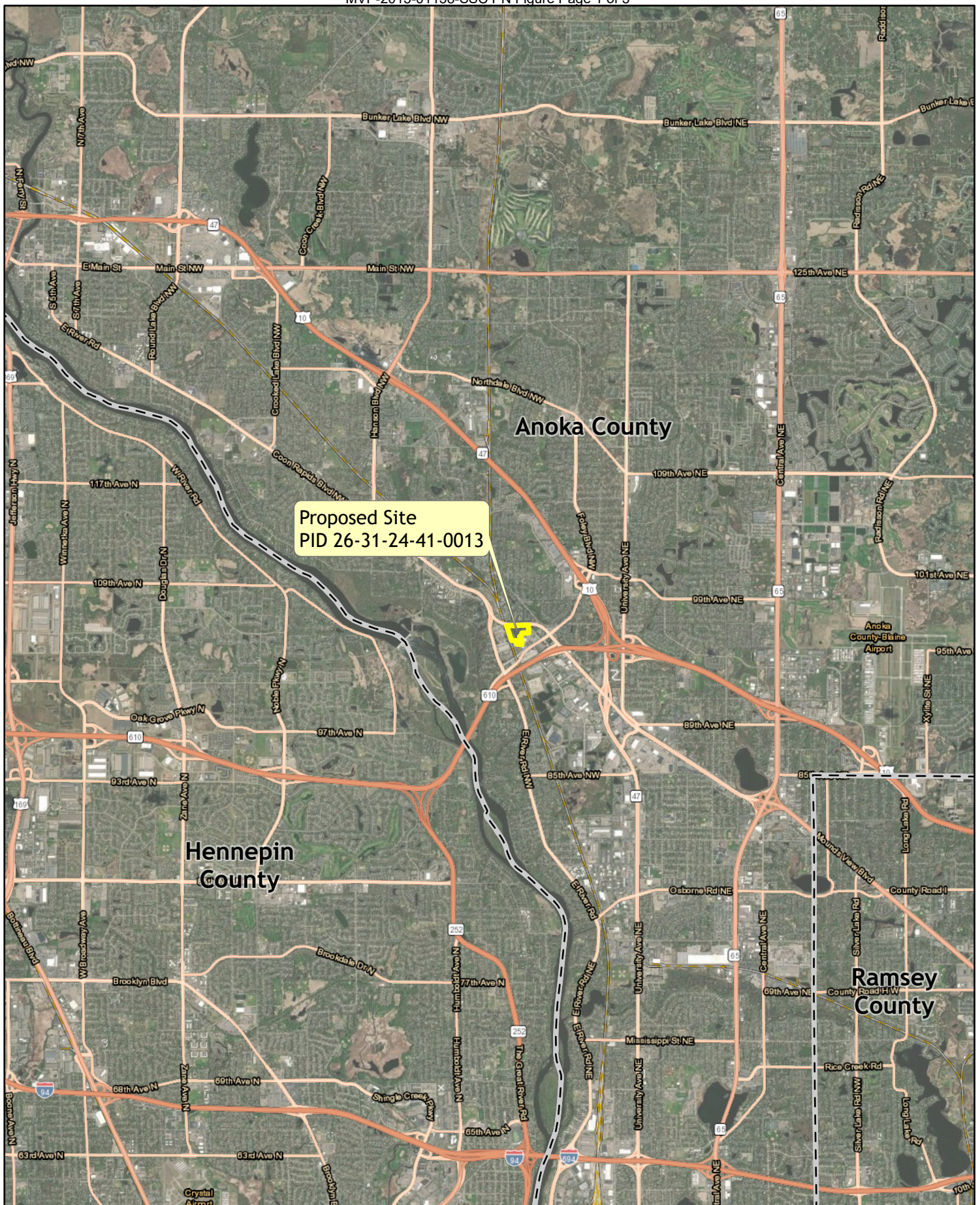
EVALUATION: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including cumulative impacts thereof; among these are conservation, economics, aesthetics, general environmental concerns, wetlands, historical properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and in general, the needs and welfare of the people. Evaluation of the impact of the activity on the public interest will also include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of

Section 404(b) of the Clean Water Act or the criteria established under authority of Section 102(a) of the Marine Protection Research and Sanctuaries Act of 1972. A permit will be granted unless its issuance is found to be contrary to the public interest.

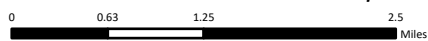
COMMENTS: The USACE is soliciting comments from the public; Federal, State, and local agencies and officials; Tribal Nations; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the USACE to determine whether to issue, modify, condition, or deny a permit for this proposed activity. To make this determination, comments are used to assess impacts to endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity. Any comments or objections which are received during this period may be forwarded to the applicant for possible resolution before the determination is made whether to issue or deny the requested permit. Please note that all comments received will become part of the administrative record and are subject to public release under the Freedom of Information Act.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing. Requests for a public hearing will be granted, unless the District Engineer determines that the issues raised are insubstantial or there is otherwise no valid interest to be served by a hearing.

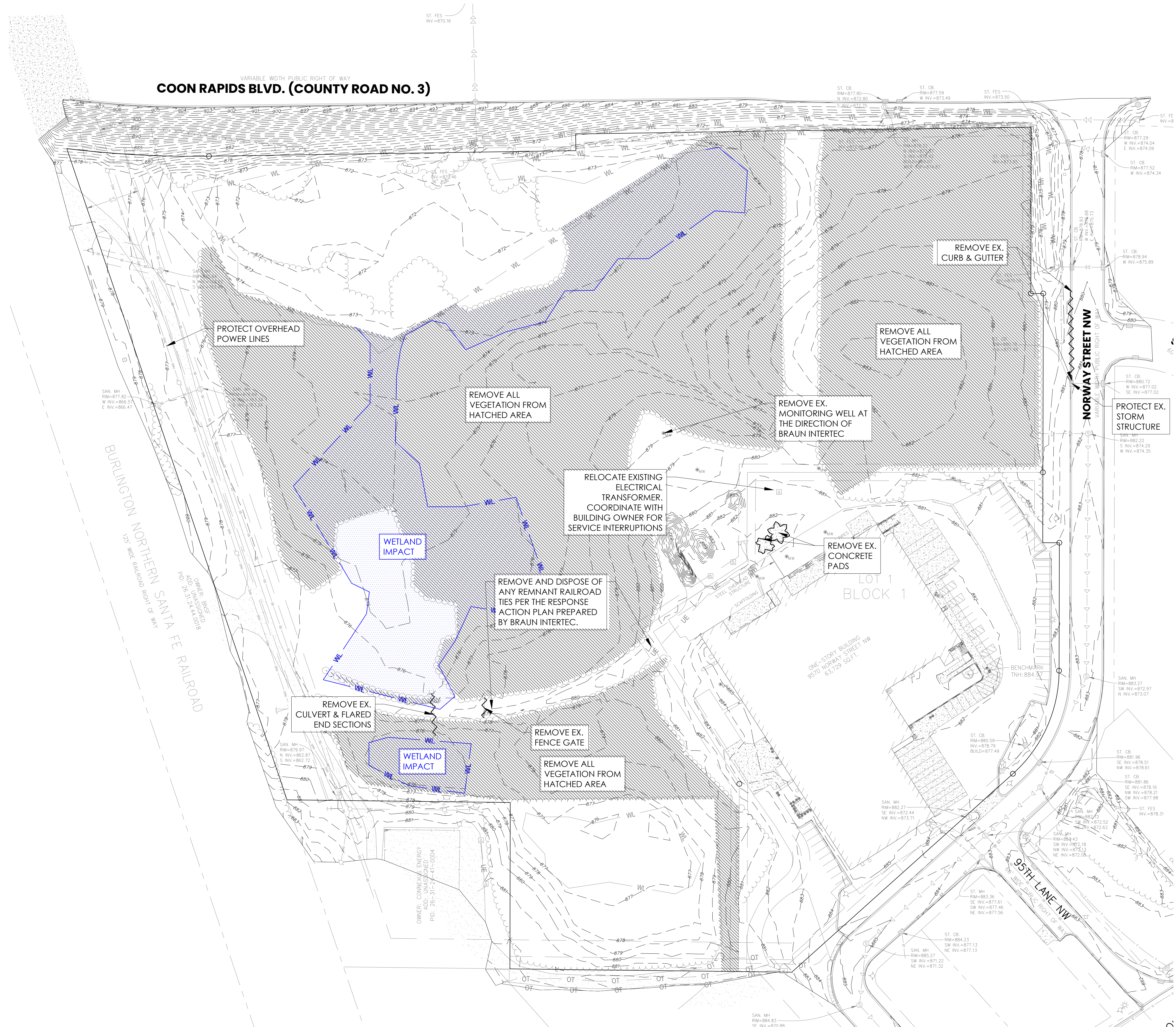
The St. Paul District will receive written comments on the proposed activity, as outlined above, until July 23, 2026. Comments should be submitted electronically via the Regulatory Request System (RRS) at <https://rrs.usace.army.mil/rrs/public-notice>. Alternatively, you may submit comments to Samantha Coungeris at Samantha.S.Coungeris@usace.army.mil or U.S. Army Corps of Engineers, St. Paul District, Attention: Samantha Coungeris, 332 Minnesota Street, Suite E1500, St. Paul, Minnesota 55101. Please refer to “**MVP-2015-01138-SSC**” in your comments.



Location Map



 Proposed Site
 County Boundaries



LEGEND

EXISTING	PROPOSED	
---	---	PROPERTY BOUNDARY
---	---	LOT LINE
---	---	SETBACK LINE
---	---	RIGHT OF WAY LINE
---	---	EASEMENT
---	---	STANDARD CURB AND GUTTER
---	---	FENCE
---	---	RETAINING WALL

DEMOLITION NOTES

- DEMOLITION NOTES ARE NOT COMPREHENSIVE. CONTRACTOR SHALL VISIT THE SITE PRIOR TO CONSTRUCTION TO OBTAIN A CLEAR UNDERSTANDING OF THE INTENDED SCOPE OF WORK.
- THE DESIGN SHOWN IS BASED ON ENGINEER'S UNDERSTANDING OF EXISTING CONDITIONS. **THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON ALTA AND TOPOGRAPHIC MAPPING PREPARED BY HILL INC. DATED 04-09-26.** IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS WITHOUT EXCEPTION, CONTRACTOR SHALL HAVE MADE, AT OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
- THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL, AND DISPOSING IN ALLOCATION APPROVED BY ALL GOVERNING AUTHORITIES AND IN ACCORDANCE WITH APPLICABLE CODES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE GEOTECHNICAL REPORT AND/OR GEOTECHNICAL ENGINEER.
- CLEARING AND GRUBBING: CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
- CONTRACTOR IS RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICES TO EXISTING BUILDINGS PRIOR TO DEMOLITION OF THE BUILDINGS.
- CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO REMOVAL AND/OR RELOCATION OF UTILITIES. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANIES' FORCES AND ANY FEES WHICH ARE TO BE PAID TO UTILITY COMPANIES FOR SERVICES. CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
- CONTRACTOR IS SPECIFICALLY CAUTIONED THAT LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM INFORMATION AVAILABLE. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE UTILITY MAPPING ACCURACY. PRIOR TO START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES 48 HOURS PRIOR TO ANY EXCAVATION FOR ON-SITE LOCATIONS OF EXISTING UTILITIES. THE LOCATIONS OF UTILITIES SHALL BE OBTAINED BY THE CONTRACTOR BY CALLING MINNESOTA GOPHER STATE ONE CALL AT 800-252-1166.
- THE MAPPING LOCATION OF ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH WORK. UTILITIES DETERMINED TO BE ABANDONED SHALL BE REMOVED IF UNDER THE BUILDING INCLUDING 10' BEYOND FOUNDATIONS.
- ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ROAD RIGHT OF WAY DURING CONSTRUCTION.
- CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., TO THE BEST PRACTICES.
- CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES
- PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED AND APPROVED BY THE LOCAL AUTHORITY.
- CONTRACTOR SHALL LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
- CONTRACTOR TO PROTECT EXISTING FEATURES WHICH ARE TO REMAIN. DAMAGE TO ANY EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
- ABANDON OR REMOVE ALL SANITARY, WATER AND STORM SERVICES PER CITY STANDARDS. COORDINATE ALL WORK WITH CITY. ALL STREET RESTORATION SHALL BE COMPLETED IN COMPLIANCE WITH LOCAL STANDARDS.
- CONTRACTOR SHALL PREPARE AND SUBMIT TO THE GOVERNING AUTHORITY A TRAFFIC AND/OR PEDESTRIAN TRAFFIC PLAN PER CITY/COUNTY/STATE STANDARDS TO BE APPROVED BY THE LOCAL GOVERNING AUTHORITY.

measure

UNITED PROPERTIES

250 NICOLLET MALL SUITE 500
MINNEAPOLIS, MINNESOTA 55401

RIVER NORTH INDUSTRIAL CENTER

COON RAPIDS, MINNESOTA

Client:

Project Title:

I hereby certify that this plan, specifications 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.

Per: M. Moreau, PE

Date: XX.XX.XX Lic. No.: 53735

Rev.	Date	Description
	5/11/2026	CITY SUBMITTAL
	5/21/2026	PRICING REV.
	6/10/2026	CCWD SUBMITTAL

Project #:

26-106

Drawn By:

JW

Checked By:

PM /JM

Issue Date:

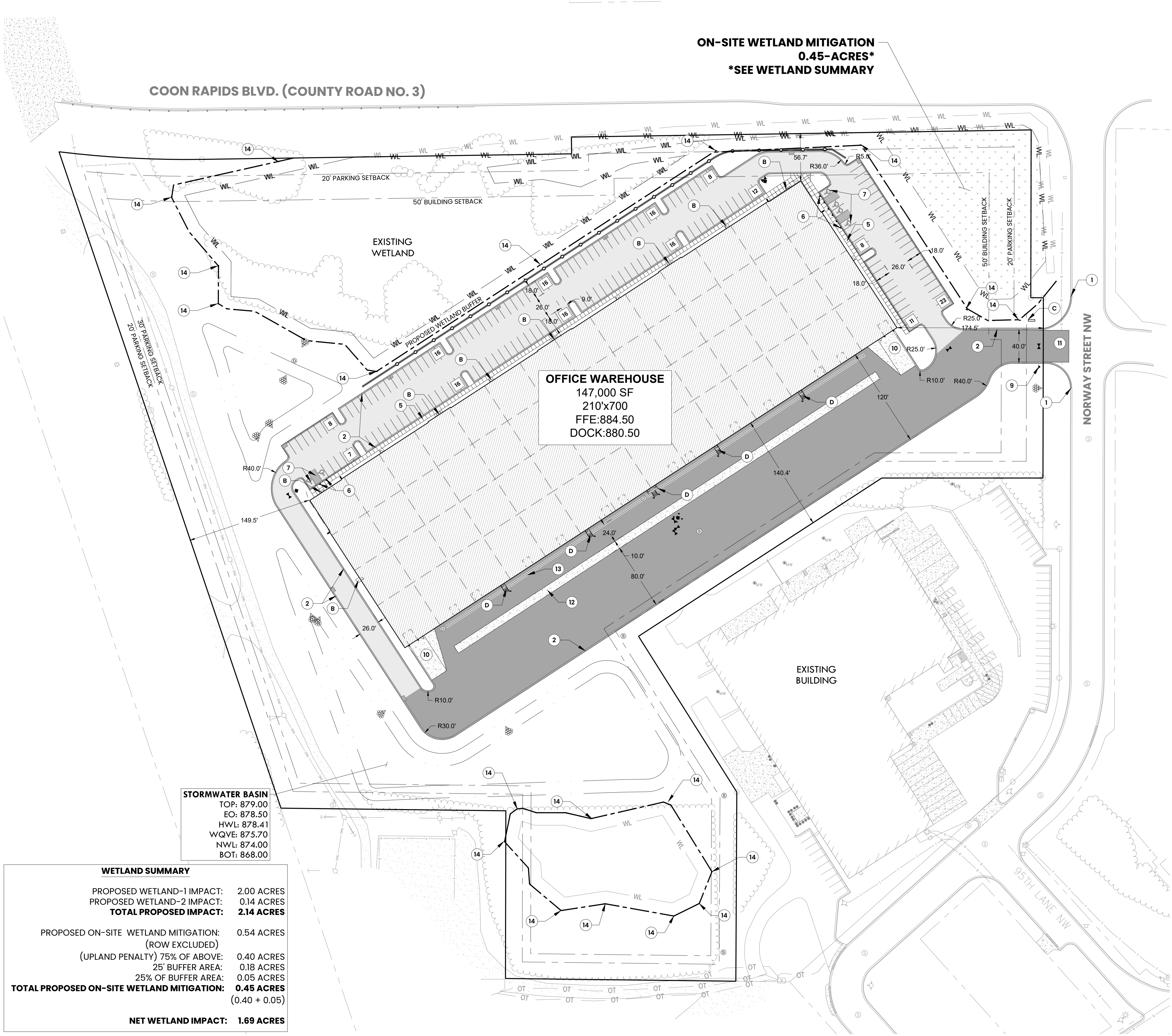
5/11/2026

Sheet Title:

DEMOLITION PLAN

Sheet:

C2.0



LEGEND

- PROPOSED**
- PROPERTY BOUNDARY
 - SETBACK LINE
 - RIGHT OF WAY LINE
 - EASEMENT
 - STANDARD CURB AND GUTTER
 - HEAVY DUTY BITUMINOUS PAVEMENT
 - LIGHT DUTY BITUMINOUS PAVEMENT
 - CONCRETE SIDEWALK
 - HEAVY DUTY CONCRETE PAVEMENT
 - WETLAND MITIGATION
 - FENCE
 - RETAINING WALL (BY OTHERS)
 - TRAFFIC SIGN
 - LIGHT POLE

DEVELOPMENT SUMMARY

ZONING INFORMATION	
CURRENT SITE ZONING:	INDUSTRIAL
PROPOSED SITE ZONING:	INDUSTRIAL

SITE DATA	
GROSS SITE AREA:	16.7 AC
LOT 1, BLOCK 1	16.7 AC

	REQUIRED	PROPOSED
BUILDING SETBACKS		
FRONT - NORTH:	35'	55.6'
SIDE - EAST:	35'	174.5'
SIDE - WEST:	25'	149.5'
REAR - SOUTH:	25'	140.4'

PARKING	
LIGHT INDUSTRY (147,000 SF / 1,000 SF)	147 STALLS 1 PER 1K SF
	173 STALLS 1.18 PER 1K SF

PARKING DIMENSIONS	
STALL DIMENSIONS	9' x 18'
DRIVE AISLE WIDTH	24' MIN.

BUILDING COVERAGE	
	50%
	20.18%

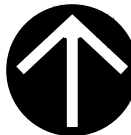
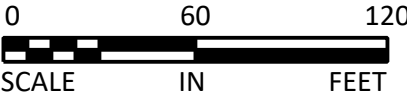
IMPERVIOUS SURFACE	
	85%
	47% (7.8 AC)

KEYNOTES

- MATCH EXISTING
- B6-12 CURB & GUTTER - SEE DETAIL ON SHEET C8.1
- CURB TRANSITION- SEE GRADING PLAN
- FLUSH CURB - SEE DETAIL ON SHEET C8.1
- CONCRETE SIDEWALK - PRIVATE -SEE DETAIL ON SHEET C8.1
- ADA SIGNAGE & BOLLARDS - SEE DETAIL ON SHEET C8.1
- ADA PARKING STRIPING - SEE DETAIL ON SHEET C8.1
- PEDESTRIAN RAMP - SEE DETAIL ON SHEET C8.1
- STOP SIGN - SEE DETAIL ON SHEET C8.1
- VEHICULAR RAMP
- CONCRETE DRIVEWAY APRON - SEE DETAIL ON SHEET C8.7
- HEAVY DUTY CONCRETE DOLLY PAD SEE DETAIL
- TRENCH DRAIN - SEE DETAIL
- WETLAND BUFFER SIGN - SEE DETAIL

DESIGN/ SELECTION BY OTHERS

- A LIGHT POLE WITH FOUNDATION - SEE ELECTRICAL PLANS
- B ARCHITECTURAL STOOP - COORDINATE WITH STRUCTURAL
- C MONUMENT SIGNAGE - SEE ARCH.
- D METAL STEPS AND RAILING - SEE ARCH.



measure

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Project #: 26-106
Drawn By: JW
Checked By: PM /JM
Issue Date: 5/11/2026

Sheet Title:

SITE PLAN

Sheet:

C3.0