

Project Name | BCWD Permit 23-19, Liberty Academy Expansion **Date** | July 8, 2024

To / Contact info | BCWD Board of Managers

Cc / Contact info | Mitchell Cookas, PLA; Mike Brandt, PE / Kimley-Horn

Cc / Contact info | Rebekah Hagstrom / Liberty Classical Academy

Cc / Contact info | Karen Kill, Administrator / BCWD

From / Contact info | Ryan Fleming, PE; John Sarafolean / EOR

Regarding | Permit 23-19 Update

The above-mentioned project, located within the legal jurisdiction of the Brown's Creek Watershed District (BCWD), is being reviewed to determine compliance with the BCWD rules. This memo is for informational purposes and no action is being requested at this time.

Applicant: Liberty Classical Academy

Permit Application Submittal Date: June 12, 2024

Completeness Determination: June 21, 2024

Board Action Required By: August 20, 2024

Review based on BCWD Rules effective April 1, 2020

BACKGROUND AND GENERAL COMMENTS

Liberty Classical Academy is requesting approval of both a regional stormwater-management plan and specific land-disturbing activities at its existing site, 10158 122nd Street North in Hugo. The currently proposed work involves expanding the school campus to the east into May Township. The property includes three parcels owned by Liberty Classical Academy, totaling 82.6 acres. The site is bordered by Keller Avenue North on the west, by 122nd Street North on the south, by Goggins Lake on the east, and by farmsteads to the north. Under current conditions, there are 7.6 acres of impervious coverage on the site. This includes the existing school building, playgrounds, and parking lot, right-of-way from the two adjacent streets, and existing residential buildings.

The site will be redeveloped in phases, only the first of which is proposed as a land disturbing activity for specific approval now. The applicant is requesting approval for the regional stormwater management plan under section 2.9 for the fully developed site. The full buildout includes a total impervious area of 30.7 acres on the 82.6 acre site as shown in [Figure 1](#).

The regional treatment plan includes a stormwater basin, irrigation using water from the basin on the green spaces on site, as well as smaller best management practices (BMPs) on the western and southern portions of the site.

The applicant is simultaneously requesting a permit for construction of phase 1 build-out, which includes the new lower school building, a parking lot, a practice soccer field, the septic sewer system with five drain fields for phase 1, a turn lane on Keller Avenue, BMPs on the western side of the site that drain to the southwest discharge location, and the stormwater basin. Phase 1 will add 11.8 acres of impervious surface to the site, for a total of 19.4 acres and will utilize a portion of the stormwater-management capacity created under the regional plan.

Update Statement: BCWD staff are in the process of reviewing the project to determine compliance with the BCWD rules in anticipation of bringing it before the board for the August 14, 2024 board meeting.

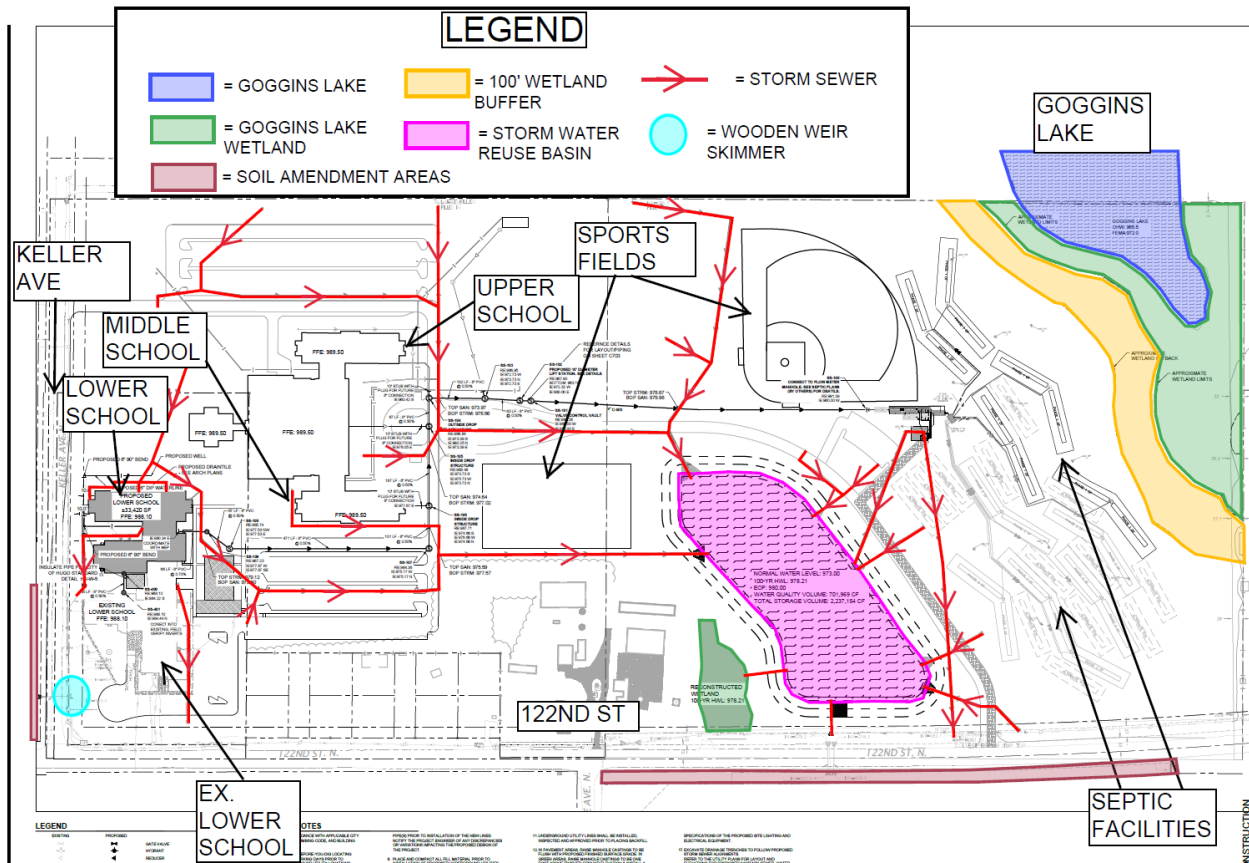


Figure 1: Full site buildout and stormwater management features.