



Memorandum

To: Bassett Creek Watershed Management Commission
From: Barr Engineering Co.
Subject: Item 4F – 2241 Legend Drive Project – Golden Valley
BCWMC October 15, 2015 Meeting Agenda
Date: October 7, 2015
Project: 23270051 2015 2059

4F 2241 Legend Drive Project – Golden Valley

Summary:

Proposed Work: Landscaping and installation of a berm to provide additional flood protection

Basis for Commission Review: Work within the floodplain

Impervious Surface Area: No change

Recommendation: Approval

General Background & Comments

The proposed project includes landscaping and installation of a berm to improve the flood protection at a single family home at 2241 Legend Drive (at the southwest quadrant of the intersection of Bassett Creek Drive and Legend Drive). The project is in the Bassett Creek Main Stem subwatershed. The project parcel is 0.27 acres; approximately 2,900 square feet will be graded to construct the project. The proposed project results in no change in the impervious surface of the parcel and has an existing impervious area of 2,650 square feet.

Floodplain

The project is located within the Bassett Creek floodplain (elevation 883.0). The project will result in 50 cubic feet of fill within the floodplain. The project will provide 50 cubic feet of compensatory storage on the site, immediately adjacent to the floodplain.

Wetlands

The project does not involve work in wetlands. The City of Golden Valley is the LGU for administering the Minnesota Wetland Conservation Act of 1991.

Stormwater Management

Under existing conditions the eastern portion of the site drains east toward Legend Drive and the western portion of the site drains west toward Bassett Creek. Under proposed conditions the drainage patterns of the site will remain the same. A sump with a pump will be installed to collect and remove water that accumulates between the berm and the home.

To: Bassett Creek Watershed Management Commission
From: Barr Engineering Co.
Subject: Item 4F – 2241 Legend Drive Project – Golden Valley
Date: October 7, 2015
Page: 2
Project: 23270051 2015 2059

Water Quality Management

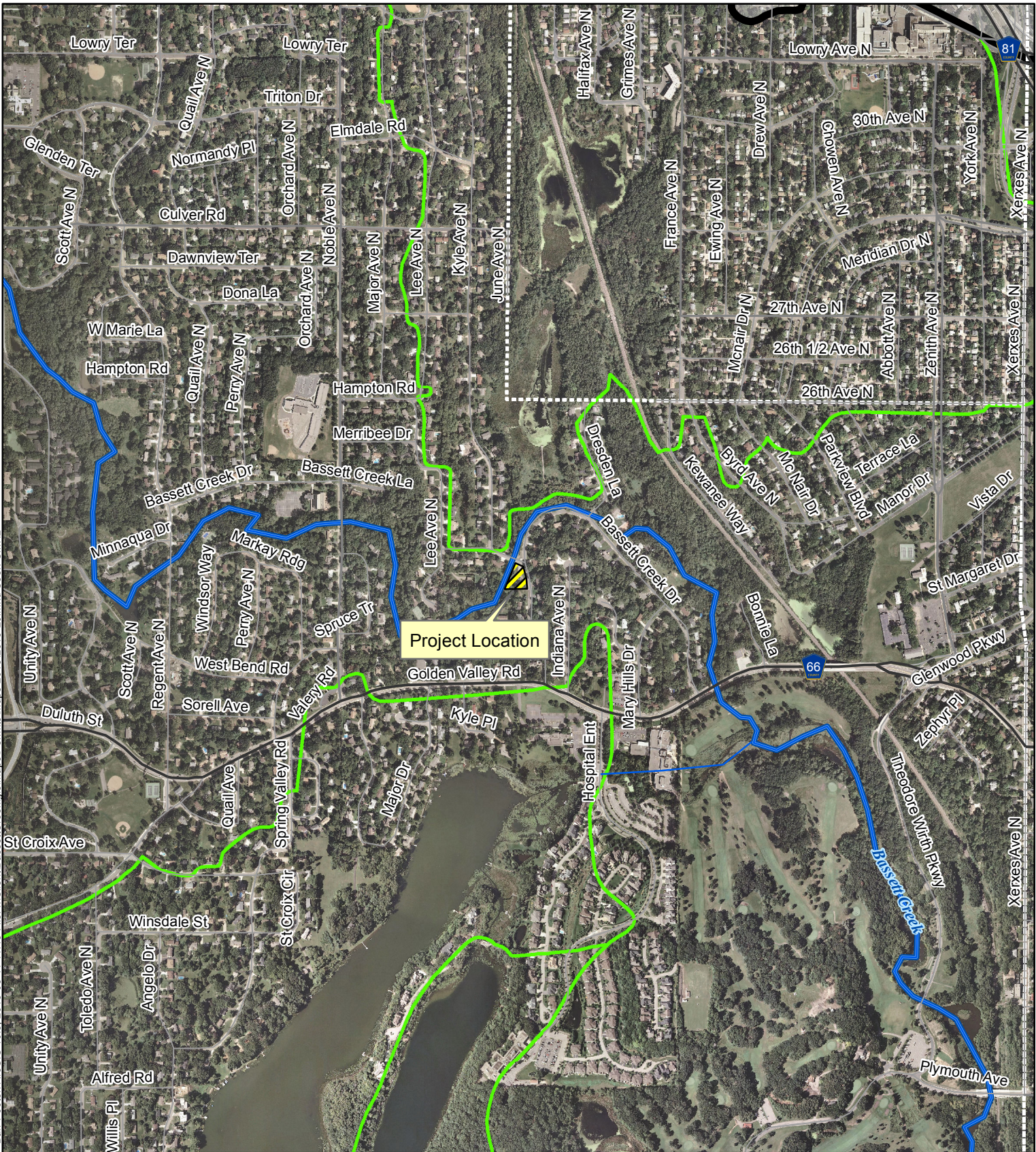
There is currently no constructed water quality treatment provided on the site. Because the project is creating and/or reconstructing less than one acre of impervious surface, no water quality treatment is required on-site. The BCWMC encourages the use of infiltration, filtration, or other abstraction of runoff from impervious area for all development and redevelopment projects as a best practice to reduce stormwater runoff. The proposed landscaping includes the installation of pervious pavers, which would reduce the amount of stormwater runoff as compared to traditional impervious surface.

Erosion and Sediment Control







Since the area to be graded is less than 10,000 square feet and the project involves less than 200 cubic yards of cut or fill, the proposed project is not required to meet the BCWMC erosion control requirements. However, an erosion control plan was provided. Proposed temporary erosion control features include silt fence a rock construction entrance.

Recommendation

Approval of the submitted plans.

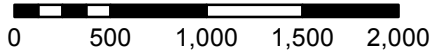


Imagery Source: Aerial Express (2009)

-  Project Location
-  Bassett Creek
-  WMC Boundary
-  Major Subwatershed
-  Municipality
-  Stream



Feet



**LOCATION MAP
APPLICATION 2015-28
2241 Legend Drive
Golden Valley, MN**