COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: January 13, 2014
AGENDA NUMBER: 14
FILE NUMBER: 13 - 140
ITEM: Adams Elementary Classroom Addition & Alterations

RECOMMENDATION: Approve with 3 Stipulations

APPLICANT: Steve Anderson
Anoka-Hennepin School District
2727 N Ferry Street
Anoka MN 55303

PURPOSE: Classroom addition and alteration to enhance the school districts performance

LOCATION: 8989 Sycamore St NW, Coon Rapids, MN
APPLICABILITY:
1. Any work within or adjacent to a Public Ditch within the Watershed District.
2. High infiltration soils.
3. Highly erodible soils

EXHIBITS:
1. Plan set from Armstrong, Torseth, Skold & Rydeen, Inc dated December 3, 2013, received December 3, 2013
2. Geotechnical Report dated November 4, 2013, received November 27, 2013

HISTORY & CONSIDERATIONS:
The Anoka-Hennepin School District is proposing put an addition on the existing Adams Elementary School as well as relocate the playground to the enhance the school’s performance.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property. The project site is tributary to County Ditch 41-6. The trend in land use for this drainage area is toward residential. There are no flooding concerns downstream. Alternatives to additional drainage considered and reviewed include storage.

Floodplain: There is no floodplain on the property according to FEMA. The District Atlas 14 model predicts the 100-year elevation for the subwatershed at 826 feet. The total floodplain impact is 0 acre-feet. Compensatory storage is not needed.

Groundwater: Groundwater levels are between 858 and 865 ½.

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.

Maintenance: The proposed project does not include a ditch maintenance easement or utility line crossings.

Soils & Erosion Control: Soils affected by the proposal are Zimmerman. Stabilizing vegetation is not proposed for disturbed areas within two weeks of rough grading. Adjacent properties are protected from sediment deposition. All wetlands, waterbodies, ponds, infiltration basins and water conveyance systems are protected from erosion and sedimentation. Project site is less than 1 acre; a NPDES permit is not required.

Stormwater & Hydraulics: The applicant is meeting the volume management requirement equivalent to infiltrating runoff from the first inch of precipitation. Stormwater leaving the site is discharged into a well-defined receiving channel or pipe.
and routed to a public drainage system. Drainage sensitive uses do not exist downstream from the proposed site.

**Water Quality:** Project does include new impervious drainage areas less than 1 acre. 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.

**Wetlands:** Wetlands do not exist on-site according to the 1987 Federal manual, NWI, PWI and Soil Survey.

**Wildlife:** The proposed project does not include endangered or threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas or wildlife travel corridors.

**Performance Escrow:** $2,475

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<tr>
<th>ISSUES/CONCERNS</th>
<th>NEEDS:</th>
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<tbody>
<tr>
<td><strong>Soils &amp; Erosion Control:</strong> Stabilizing vegetation is not proposed for disturbed areas within two weeks of rough grading.</td>
<td>Provide statement indicating vegetation will be stabilized within two weeks of rough grading.</td>
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<td><strong>Escrows:</strong> $1,500 + (.95 acres x $500/acre) = $2,475</td>
<td>Receipt of escrows</td>
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**RECOMMENDATION:** Approve with 3 Stipulations

**Stipulations:**
1. Receipt of escrows
2. Statement indicating vegetation will be stabilized within two weeks of rough grading.
3. City approval