



## Memorandum

**To:** Bassett Creek Watershed Management Commission (BCWMC)  
**From:** Barr Engineering Co. (Barr)  
**Subject:** Item 4H: Boone Animal Hospital – Golden Valley, MN  
BCWMC May 20, 2021 Meeting Agenda  
**Date:** May 12, 2021  
**Project:** 23270051.52 2021 2245

### 4H Boone Animal Hospital – Golden Valley BCWMC 2021-06

#### Summary:

**Proposed Work:** Site demolition, new single-story building, paved parking areas, utilities, and stormwater management basins

**Basis for Review at Commission Meeting:** Work in the floodplain and along stream banks

**Impervious Surface Area:** Increase 0.42 acres

**Recommendation:** Approval

#### General Project Information

The proposed project is located in the Bassett Creek Main Stem subwatershed at 750 Boone Avenue North in Golden Valley, MN. The proposed project includes site demolition and construction of a new single-story building, paved parking areas, utilities, and stormwater management infrastructure, resulting in 1.56 acres of land disturbance. The proposed project creates 0.99 acres of new and fully reconstructed impervious surfaces, including 0.57 acres of fully reconstructed impervious surfaces and an increase of 0.42 acres of impervious surfaces from 0.70 acres (existing) to 0.99 acres (proposed).

#### Floodplain

The proposed project includes work in the BCWMC (Bassett Creek) 1% annual-chance (base flood elevation, 100-year) floodplain. The February 2021 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 1% annual-chance (base flood elevation, 100-year) floodplain elevation of Bassett Creek adjacent to the project area is 887.6 feet NAVD88.

The proposed project will result in a net increase in floodplain storage of approximately 34 cubic yards within the project grading limits from 791 cubic yards (existing) to 825 cubic yards (proposed).

## **Lakes, Streams, and Wetlands**

The proposed project includes work along the banks of Bassett Creek that requires review by the Commission. As part of the proposed project, a piped outlet with riprap armoring will be installed along the bank of Bassett Creek. The riprap will be installed from the pipe outlet to approximately the toe of the bank of Bassett Creek.

The City of Golden Valley is the local government unit (LGU) responsible for administering the Wetland Conservation Act; therefore, BCWMC wetland review is not required.

## **Rate Control**

The proposed project does not create one or more acres of new or fully reconstructed impervious surfaces; therefore, BCWMC rate control review is not required. However, the developer is providing rate control onsite, which was reviewed by the City of Golden Valley.

## **Water Quality**

The proposed project does not create one or more acres of new or fully reconstructed impervious surfaces; therefore, BCWMC water quality review is not required. However, the developer is providing volume control (water quality treatment) onsite, which was reviewed by the City of Golden Valley.

## **Erosion and Sediment Control**






The proposed project results in more than 10,000 square feet of land disturbance; therefore, the proposed project must meet the BCWMC erosion and sediment control requirements. Proposed temporary erosion and sediment control features include a rock construction entrance and silt fence. Permanent erosion and sediment control features include riprap armoring, stabilization with seed and mulch, and erosion control blanket.

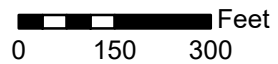
## **Recommendation**

Approval





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



BCWMC #2021-06  
 BOONE ANIMAL HOSPITAL  
 Golden Valley, MN

**LOCATION MAP**