COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: January 13, 2014
AGENDA NUMBER: 17
FILE NUMBER: 13 - 141
ITEM: Sand Creek Elementary Classroom Addition & Alterations

RECOMMENDATION: Approve with 4 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: 12156 Olive Street NW, Coon Rapids, MN
APPLICABILITY:
1. Any land alteration within 1 mile of an impaired water
2. Rare species in the vicinity of the project location
3. Drinking Water Supply Management Area
4. Wellhead Protection Area

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 Sand Creek 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 41-6. The trend in land use for this drainage area is toward residential. There are no flooding concerns downstream.

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 878.286 feet. 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 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 not greater than 1 acre; an 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 not include new impervious drainage areas greater 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 include the threatened species Leonard’s Skipper (*Hesperia leonardus*). Staff has contacted the DNR for additional information on options for the property to provide habitat for the butterfly. It was suggested that some native prairie restoration happen and/or a butterfly garden be established on the property.

**Performance Escrow:** $2,360

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<tr>
<th>ISSUES/CONCERNS:</th>
<th>NEEDS:</th>
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<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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<tr>
<td><strong>Wildlife:</strong> The proposed project does include the threatened species Leonard’s Skipper (<em>Hesperia leonardus</em>).</td>
<td>Provide habitat such as native prairie restoration and/or a butterfly garden.</td>
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<td><strong>Escrows:</strong> $1,500 + (.72 acres x $500/acre) = $2,360</td>
<td>Receipt of escrows</td>
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**RECOMMENDATION:** Approve with 4 Stipulations

**Stipulations:**
1. Receipt of escrows
2. Statement indicating vegetation will be stabilized within two weeks of rough grading.
3. Statement indicating habitat will be established for the Leonard’s Skipper.
4. City approval