



Memorandum

To: Bassett Creek Watershed Management Commission (BCWMC)
From: Barr Engineering Co. (Barr) (Jim Herbert, PE; Gabby Campagnola)
Subject: Item 4D: Creek Edge Townhomes – Crystal, MN
BCWMC August 15, 2024 Meeting Agenda
Date: August 8, 2024
Project: 23270051 1020 2412

4D Creek Edge Townhomes – Crystal, MN BCWMC 2024-12

Summary:

Proposed Work: Construction of duplexes
Project Proposer: Overland Property Management (Aaron Baruch)
Project Schedule: Fall 2024, starting September
Basis for Review at Commission Meeting: Work in the floodplain
Impervious Surface Area: Increase 0.49 acres
Recommendation for Commission Action: Conditional approval

General Project Information

The proposed project is located at 6203 and 6213 36th Avenue North in the Bassett Creek Park Pond subwatershed in Crystal. The work includes construction of 4 duplexes, private roads, and two stormwater ponds, resulting in approximately 0.92 acres of disturbance. The project creates 0.57 acres of new and fully reconstructed impervious surfaces and results in an increase of 0.49 acres of impervious surfaces from 0.08 acres (existing) to 0.57 acres (proposed).

Floodplain

The proposed project includes work in the BCWMC (North Branch of Bassett Creek) 100-year floodplain. The BCWMC 1% annual-chance (100-year) floodplain elevation of the North Branch of Bassett Creek in the project area is 870.6 feet NAVD88. The January 2023 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 proposed project will result in net gain of approximately 80 cubic yards of floodplain storage, therefore meeting BCWMC requirements.

Wetlands

There are no wetland impacts as part of the project.

Rate Control

The proposed project does not create one or more acres of new and/or fully reconstructed impervious surfaces; therefore, BCWMC rate control review is not required.

Water Quality

The proposed project includes two stormwater ponds. However, since the proposed project does not create one acre or more of new and/or fully reconstructed impervious surfaces, water quality review was not performed

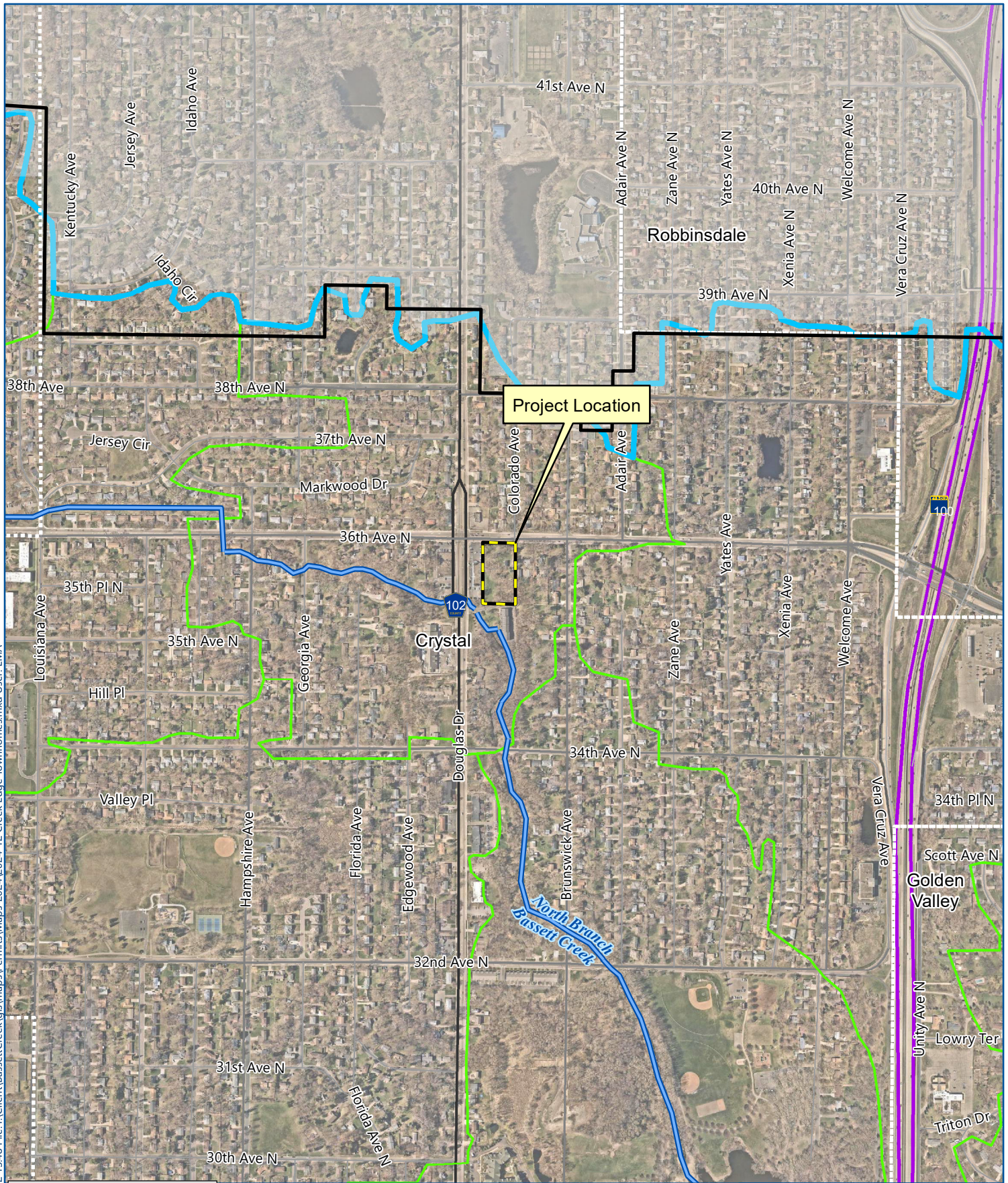
Erosion and Sediment Control

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 rock construction entrances, silt fence, and storm drain inlet protection. Permanent erosion and sediment control features include stabilization with seed and riprap at storm sewer outlets.

Recommendation for Commission Action

Conditional approval based on the following comments:

1. Sheets C5, C12 FES 2 (outlet for north pond): The outlet pipe should be extended to discharge at a flatter surface grade (i.e., 871 or 872 contour) to minimize erosion potential. A general swale path must be included on the drawing.
2. Sheets C5, C12 FES 4 (outlet for south pond): The outlet pipe alignment should be reviewed and revised as necessary to prevent erosion. A general swale path must be included on the drawing.



Project Location

- Project Location
- Municipality
- BCWMC Legal Boundary
- Major Subwatershed
- BCWMC Hydrologic Boundary



0 400 800 Feet



BCWMC 2024-12
CREEK EDGE TOWNHOMES

Crystal, MN

LOCATION MAP