Permit Application No.: 16-618
Applicant: Sarah and Noel Rahn
Project: Single Family Home Reconstruction
Location: 8 Spur Road, Edina, MN

Rules: Erosion Control & Wetland Protection
Received: 11/16/2016
Complete: 11/17/2016
Noticed: 11/17/2016

Recommendation:

Approval of MCWD permit application with the following conditions:

- Submission of a draft declaration with a 25 foot wetland buffer & maintenance of the wetland buffer for MCWD approval, then recordation;
- Reimbursement of mailing fees.

Background

Sarah and Noel Rahn have applied for a Minnehaha Creek Watershed District (MCWD) permit for Erosion Control and Wetland Protection for the replacement of an existing single-family home on an existing property at 8 Spur Road in the City of Edina.

This project involves tearing down the existing residential structure and building a new structure that results in an 815-square foot increase of impervious cover over the 0.90-acre (39,018 square foot) site. Single family home construction is exempt from the Stormwater Management Rule. One wetland was identified on-site; the Buffer provisions of the Wetland Protection Rule are triggered by the proposed home reconstruction. The site drains to Meadowbrook Lake and ultimately Minnehaha Creek.

The applicants have submitted all exhibits, plans, and materials necessary to analyze compliance with MCWD rules. No variances from MCWD rule provisions are needed for approval of the permit. This permit is before the Board of Managers for determination at the request of a member of the public.

District Rule Summary

Erosion Control

The District exercises regulatory authority for erosion control in the City of Edina. The Erosion Control rule is applicable for any project exceeding 5,000 square feet of land disturbance or 50 cubic yards of excavation. The proposed project involves approximately 570 cubic yards of excavation and approximately 180 cubic yards of fill over the entire site, therefore the Erosion Control rule is triggered.

Erosion control best management practices including a rock construction entrance, silt fence, onsite concrete washout with an impermeable liner, and tree protection are provided as necessary. A sod vegetative stabilization plan including the incorporation of six-inches of topsoil into underlying soils prior to final stabilization has also been provided.

Erosion control practices meet District requirements.

Wetland Protection:

The District exercises regulatory authority for wetland protection in the City of Edina. This project does not propose draining or filling of the wetland; therefore no Wetland Conservation Act replacement-plan approval is required. The Wetland Protection Rule is applicable to New Principal Residential Structure construction projects that increase the imperviousness of the subject parcel. According to this provision, a buffer must be provided adjacent to each wetland and public water wetland that is downgradient of the site disturbance. This project involves tearing down the existing residential structure and building a new structure that increases the impervious surface on the parcel by 815-square feet, therefore the buffer requirements of the rule are triggered. Section 6(f) of the Wetland Protection rule requires a buffer on a New Principal Residential Structures that is 25 percent of the distance between the existing structure at the point that it is nearest to the wetland and the wetland, or 25 feet, whichever is greater, provided that the buffer not exceed the base buffer width and that the buffer not render the property unbuildable. The existing and proposed residential structure on the property is less than 100 feet from the preserve wetland on-site, therefore a 25 foot wetland buffer is required.

Per section 9(a) an approved complete delineation report, in accordance with the guidelines provided by the Board of Water and Soil Resources, for any wetland that will be impacted or require a buffer is a required exhibit.

Based on aerial map review from Hennepin County and the National Wetland Inventory, there is a Preserve Wetland located approximately along the 890 foot elevation contour (attachment 4 & 5). MCWD staff as the Local Unit of Government (LGU) for the Wetland Conservation Act (WCA) exercised professional discretion to approve a conservative wetland boundary located along the 892 foot elevation contour to fulfill the exhibit requirement. There is no proposed wetland buffer disturbance within the construction limits, as indicated by the silt fence and proposed grading, therefore a buffer monitoring and maintenance plan per section 7(c) is not required.

The Wetland Protection rule requires that the buffer be identified on the site-plan, that the location of wetland buffer monuments be identified on the site plan, and that the wetland buffer and monument locations be recorded in declaration to the property.

The applicant has indicated the buffer and buffer monument locations on the site plan and has met the requirements of the District's wetland protection rule.

Summary:

Sarah and Noel Rahn are proposing a single family home reconstruction project that will trigger the District's Erosion Control and Wetland Protection rules. The project as proposed meets the applicable requirements under each of these District rules. Staff recommends approval of the MCWD permit application with the conditions provided above.

Attachments:

- 1. Permit Application
- 2. Site Location
- 3. Existing Conditions Survey
- 4. Hennepin County Natural Resources Map Aerial
- 5. MCWD Internal Map with National Wetland Inventory Aerial
- 6. Proposed Site Plan

Heidi Quinn Date: 12-15-2016

Attachment 1 16-618

Received

Print Form

NOV 16 2016

WATER RESOURCE PERMIT APPLICATION FORM
Use this form to notify/apply to the Minnehaha Creek Watershed District (MCWD) of a proposed project or work which may fall within their jurisdiction. Fill out this form completely and submit with your site plan, maps, etc. to the MCWD at:

15320 Minnetonka Blvd. Minnetonka, MN 55345. Keep a copy for your records.				
YOU MUST OBTAIN ALL REQUIRED AUTHORIZATIONS BEFORE BEGINNING WORK.				
1. Name of each property owner: Noel & Sara Rahn				
Mailing Address: 8 Spur Rd City: Edina State: MN Zip: 55436				
Email Address: sararahn@velocityhockeycenter.com Phone: 612-554-6422 Fax:				
2. Property Owner Representative Information (not required) (licensed contractor, architect, engineer, etc) Business Name: John Kraemer & Sons Representative Name: John Kraemer Business Address: 4906 Lincoln Drive City: Edina State: MN Zip: 55436				
Email Address: john@jkandsons.com City: Editid State: Mit Zip: ee-ee Phone: 952-935-9100 Fax:				
3. Project Address: 8 Spur Rd City: Edina				
State: MN Zip: 55436 Qtr Section(s): Section(s): Township(s): Range(s):				
State: MN Zip: 55436 Qtr Section(s): Section(s): Township(s): Range(s): Lot: 017 Block: 001 Subdivision: HILLDALE PID: 29-117-21-14-0037				
4. Size of project parcel (square feet or acres): 39,018 SQ. FT				
Area of disturbance (square feet): 4,528 SQ. FT Volume of excavation/fill (cubic yards): 750				
Area of existing impervious surface: 7,361 SQ. FT. Area of proposed impervious surface: 8,176 SQ. FT.				
Length of shoreline affected (feet): N/A Waterbody (& bay if applicable): Private Pond				
5. Type of permit being applied for (Check all that apply):				
☐ EROSION CONTROL ☐ WATERBODY CROSSINGS/STRUCTURES				
☐ FLOODPLAIN ALTERATION ☐ STORMWATER MANAGEMENT				
✓ WETLAND PROTECTION ☐ APPROPRIATIONS				
□ DREDGING □ ILLICIT DISCHARGE				
SHORELINE/STREAMBANK STABILIZATION (Project asymptotic Check all that apply)				
6. Project purpose (Check all that apply): ☐ SINGLE FAMILY HOME ☐ MULTI FAMILY RESIDENTIAL (apartments)				
□ ROAD CONSTRUCTION □ COMMERCIAL or INSTITUTIONAL				
L Korb Construction	☐ SUBDIVISIONS (include number of lots)			
	☐ LANDSCAPING (pools, berms, etc.)			
☐ SHORELINE/STREAMBANK STABILIZATION ☐ OTHER (DESCRIBE):				
7. NPDES/SDS General Stormwater Permit Number (if applicable):				
8. Waterbody receiving runoff from site:				
9. Project Timeline: Start Date: 12/5/2016 Completion Date:11/5/2017				
Permits have been applied for: City				
Permits have been received: City County MN Pollution Control Agency DNR COE				
By signing below, I hereby request a permit to authorize the activities described herein. I certify that I am familiar with MCWD Rules and that the proposed activity will be conducted in compliance with these Rules. I am familiar with the information contained in this application and, to the best of my knowledge and belief, all information is true, complete and accurate. I understand that proceeding with work before all required authorizations are obtained may be subject to federal, state and/or local administrative, civil and/or criminal penalties.				
	-			
Signature of Each Property Owner Date				

EROSION CONTROL SUPPLEMENTAL INFORMATION FORM

INSPECTION PLAN REQUIREMENTS

1. Routine Inspections:

- Once every seven days during active construction
- Within 24 hours of a half inch or more precipitation

2. Completed Field Inspection Reports:

 Reports available within 24 hours of request until MCWD determines project is complete & stabilized

Failure to submit requested inspection information will result in a site inspection and may be subject to reimbursement for MCWD staff time.

Who will inspect your site regularly?

NAME:	Paul Gronberg	ORGANIZATION:	John Kraemer & Sons		
PHONE:	612-685-1347	ALTERNATE PHONE:			
EMAIL:	Gronberg@jkandsons.com				
Where is the	e concrete washout location	n?			
		ON TRUCK (with required impermeable liner)			
What is the final stabilization method?					
(seed, sod,	etc.): Sod				
6 inches of	topsoil must be added/repla	ced prior to final stabilization			
Will protective fencing for retained vegetation be installed?					
	ES DT APPLICABLE THER (describe)				
I certify that Lam familiar with the requirements of the MCWD Erosion Control Rule and that the proposed activity will be conducted in compliance with this rule.					
Signature o	f Applicant or Authorized	NOV 1 6 2 1	Date MINNEHAHA CREEK WATERSHED DISTRICT QUALITY OF WATER, QUALITY OF LIFE		

Received by

Attachment 2 Site Location: 8 Spur Road, Edina

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Attachment 3

ADVANCE SURVEXING & ENGINEERING CO. 5500 S. Hwy. No. 101 Minnetonika, MN 55345 Phone (952) 474 7994 Frx (952) 225 0502 WWW.ADVSUR.COM

SURVEY FOR. BAYCLIFF HOMES

SURVEYED: November 24, 2015

DRAFTED: December 1, 2015

ADDRESS: 8 Spur Rd, Edina, Mn

LEGAL DESCRIPTION: Lot 17, Block 1, Hilldale, Hennepin County, Minnesota.

SCOPE OF WORK & LIMITATIONS:

Showing the length and direction to boundary lines of the above legal description. The scope of our services does not include determining what you worn, which is a legal matter. Please clerk lie legal description with your records or construction constructions construction construction

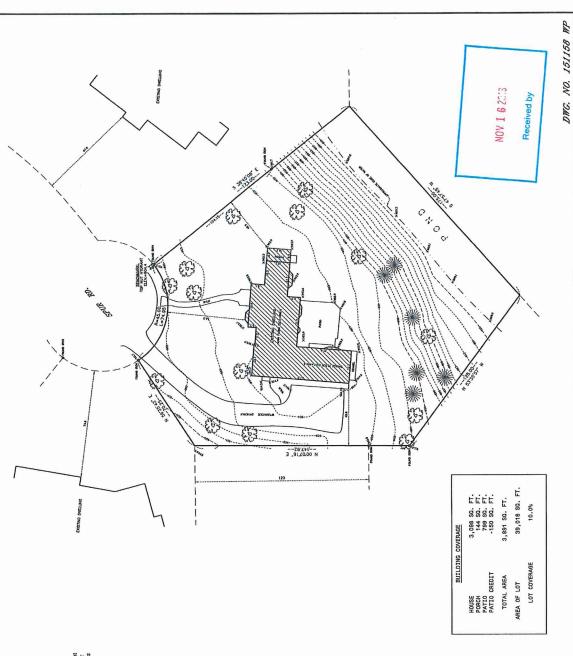
STANDARD SYMBOLS & CONVENTIONS:
"®" Denotes 172" pipe with plastic cap bearing State License Number 43503, set, unless otherwise noted.

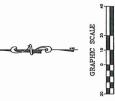
CERTIFICAÇIO Initi plan, specification, report or survey was prepared by me or under my direct supervision and that I am a duly Licensed, Land Supeyor under the laws of the state of Minnesota.

Typed Name: Wayne W. Prcuhs Signature: Wayne

Reg. No: 43503

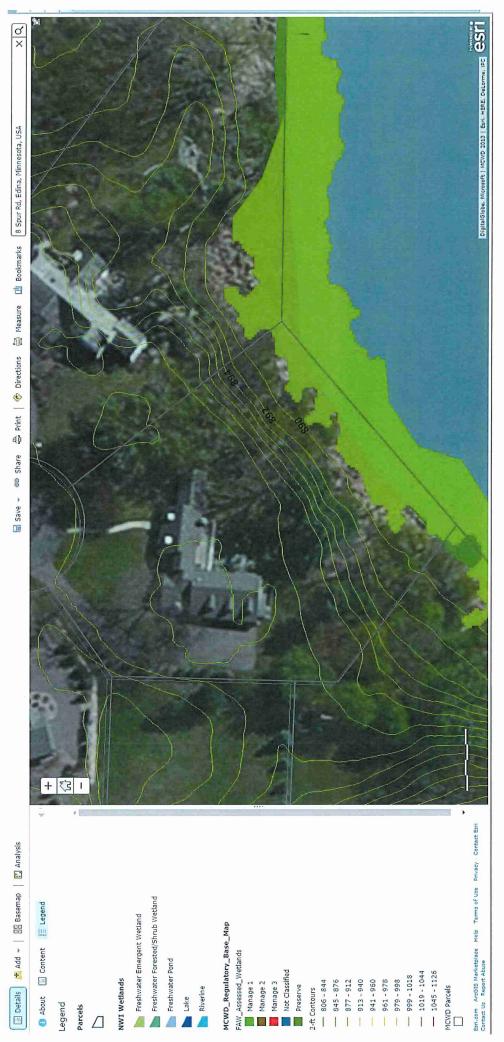
Date: December 1, 2015





Attachment 4

Attachment 5: MCWD Internal Map with National Wetland Inventory



Attachment 6

EXISTING DWILLING S SHEET NO. SHEETINE PROPOSED SURVEY, EROSION CONTROL & TREE PRESERVATION PLAN 161102 JR 0,000 ADVANCE SURVEYING SURVEYING SURVEYED BY: & ENGINEERING, INC. DATE SURVEYED: NOVEMBER 24, 2015 HERDY CRITY THAT THE PLAN STEDICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DUCCT SAFENDOWN, ONLY IN A DULY UDINESS FROTESOOW, CAN, DANGER WIGHT THE LAWS OF THE STATE OF JURISTICATION. Joseph S. Finke Ligging No. Ligging No. NOVEMBER 3, 2016 DAIL NOV 1 6 2016 Received by **Advance** Surveying & Engineering, Co. 5300 South Hwy. No 101 Minnetonka, Minnesola 55345 Phone (052) 474-7004 Web: www.advaut.com DRISTING DWELLING When turf is established, silt fence and inde protection and other erosion control devices shall be disposed o Lan adjacent street, alloys and walks shall be cleaned as needed to deliver a sile that is crosion resistant and clean. Streets and other public ways shall be impected daily and if litter or solls has been deposited it shall prompt bo removed. 4,430 39. H. 3,447 59. H. 148 50. H. Temporary crosion counci shall be installed no later than 14 days after the site is first disturbed and shall informent of Prospecta scoring with Minnessa Department of Transportation Seed Mixture 22:111 at 100 lb When any remedial grading has been completed, and or acceling shall be completed including any erosio control blankets for steep areas. 4,430 SO. FT. 148 SQ. FT. -50 SQ. FT. If accessary, vehicles, that have mud on their wheels, shall be cleaned before exiting the site in the rock entrance area. 8,1776 30. FT. 39,018 SQ. FT. 4,528 SG. FT. 39,018 SQ. FT. If it becomes necessary to pump the excavation during construction, pump discharge shall be into i areas so that the double silt fence around these areas can filter the water before it leaves the site. Portable toilet facilities shall be placed on site for use by workers and shall be properly maintains PROPOSED BUILDING COVERAGE junicidini over hard over requirement. Showing elevations on the rich selected locations to give some indication of the tropgraphy of the rite. We have also provided a benchmark for your user Showing elevations on the rise at selected locations to give some indications of the compound in the state of the transport of the narrow bland elevations of the control is the order of the elevations of the control is the top of the elevation of the intermedient of the control of the introprement and proposed plant is the order of the state of the builder are. Review our proposed location for this home or addition, we are not as finalitie with local account of the introprement and proposed and an elevation of the introprement and proposed of an elevation of the introduced control to the control of the introduced of the control of the introduced or and minimum requirements as the local building and zoning officials in this community was. Be ser not show this survey to said efficials or any other officials that may have jurisdiction over the proposed improvements and obtain their approvals before beginning. Note that all building discretations are planting in proposed property incs, are taken from the siding and or stucce of the building. While we show the building earboak interpretation when we had inc, we argue that survey to the appropriate city officials to the survey to design anything for this site. SCOPE OF WORK & LIMITATIONS: 1. Showing the length and reschool of boundary lines of the above legal description. The atope of our stavioes does not include determining what you own, which is a legal matter. Please cheek the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as essenents, that you wish to be included on the survey, have been shown. correct and man anymorements we deem necessary. Setting new monuments or verifying old monuments to mark the corners of the property. Setting new monuments or verifying old monuments to mark the corners of the property. Showing and abulating building coverage and the area of the lot for your review and for the review of such approximate to your governments or verifying the deliang coverage and the area of the lot for your review and the site. We have also provided a benchmark for your review of the tonography of the site. We have also provided a benchmark of your review of the tonography of the site. We have also provided a benchmark of the site. RAHN RESIDENCE PROPOSED LOT TOTAL HARDCOVER PROPOSED LOT COVERAGE 8 SPUR ROAD EDINA, MN HOUSE FRONT STOOP/STEPS STOOP CREDIT DRIVEWAY FRONT STOOP/STEPS REAR STOOPS/STEPS AREA OF LOT Moisture shall be applied to disturbed areas to control dust as needed. AREA OF LOT TOTAL AREA TOTAL AREA CLIENT NAME / JOB ADDRESS 1,098 30, FT. 5,008 50, FT. 5,008 50, FT. 5,008 50, FT. 5,008 50, FT. 3,098 SO. FT. 144 SO. FT. 799 SQ. FT. -150 SQ. FT. 3,891 30. FT. 39,018 50. FT. 7,361 SQ. FT. 39,018 SQ. FT. SITE WORK COMPLETION: When find grading has been con per City of Edina requirements to EXISTING BUILDING COVERAGE EXISTING LOT TOTAL HARDCOVER STANDARD SYMBOLS & CONVENTIONS: "I" Denotes 112" pipe with plastic cap bearing State License Number 43503, set, unless otherwise noted." "Procotes 112" pipe with plastic cap bearing State License Number 43503, set, unless otherwise noted. EXISTING LOT COVERAGE 0 20° 40° HOUSE PORCH PATIO PATIO CREDIT AREA OF LOT AREA OF LOT TOTAL AREA A separate container shall be placed for disposal of hazardous wraste. Hazardous wastes shall be disposed of in recordance with NPCA requirements. Concrete muck wachout shall be in the plastic lined ditch shown on this plan for "CW" and dispose of washings ra solid weate. coolinent control measures must remain in place until final stabilization has been established and then shall be the control sediment control may be removed to accommodate alort term construction activity but must be explaced before the next rain. organization created, a double row of all fence shall be placed to prevent excepe of sediment families have been created, a double row of all fence shall be placed to prevent excepe of sediment families the place of the day, they all the Mainted the place of Transportation Seed Mixims in 20-11st a for londer followed, by covering the second place of the place of the sediment of the place of the sediment of the place of the pla A heappeary red construction enterance shall be catabilished at each access point to the site and a 5 such layer of 10 to 2 shall be executed in a term of the form that such case the headback to be worthing the percentage operating hashe. 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