



## Memorandum

**To:** Bassett Creek Watershed Management Commission (BCWMC)  
**From:** Barr Engineering Co. (Barr)  
**Subject:** Item 4G: 215 Peninsula Road – (Single Family Home Redevelopment) – Medicine Lake, MN  
BCWMC December 19, 2019 Meeting Agenda  
**Date:** December 11, 2019  
**Project:** 23270051 2019 2201

### 4G 215 Peninsula Road (Single Family Home Redevelopment) – Medicine Lake, MN BCWMC 2019-26

#### Summary:

**Proposed Work:** Redevelopment of a single family home

**Basis for Review at Commission Meeting:** Work in the floodplain

**Impervious Surface Area:** Decrease approximately 0.01 acres

**Recommendation:** Approval

## Background

### General Project Information

The proposed project is located in the Medicine Lake direct subwatershed at 215 Peninsula Road in Medicine Lake, MN. The proposed project includes demolition and reconstruction of a single family home resulting in 0.36 acres of grading (disturbance). The proposed project creates 0.17 acres of fully reconstructed impervious surfaces, which results in a decrease of 540 square feet (approximately 0.01 acres) of impervious surfaces, from 0.18 acres (existing) to 0.17 acres (proposed).

### Floodplain

The proposed project includes work in the Bassett Creek floodplain. The October 2019 BCWMC Requirements for Improvements and Development Proposals (Requirements) document states that projects within the floodplain must maintain no net loss in floodplain storage and no increase in flood level at any point along the trunk system (managed to at least a precision of 0.00 feet). The floodplain elevation of Medicine Lake is 890.4 feet NAVD88.

The proposed project will result in a net increase in floodplain storage of approximately 1 cubic yard with a cut and fill in the floodplain of approximately 77 cubic yards and 76 cubic yards, respectively.

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**Page:** 2

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## **Wetlands**

The BCWMC is the local government unit (LGU) responsible for administering the Wetland Conservation Act (WCA). Two wetlands were delineated within the property. Both wetlands were designated as Type 5/2 (PUBGx/PEMB) excavated, shallow open water and wet meadow fringe wetlands. A WCA Notice of Application was provided for agency review. A decision on approval of the wetland boundaries and types and WCA Notice of Decision was completed and sent on December 11, 2019. The proposed grading does not result in any impacts to wetlands.

## **Rate Control**

The proposed project does not create more than one acre of new and/or fully reconstructed impervious area, therefore the proposed project is not required to meet rate control requirements.

## **Water Quality**

The proposed project does not create one or more acres of new and/or fully reconstructed impervious area, therefore the proposed project is not required to meet water quality requirements.

## **Erosion and Sediment Control**






Although single family home sites are exempt from BCWMC erosion and sediment control requirements, a grading and erosion control plan was submitted, which includes: a construction entrance, silt fence, erosion control blanket, seed, mulch, and biologs.

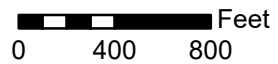
## **Recommendation**

Approval



Project Location

-  Project Location
-  Municipality
-  BCWMC Legal Boundary
-  Major Subwatershed
-  Bassett Creek



BCWMC #2019-26  
 215 PENINSULA RD  
 (Single Family Home  
 Redevelopment)  
 Medicine Lake, MN  
**LOCATION MAP**