COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: January 13, 2014
AGENDA NUMBER: 15
FILE NUMBER: 13 - 142
ITEM: Eisenhower Elementary Classroom Addition & Alterations

RECOMMENDATION: Approve with 2 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: 151 Northdale Blvd NW, Coon Rapids MN
APPLICABILITY:
1. One or more cumulative acres of land disturbance.
2. Any land alteration within 1 mile of an impaired water
3. High infiltration soils.
4. Wellhead Protection Area
5. Drinking Water Supply Management Area (DWSMA)

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 putting an addition on the existing Eisenhower Elementary School to 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 39. 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 total floodplain impact is 0 acre-feet. Compensatory storage is not needed.

Groundwater: No Groundwater information was provided.

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 Sartell. Stabilizing vegetation is 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 greater than 1 acre; an NPDES permit is 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 greater than 1 acre. All discharges into wetlands are pretreated by a sediment basin/water quality pond and are designed correctly. 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:** $2,670.00

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<th>ISSUES/CONCERNS:</th>
<th>NEEDS:</th>
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<td>Escrows: $1,500 + (1.34 acres x $500/acre) = $2,670</td>
<td>Receipt of escrows</td>
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**RECOMMENDATION:** Approve with 2 Stipulations

**Stipulations:**
1. Receipt of escrows
2. City approval