COON CREEK WATERSHED DISTRICT
PERMIT REVIEW

MEETING DATE: September 28, 2015
AGENDA NUMBER: 10
FILE NUMBER: 15 - 115
ITEM: Livering House

RECOMMENDATION: Approve with 1 Stipulation

APPLICANT: Livering’s
3624 Mississippi Dr NW
Coon Rapids, MN 55433

PURPOSE: Shoreline stabilization along the Mississippi River by removing non-conforming rip rap and replacing with DNR specified rip rap.

LOCATION: Mississippi River Drive NW and Pheasant Ridge Drive NW
APPLICABILITY:
  1. Any work within or adjacent to a Public Ditch within the Watershed District.

EXHIBITS:
  1. Shoreline Stabilization Site Plan (1 sheet) by NEC, Dated 9/8/2015, Received 9/10/2015

HISTORY & CONSIDERATIONS: Removal and replacement of currently existing non-conforming riprap along the Mississippi River bank with DNR specified riprap.

FINDINGS:
Ditches and Drainage: There is not a public ditch on the property.

Floodplain: There is floodplain on the property according to FEMA at 840 feet. There is floodplain fill proposed but the volume is inconsequential to the total volume of the Mississippi River floodplain. Compensatory storage is not needed.

Groundwater: Groundwater information is not provided and not needed.

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. There is an approved local water plan.

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

Soils & Erosion Control: Soil affected by the proposal is Nymore. 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 not greater than 1 acre; an NPDES permit is not required.

Stormwater & Hydraulics: The applicant does not need to meet volume or rate control requirements for a shoreline stabilization project.

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 and its associated supplement(s), NWI, and Soils Survey.
Wildlife: The proposed project does not include endangered & threatened species, rare natural communities, colonial waterbird nesting sites, migratory waterfowl concentration areas, deer wintering areas, wildlife travel corridors. No substantial adverse alteration or significant detrimental impact on a species food supply, security or reproductive cycle or the alteration or removal of a plant species will occur.

Performance escrow: $2,440.00

ISSUES/CONCERNS: None.

| Escrows: $2,000 + (0.88 ac * $500/ac) = $2,440.00 | Receipt of escrows. |

RECOMMENDATION: Approve with 1 Stipulation:
Stipulations:
1. Receipt of escrows.