

Permit Application No.: **16-618**

Rules: **Erosion Control & Wetland Protection**

Applicant: **Sarah and Noel Rahn**

Received: **11/16/2016**

Project: **Single Family Home Reconstruction**

Complete: **11/17/2016**

Location: **8 Spur Road, Edina, MN**

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

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 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):
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

6. Project purpose (Check all that apply):
[] SINGLE FAMILY HOME [] MULTI FAMILY RESIDENTIAL (apartments)
[] ROAD CONSTRUCTION [] COMMERCIAL or INSTITUTIONAL
[] UTILITIES [] SUBDIVISIONS (include number of lots)
[] DREDGING [] 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 [x] County [] MN Pollution Control Agency [] DNR [] COE []
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 11/16/16

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: <u>Paul Gronberg</u>	ORGANIZATION: <u>John Kraemer & Sons</u>
PHONE: <u>612-685-1347</u>	ALTERNATE PHONE: _____
EMAIL: <u>Gronberg@jkandsons.com</u>	

Where is the concrete washout location?

<input type="checkbox"/> OFF SITE OR CONTAINED ON TRUCK
<input checked="" type="checkbox"/> INDICATED ON SITE PLAN (with required impermeable liner)
<input type="checkbox"/> N/A

What is the final stabilization method?

(seed, sod, etc.): <u>Sod</u>
<i>6 inches of topsoil must be added/replaced prior to final stabilization</i>

Will protective fencing for retained vegetation be installed?

<input checked="" type="checkbox"/> YES
<input type="checkbox"/> NOT APPLICABLE
<input type="checkbox"/> OTHER (describe) _____

I certify that I am familiar with the requirements of the MCWD Erosion Control Rule and that the proposed activity will be conducted in compliance with this rule.

Signature of Applicant or Authorized Agent

Date

11/16/16

NOV 16 2016

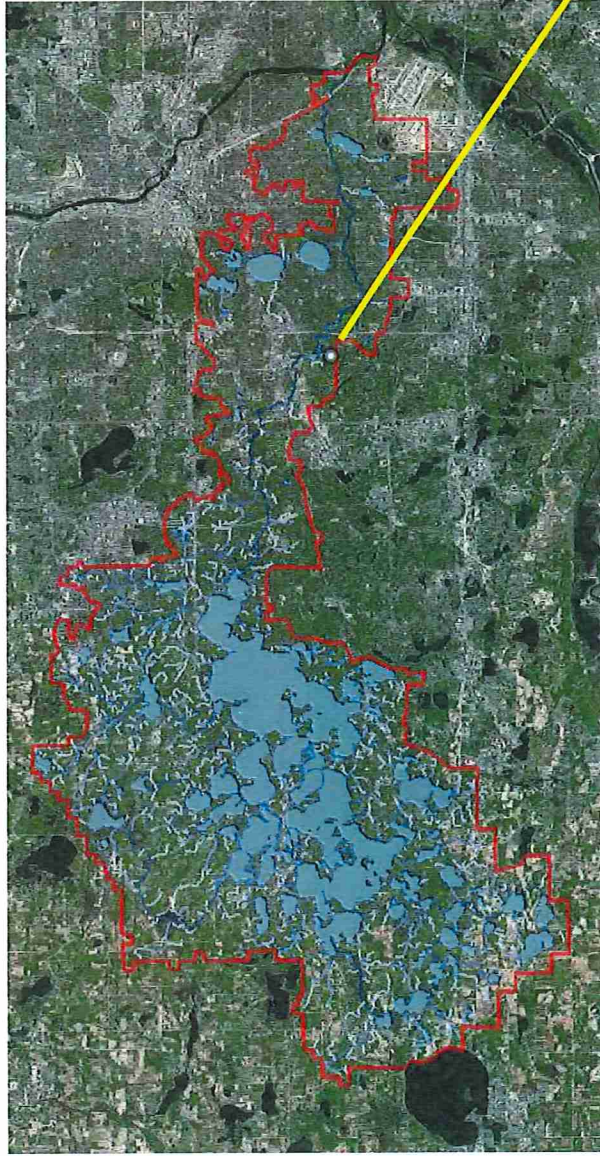
Received by



MINNEHAHA CREEK
WATERSHED DISTRICT
QUALITY OF WATER, QUALITY OF LIFE

Attachment 2

Site Location: 8 Spur Road, Edina



Attachment 3

ADVANCE SURVEYING & ENGINEERING CO.
 5300 S. Hwy. No. 101, Minneapolis, MN 55345 Phone (952) 474-7964 Fax (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:

1. Showing the length and direction of boundary lines of the above legal description. The scope of our services does not include determining what you own, which is a legal matter. Please check 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 easements, are shown.
2. Showing the location of existing improvements, if deemed necessary.
3. Setting new monuments or verifying old monuments to mark the corners of the property.
4. Showing and tabulating building coverage and the area of the lot for your review and for the review of such governmental agencies that may have jurisdiction over hard cover requirements.
5. Showing elevations on the site at selected locations to give some indication of the topography of the site. We have assumed that the elevations are relative to the datum indicated. Use that benchmark and check at least one other feature shown on the survey when determining other elevations for use on this site or before beginning construction.

STANDARD SYMBOLS & CONVENTIONS:

⊕ Denotes 1/2" pipe with plastic cap bearing State License Number 43503, set, unless otherwise noted.

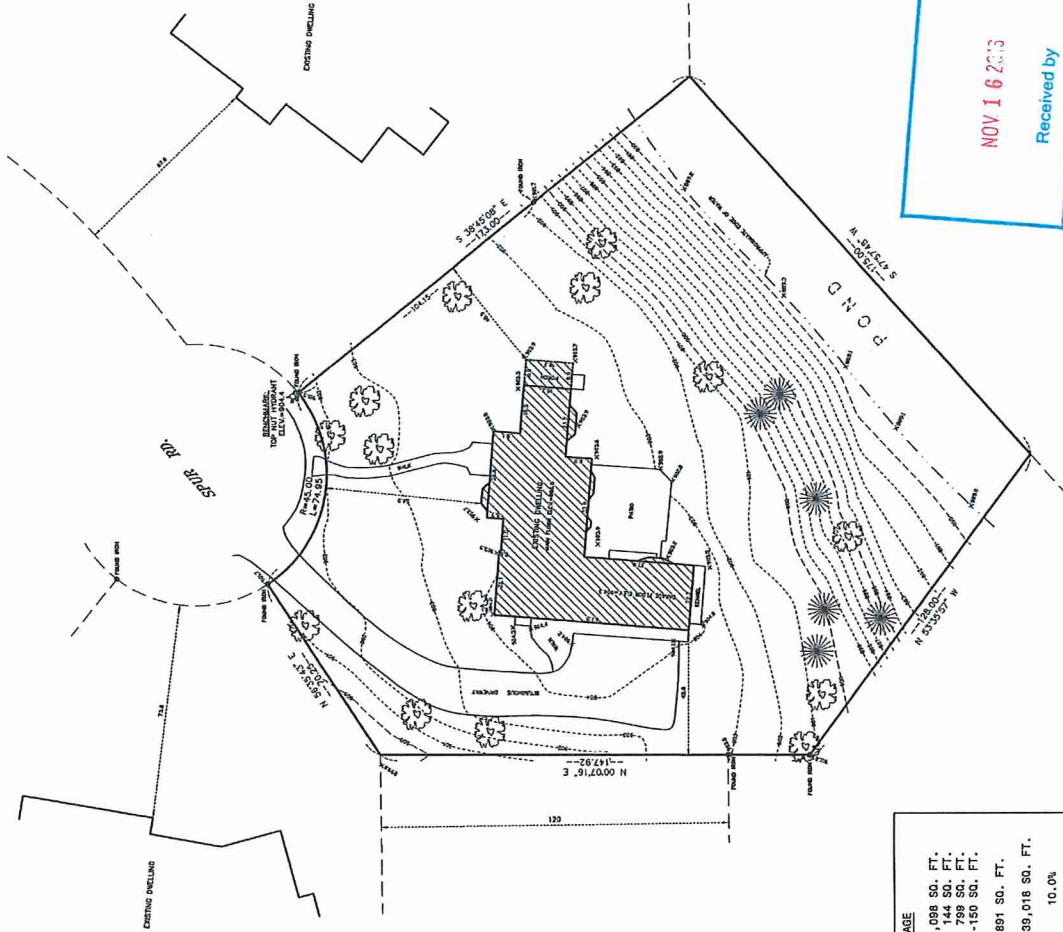
CERTIFICATION:

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

Signature: *Wayne W. Frensis* Typed Name: Wayne W. Frensis

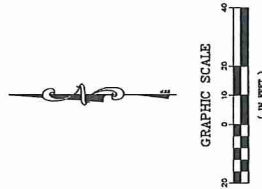
Reg. No. 43503

Date: December 1, 2015



NOV 16 2015
 Received by

BUILDING COVERAGE	
HOUSE	3,058 SQ. FT.
PORCH	144 SQ. FT.
PATIO	799 SQ. FT.
PATIO CREDIT	-150 SQ. FT.
TOTAL AREA	3,891 SQ. FT.
AREA OF LOT	39,018 SQ. FT.
LOT COVERAGE	10.0%



DWG. NO. 151158 WP

Attachment 4

Hemispahn Interactive Maps 8 Spur Road, Edina
type an address or a property ID (PID) Search help

Natural Resources

4 Back to results

Wetlands	
Type	Probable Wetland - NMI
Cowardin Classif.	PEM1F
Acres	1.43
Acres in parcel	0.09

Hide Wetlands

Go to ... +

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Attachment 5: MCWD Internal Map with National Wetland Inventory

