



Bassett Creek Watershed Management Commission

July 19, 2021

Michael Thompson, P.E.
Public Works Director
City of Plymouth
3400 Plymouth Boulevard
Plymouth, MN 55447

**Re: Hollydale Development – Plymouth, MN
BCWMC #2021-08**

Dear Mr. Thompson:

The Bassett Creek Watershed Management Commission (BCWMC) reviewed revised grading, drainage, and erosion control plans and a revised stormwater management plan for the above referenced project. The proposed project is in the Plymouth Creek subwatershed at the former Hollydale Golf Course, generally bounded by Holly Lane North to the west, 45th Avenue North to the south, Yuma Lane North to the east, and 49th Place North to the north. The proposed project includes site demolition and construction of a 229 single-family home development including streets, house pads, utilities, and stormwater management resulting in 112 acres of land disturbance. The proposed project creates 34.7 acres of new and fully reconstructed impervious surfaces, including 5.2 acres of fully reconstructed impervious surfaces and an increase of 29.5 acres of impervious surfaces from 5.2 acres (existing) to 34.7 acres (proposed). Although the entire development is in the Bassett Creek jurisdictional boundary, runoff from approximately eight percent of the site discharges north to the Elm Creek watershed.

The BCWMC approved the project (including the grading, drainage, and erosion control plans) at its July 15, 2021 meeting and has the following recommendations.

1. On June 29, 2021, Plymouth staff, Administrator Jester, Barr staff and representatives from the developer and their consultants met to discuss possible areas or activities for collaboration to further improve water quality and natural resources. The BCWMC recommend the developer and/or city take the following actions:
 - Restore and expand wetland buffers with native, deep rooted grasses, flowers, and shrubs to improve ecological diversity and water absorption.
 - Follow a robust vegetation maintenance plan to reduce invasive species and ensure continued native plant health and diversity.
 - Develop a chloride management plan for common areas and HOA and require that winter maintenance crews have MPCA Smart Salting certification. Learn more at <https://www.bassettcreekwmo.org/developer/winter-maintenance>.
 - Provide education to residents on chloride management and Smart Salting practices.

Bassett Creek Watershed Management Commission

7800 Golden Valley Road | Golden Valley, MN 55427 | www.bassettcreekwmo.org | Established 1968

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- Develop and implement a robust operation and maintenance agreement and plan, including periodic inspections, to ensure proper functioning of the water reuse system.

In addition, the Commission took action requiring the city to submit a report to the BCWMC administrator demonstrating how the wetland buffer plan meets or exceeds the BCWMC and City requirements. The wetland buffer documentation was provided to the BCWMC administrator on July 19, 2021 (note the attached email from Chris LaBounty to Laura Jester). We find the plans to be in conformance with the policies of the Bassett Creek Watershed Management Plan.

The revised drawings were dated June 30, 2021 (Sheets 23-37), and the revised stormwater management plan we reviewed was dated July 2021. If you have questions, please contact me at 952-832-2784 (jherbert@barr.com) or Josh Phillips at 952-832-2723 (jphillips@barr.com).

Sincerely,



Jim Herbert, P.E.
Barr Engineering Co.
Engineers for the Bassett Creek Watershed Management Commission (BCWMC)

c: Ben Scharenbroich, City of Plymouth
Bob Molstad, Sathre-Bergquist Inc.
Jake Walesch, Owner
Laura Jester, BCWMC

Karen Chandler

From: Chris LaBounty <clabounty@plymouthmn.gov>
Sent: Monday, July 19, 2021 10:46 AM
To: Laura Jester
Cc: Karen Chandler; Ben Scharenbroich
Subject: Hollydale Wetland Buffers
Attachments: 1.0 HD - TI.pdf

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Morning Laura,

Consistent with BCWMC Policy #68, prior to signing the watershed permit application of the developer, Plymouth completed a review of the buffer requirements for the development (as it containing more than one acre of new impervious areas). At Commission request, we have attached documentation of compliance with the Watershed Management Plan, including a site plan showing the delineated wetlands and buffers that will be enforced with the development. I've also included a table below which shows that buffers for this project exceed those in the watershed's management plan.

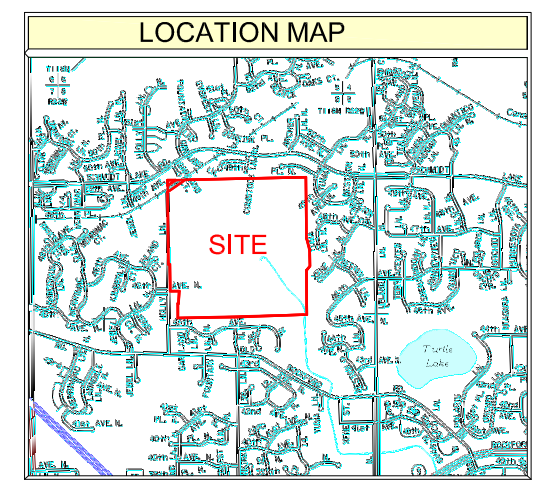
	Classification	Buffer Width Provided (Ave/Min)	BCWMC Buffer Width (Ave/Min)	City Buffer Width (Ave/Min)	Location
Wetland #6	Manage 1	>50' / 50'	50' / 30'	50' / 34'	S. Side of Site
Wetland #9	Manage 2	30' / 30'	25' / 15'	30' / 24'	NW Side of Site

Hope this helps, and unless we hear back, we'll assume this satisfies the condition/request from the commission at their meeting last Thursday.

Let me know if you have any questions.

Sincerely,
Chris

Chris LaBounty, P.E. | Deputy Public Works Director
City Engineer
City of Plymouth
3400 Plymouth Boulevard
Plymouth, MN 55447
Phone: 763-509-5541
www.plymouthmn.gov



SHEET INDEX TABLE	
SHEET	Description
1	Title Sheet
2-11	Final Street Plan
12-22	Final Sanitary Sewer & Watermain Plan
23-30	Final Storm Sewer Plan
31-37	Final Grading Plan
38-43	Final Erosion Control Plan
44-48	Construction Details

Notes:

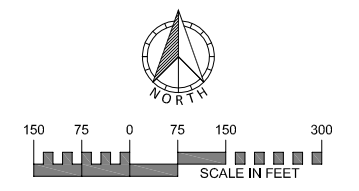
Zoning: RSF-3
 Lots: 143 Single Family Lots+ 1 Existing + 1 Amenity
 66' Width - 56 Lots
 76' Width - 20 Lots
 92' Width - 67 Lots

Min Depth: +/- 125'
 50' ROW - 28' B-B Street

Front Yard Setback: 25'
 Side Yard Setback: 8'/8'
 Side Yard Setback Corner Lot: 25'
 Rear Yard Setback: 25'

PREPARED BY	PREPARED FOR
ENGINEER SATHRE-BERGQUIST, INC. 150 SOUTH BROADWAY WAYZATA, MINNESOTA 55391 PHONE: (952) 476-0000 FAX: (952) 476-0104 CONTACT: ROBERT S. MOLSTAD, P.E. EMAIL: MOLSTAD@SATHRE.COM	DEVELOPER HOLLYDALE GC DEVELOPMENT, INC. 1859 OLD COUNTY RD 15 SUITE 200 PLYMOUTH, MINNESOTA 55441 CONTACT: JAKE WALESCH PHONE: 763-545-2727 EMAIL: JAKE@JAKEWALESCH.COM

Each Lot - Minimum 3 - 3" trees (9" total)
 (1 front yard & 2 rear yard)
 (for illustrative purposes only)

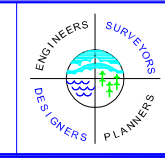


DRAWING NAME	NO.	BY	DATE	REVISIONS
PLOT - SP				
DRAWN BY		ERJ		
CHECKED BY		RSM		
DATE			06/30/21	

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I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Robert S. Molstad
 ROBERT S. MOLSTAD, P.E.
 Date: 06/30/21 Lic. No. 26428



SATHRE-BERGQUIST, INC.
 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000

CITY PROJECT NO.
 2020-056
PLYMOUTH, MINNESOTA

TITLE SHEET
HOLLYDALE
HOLLYDALE GC DEVELOPMENT, INC

FILE NO.
 3120-077
1
48