



# LOWER MINNESOTA RIVER WATERSHED DISTRICT

## Executive Summary for Action

Lower Minnesota River Watershed District Board of Managers Meeting

Wednesday, February 21, 2024

### Agenda Item

**Item 6. C. - Tramore Heights Addition – Rule F Amendment (LMRWD No. 2023-020)**

### Prepared By

Linda Loomis, Administrator

### Summary

In October 2023, the LMRWD Board of Managers approved this project for initial site preparation and grading. This project is for development of two single family homes on a subdivided lot at 8260 McColl Drive, in Savage. The Project developer is now ready to continue work on the site by beginning to construct impervious surfaces, and has applied for a permit under LMRWD Rule F. Young Environmental Consulting Group, LLC, has reviewed the Rule F application on behalf of the LMRWD.

Approval of the project for compliance with LMRWD Rule F is recommended with the following contingencies:

- Documentation of approval from the City of Savage.
- Name and contact information for the individual responsible for inspection and maintenance of erosion and sediment control measures.
- Name and contact information for all contractors undertaking land-disturbing activities as part of the proposed project.
- Executed maintenance agreement for stormwater management facilities with the City of Savage.
- Statement designating an individual who will remain liable to the LMRWD for performance from the time permitted activities commence until 70% vegetation cover is established and the LMRWD has certified satisfaction with erosion and sediment control requirements.

### Attachments

Technical Memorandum

### Recommended Action

Motion to conditionally approve a permit for Tramore Heights Addition – Rule F Amendment (LMRWD No. 2023-020) subject to the contingencies listed above



# Technical Memorandum

**To:** Linda Loomis, Administrator  
Lower Minnesota River Watershed District (LMRWD)

**From:** Erica Bock, Water Resources Scientist  
Hannah LeClaire, PE, Project Manager

**Date:** February 14, 2024

**Re:** Tramore Heights Addition—Rule F Amendment (LMRWD No. 2023-020)

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Larry Hassler has applied for an individual project permit from the Lower Minnesota River Watershed District (LMRWD) to split a residential lot for the construction of a new single-family home at 8260 McColl Drive, Savage, MN, 55378 (Figure 1). The applicant's engineer, ISG, Inc., submitted the permit application, associated exhibits, and site plans for the Tramore Heights project.

The proposed project consists of constructing a single-family home, driveway, and infiltration basin. Staff previously reviewed this project, and the LMRWD Board of Managers approved the project for Rule B – Erosion and Sediment Control, initial site preparation activities, and mass grading at the October 18, 2023, meeting (Attachment 1). The project is not located within a High Value Resource Area or Minnesota River floodplain, but the project does result in a net increase in impervious surface to the Steep Slopes Overlay District (SSOD), triggering Rule F—Steep Slopes. The applicant is seeking an amendment to the permit to complete the construction of impervious surfaces and stormwater management facilities. The applicant proposes to begin utility construction in March 2024 and impervious surface construction in May 2024. The project does not trigger Rule D—Stormwater Management because the applicant is proposing to construct less than one acre of new/reconstructed impervious surface.

The City of Savage does not have its municipal permit; therefore, the project requires a LMRWD individual permit and is subject to a LMRWD permitting review.

## Summary

**Project Name:** Tramore Heights Addition

**Purpose:** Construction of a single-family home, associated driveway, and a filtration basin

<b><u>Project Size:</u></b>	<b>Area Disturbed</b>	<b>Existing Impervious Area</b>	<b>Proposed Impervious Area</b>	<b>Net Increase Impervious Area</b>
	2 acres	0.08 acres	0.25 acres	0.17 acres

**Location:** 8260 McColl Drive  
Savage, MN, 55378

**LMRWD Rules:** Rule B – Erosion and Sediment Control  
Rule F – Steep Slopes

**Recommended Board Action:** Conditional approval of Rule F (impervious surface and stormwater management facility construction)

## Discussion

The LMRWD received the following documents for review:

- LMRWD individual permit application; received August 21, 2023.
- NPDES Construction Stormwater Permit; dated August 16, 2023; received August 21, 2023.
- LMRWD Permit application fee of \$300; received August 30, 2023.
- Authorization of Agent form; dated August 21, 2023; received September 19, 2023.
- HydroCAD Report by ISG; revised October 3, 2023; received October 3, 2023.
- Draft Stormwater Maintenance and Operation Agreement; received September 19, 2023.
- Stormwater Management Report by ISG; dated September 15, 2023; revised January 9, 2024; received January 22, 2024.
- Tramore Heights Addition Civil Plans by ISG; dated August 23, 2023; revised January 9, 2024; received January 22, 2024.
- Savage City Council Minutes dated September 5, 2023; received October 3, 2023.

The application was deemed complete on January 19, 2024, and the documents

received provide the minimum information necessary for a permit review for Rule F – Steep Slopes.

Rule F – Steep Slopes

The LMRWD regulates land disturbing-activities within the SSOD and requires a permit for activities that result in a net increase in stormwater runoff to the SSOD. The project proposes to increase impervious area that drains to the SSOD by 0.17 acres. The applicant is proposing to construct an infiltration basin to meet the LMRWD requirements. The infiltration basin outlet and emergency overflow (EOF) are directed toward the SSOD. To prevent erosion of the steep slopes, the applicant proposes to construct an outlet with a flow dissipator to release water through a larger area using perforated drain tile. The EOF of the pond will include class II riprap to serve as an additional erosion control measure.

Section 7.5.3 requires applicants to demonstrate the Project will not change existing drainage patterns, rates, and volumes. The applicant submitted a HydroCAD analysis demonstrating the proposed infiltration basin will provide rate and volume control for the project. The existing and proposed runoff rates are provided in Table 1 and show a decrease from existing conditions. In addition, the applicant completed modeling to show a “worst case scenario” where there would be no infiltration in the basin. The existing and proposed runoff rates under these conditions continue to show a decrease from existing conditions.

*Table 1. Tramore Heights Runoff Rate Summary*

Rainfall Event (24-hour depth)	Existing (cfs)	Proposed (cfs)	Change (cfs)	Proposed No Infiltration (cfs)	Change (cfs)
2-year (2.80")	0.39	0.19	-0.20	0.29	-0.10
10-year (4.20")	1.01	0.72	-0.29	0.96	-0.05
100-year (7.50")	2.84	2.82	-0.02	2.71	-0.13

The reported runoff rates show a decrease for the discharge to the SSOD for the 2-, 10-, and 100-year events, meeting the rate control requirements of Rule F.

The submitted HydroCAD analysis for the infiltration basin demonstrates a volume reduction of 985 cubic feet from existing conditions.

The plans have been signed by a professional engineer in the state of Minnesota. The project complies with the minimum requirements of Rule F.

## Recommendations

Based on review of the project, we recommend conditional approval for Rule F—Steep Slopes, contingent on receipt of the following:

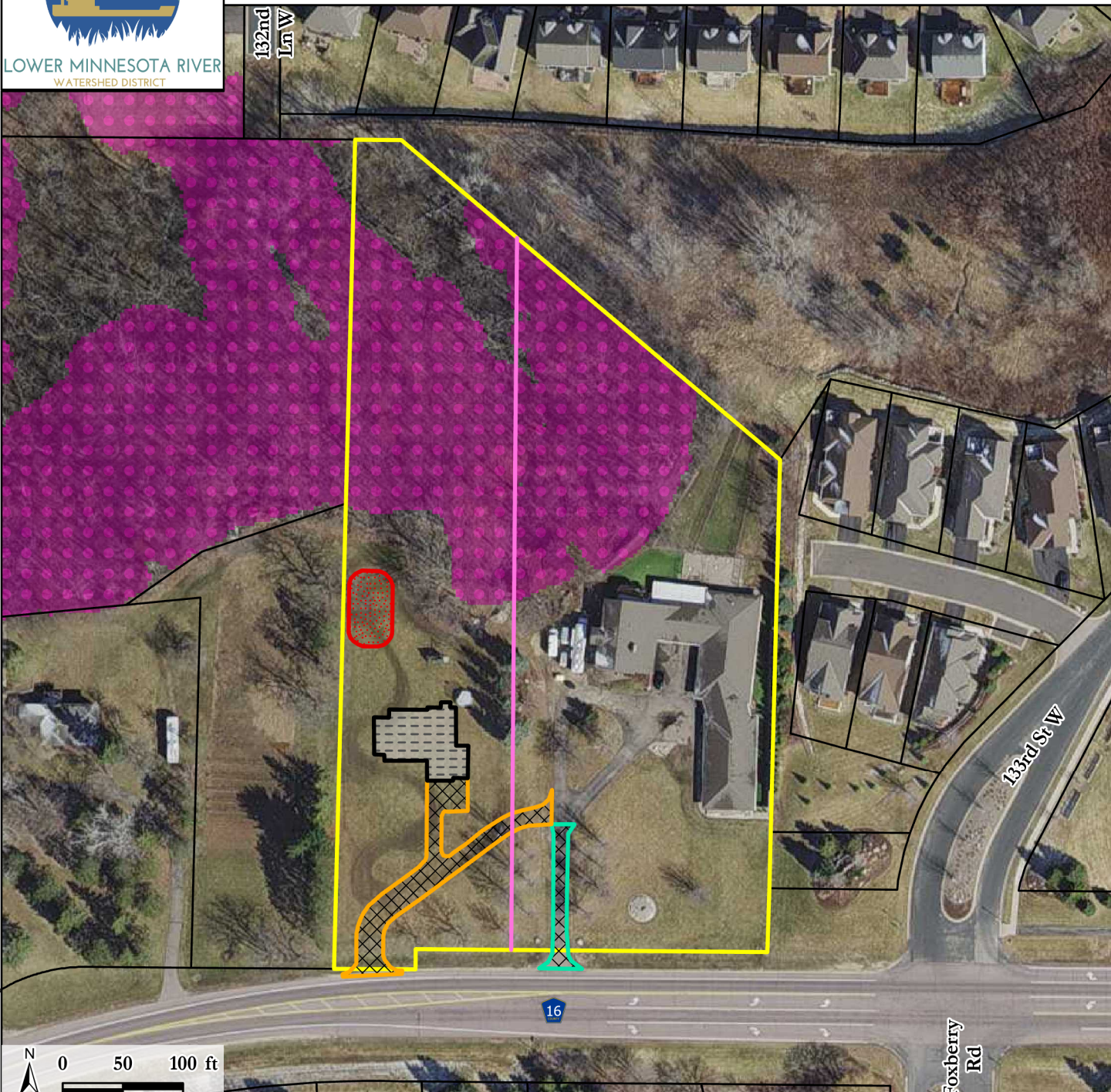
- Documentaiton of approval from the City of Savage.
- Name and contact information for the individual responsible for inspection and maintenance of erosion and sediment control measures.
- Name and contact information for all contractors undertaking land-disturbing activities as part of the proposed project.
- Executed maintenance agreement for stormwater management facilities with the City of Savage.
- Statement designating an individual who will remain liable to the LMRWD for performance from the time permitted activities commence until 70% vegetation cover is established and the LMRWD has certified satisfaction with erosion and sediment control requirements.

## Attachments

- Figure 1—Tramore Heights Project Location
- Attachment 1—Tramore Heights Addition Rule B Memo



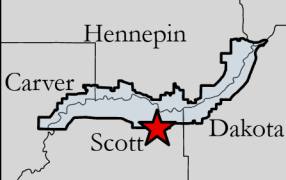
Figure I: Tramore Heights Addition Project Location  
LMRWD No. 2023-020



**Legend**

- Project Location
- Proposed Lot Line
- Filtration Basin
- Proposed Building
- Proposed Bituminous
- Steep Slope Overlay District
- Remove Bituminous

**LMRWD Watershed Location Map**



Location: Projects\LMRWD\Project Reviews\02 In Process\2023-020 Tramore Heights Addition\04 GIS



# Technical Memorandum

**To:** Linda Loomis, Administrator  
Lower Minnesota River Watershed District (LMRWD)

**From:** Karina Weelborg, Water Resources Scientist  
Hannah LeClaire, PE, Project Manager

**Date:** October 11, 2023

**Re:** Tramore Heights Addition Rule B (LMRWD No. 2023-020)

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Larry Hassler has applied for an individual project permit from the LMRWD to split a residential lot for the construction of a new single-family home in Savage, MN (Figure 1). The applicant's engineer, ISG Inc., has provided site plans for the Tramore Heights Addition Project (Project) along with the permit application.

The proposed project consists of constructing a single-family home, driveway, and filtration basin. The project would disturb approximately 2 acres and create 0.17 acres of new impervious surface. The project is not located within a High Value Resource Area or floodplain, but it does result in a net increase in impervious surface to the Steep Slopes Overlay District (SSOD). The applicant proposes to begin initial site preparation activities and mass site grading in October 2023 and construction of impervious surfaces and stormwater management facilities in 2024. The project triggers Rule B – Erosion and Sediment Control and Rule F – Steep Slopes. Because the City of Savage does not have its LMRWD municipal permit, this project requires an LMRWD individual permit.

Following discussion with the applicant in September 2023, project time constraints became apparent. In previous permit applications with similar time constraints, permits have been issued in phases to allow the applicant to begin initial site preparation activities and mass grading ahead of other approvals. Because of construction schedule concerns, we have segregated our permit review to include just the initial site preparation activities and mass grading activities (Rule B). The initial permit will explicitly forbid construction of impervious surfaces and stormwater management facilities until LMRWD staff can confirm the project meets all requirements for Rule F.

## Summary

**Project Name:** Tramore Heights Addition

**Purpose:** Construction of a single-family home, associated driveway, and a filtration basin

**Project Size:**

Area Disturbed	Existing Impervious Area	Proposed Impervious Area	Net Increase Impervious Area
2 acres	0.08 acres	0.25 acres	0.17 acres

**Location:** 8260 McColl Drive  
Savage, MN, 55378

**LMRWD Rules:** Rule B – Erosion and Sediment Control  
Rule F – Steep Slopes

**Recommended Board Action:** Approval of Rule B (initial site preparation activities and mass grading only)

## Discussion

The LMRWD received the following documents for review:

- LMRWD individual permit application; received August 21, 2023.
- National Pollutant Discharge Elimination System (NPDES) Construction Stormwater Permit; dated August 16, 2023; received August 21, 2023.
- LMRWD permit fee; received August 30, 2023.
- Authorization of Agent form; dated August 21, 2023; received September 19, 2023.
- HydroCAD Report by ISG Inc.; revised October 3, 2023; received October 3, 2023.
- Draft Stormwater Maintenance and Operation Agreement; received September 19, 2023.
- Stormwater Management Report by ISG Inc.; dated September 15, 2023; revised October 3, 2023; received October 3, 2023.
- Tramore Heights Addition Civil Plans by ISG Inc.; dated August 23, 2023; revised September 25, 2023; received October 3, 2023.
- Savage City Council Minutes; dated September 5, 2023; received October 3, 2023.



The application was deemed complete on October 4, 2023, and the documents received provide the minimum information necessary for a permit review for Rule B – Erosion and Sediment Control.

**Rule B – Erosion and Sediment Control**

Under Rule B, the LMRWD regulates land-disturbing activities that affect one acre or more. The proposed project would disturb approximately 2 acres within the LMRWD boundary. The applicant has provided an erosion and sediment control plan and a Stormwater Pollution Prevention Plan (SWPPP). The contractor and individuals responsible and liable for the inspection and maintenance of erosion and sediment control features are:

Bituminous Roadways Inc.  
Garrett Jedlicki  
1520 Commerce Drive  
Mendota Heights, MN 55120  
[Garrett.jedlicki@bitroads.com](mailto:Garrett.jedlicki@bitroads.com)  
651.686.7001

Bituminous Roadways Inc.  
Cole Denver  
[Cole.denver@bitroads.com](mailto:Cole.denver@bitroads.com)  
715.566.0482

The applicant has provided a copy of the project's NPDES construction stormwater permit. The project complies with Rule B.

**Recommendations**

Based on review of the project, we recommend approval of the project for initial site preparation and grading only in accordance with Rule B.

This permit will allow the applicant to begin site preparation, including mass grading, but does not allow for the construction of any new impervious surface or stormwater management facilities. Staff will continue to work with the applicant to ensure that the project complies with Rule F before a permit can be issued for construction of impervious surface and filtration basin.

**Attachments**

- Figure 1—Tramore Heights Project Location Map