



# LOWER MINNESOTA RIVER WATERSHED DISTRICT

## Executive Summary for Action

Lower Minnesota River Watershed District Board of Managers Meeting

Wednesday, October 18, 2023

### Agenda Item

#### Item 6. I. – Permits & Project Reviews

#### Prepared By

Linda Loomis, Administrator

#### Summary

##### i. **Tramore Heights Addition Rule B (LMRWD No. 2023-020)**

This is a project to construct a new single family on a subdivided lot in the City of Savage. Young Environmental Consulting Group, LLC, has reviewed the documentation on behalf of the LMRWD. More details about the project and recommendation are contained in Technical Memorandum - Tramore Heights Addition Rule B (LMRWD No. 2023-020) dated October 11, 2023.

#### Attachments

Technical Memorandum - Tramore Heights Addition Rule B (LMRWD No. 2023-020) dated October 11, 2023

#### Recommended Action

Motion to approve a permit for Rule B only, which includes initial site preparation and grading only and require staff to ensure that the project complies with Rule F before a permit can be issued for construction of any impervious surface and filtration basin.

##### ii. **535 Lakota Lane – work without a permit**

Legal Counsel will update the Board at the meeting if there is new information to report.

#### Attachments

No attachments

#### Recommended Action

No action recommended



# 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.

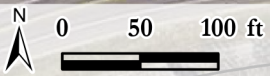
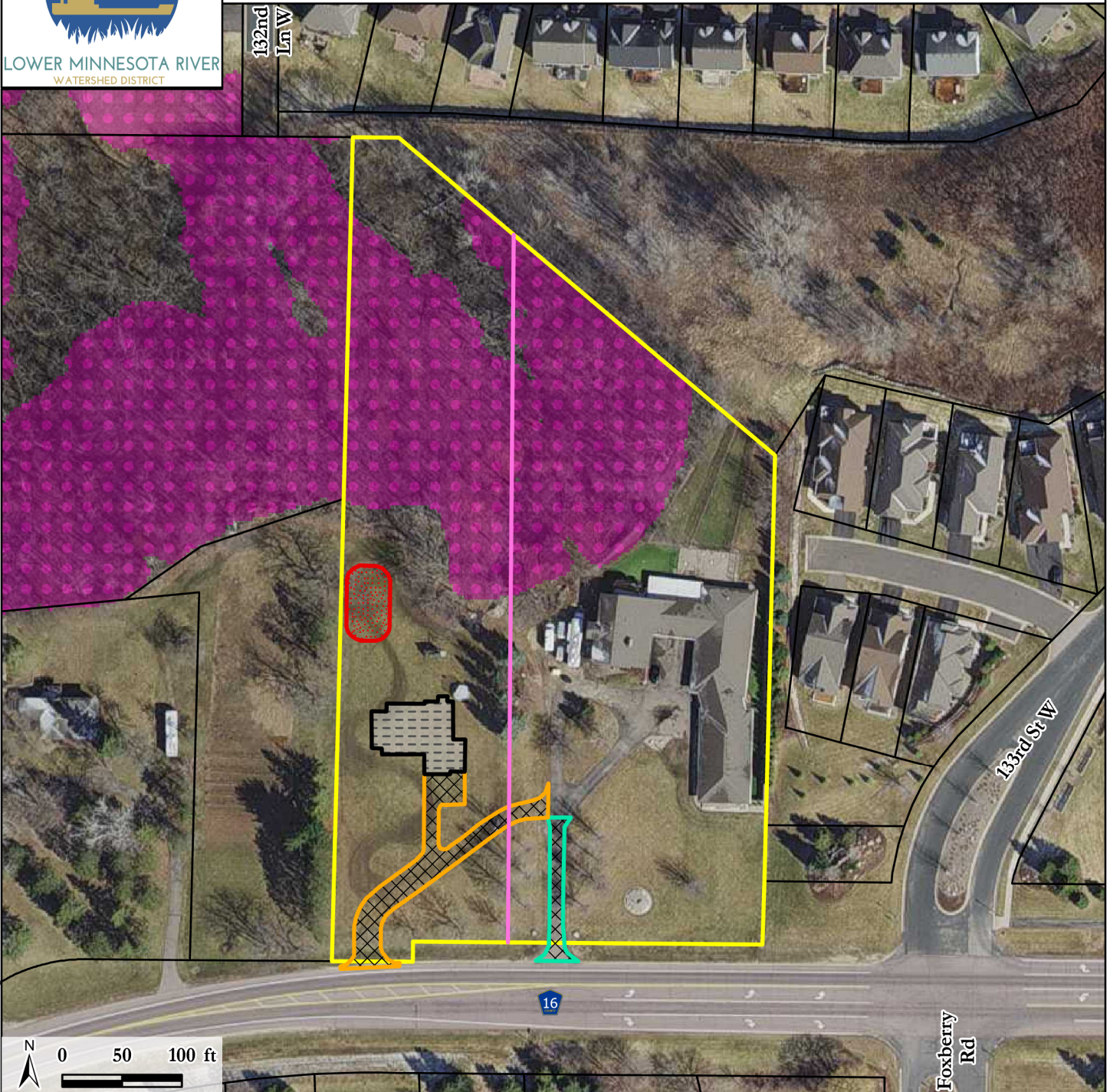
This permit will allow the applicant to begin site preparation, including mass grading, but does not allow for the construction of any new impervious surface or stormwater management facilities. Staff will continue to work with the applicant to ensure that the project complies with Rule F before a permit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

**Attachments**

- Figure 1—Tramore Heights Project Location Map



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



**Legend**

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

**LMRWD Watershed Location Map**

