



January 16, 2026

Minnehaha Creek Watershed District
Abigail Couture
15320 Minnetonka Boulevard
Minnetonka, MN 55345
ACouture@minnehahacreek.org

Watten Ponds 2nd Addition
Comment Responses

Dear Ms. Couture,

Please see below for our responses to MCWD review comments.

MCWD Permit Application #25-522: Mapleview Court
November 4, 2025 Comments

Project Understanding

Based on MCWD's understanding of the project scope, Gravity Investment, LLC is proposing a one to two lot split with a new single family home on each new lot of record. An intermittent stream will have to be crossed by a new driveway. For MCWD regulatory purposes, the site is defined by PID 2911723440029. This site has three wetlands on-site.

Response: According to the wetland delineation, the stream is considered ephemeral, not intermittent.

Erosion Control Rule

MCWD's Erosion Control Rule is triggered by projects that propose to disturb more than 5,000 square feet or move 50 cubic yards of material.

Current submittals meet these requirements.

Response: Acknowledged

Floodplain Alteration Rule

MCWD's Floodplain Alteration Rule is triggered when there is work below the 100-year flood elevation.

To meet MCWD' Floodplain Alteration rule requirements, please address the following items:

- Channel
 - The channel between Wetland 2P and Wetland 1P is a defined watercourse. Therefore, the project must demonstrate no net fill within the channel floodplain (between the OHWL and 100-year HWL of the channel) and must demonstrate the No-Rise Standard is met (no increase greater than 0.00 ft in the 100-year HWL of the channel)
Response: The stormwater report and attachments show a depth of 0.22 for the 100-year HWL of the channel, corresponding to a peak elevation of 947.22.
 - Update the HydroCAD model to include existing conditions (i.e. open stream channel) and proposed conditions (i.e. OCS/piped channel with driveway overflow) of the channel. These conditions should be modeled for the 2-year rainfall event (to serve as a proxy for the OHWL) and the 100-year rainfall event.
Response: Elevations/depths are summarized in the stormwater management report.
 - Provide cut and fill calculations for the floodplain of the watercourse, between the OHWL (i.e. 2-year HWL) and 100-year HWL, to demonstrate no net fill within the floodplain of the channel.
Response: See stormwater management report for existing and proposed storage within the channel.
 - Provide a figure demonstrating the locations of proposed floodplain cut and fill within the channel. There cannot be any net fill within the floodplain of the stream channel. The figure should include the following:

- Symbology (polygons, hatching, linework, etc.) showing the extends of the floodplain cut and floodplain fill.
- Callouts of the volume of floodplain cut and floodplain fill in each location.
- Existing and proposed contours (including the existing and proposed OHWL and 100-year HWL contours).

Response: See stormwater management report for existing and proposed storage within the channel.

- No impervious surface may be placed within the 10-year floodplain of the channel or within 25 feet of the channel centerline, whichever is greater, unless the surface is no more than 10% of the site 10-year floodplain area. Provide documentation to demonstrate this requirement is met.

Response: The driveway crossing is proposed above the OHWL of the channel.

- Freeboard

- It appears the “RLO” elevation of the eastern home may be below the 100-year HWL of Wetland 2P. Clarify the type of opening and the location of the opening.

Response: The western home shows a rear lookout (RLO) elevation of 947.2. This is hydraulically disconnected from Wetland 2P. It is adjacent to wetland 1P, which has an existing and proposed HWL of 941.58.

- If 2 feet of vertical separation is not provided between the low opening of the structure and the 100-year HWL of nearby waterbodies, adequate hydraulic disconnection must be provided.

Response: More than 2' of vertical separation is provided between the adjacent wetland HWL and the low floor openings for both proposed structures.

- Drainage Map

- Update the drainage map to include a scale

Response: Updated map is included with the revised plans.

Waterbody Crossings and Structures:

MCWD's Waterbody Crossings and Structures Rule is triggered when work is proposed below the top of bank of a waterbody.

To meet MCWD's Waterbody Crossings & Structures rule requirements, please address the following items:

- The channel between Wetland 2P and Wetland 1P is a defined watercourse. Therefore, the project must demonstrate no increase in the upstream or downstream flood stage.

Response: See responses in the floodplain section above.

- This requirement should be satisfied by the No-Rise Standard requirement for the Floodplain Alternation Rule above.

Response: See responses in the floodplain section above.

- Provide two alternatives, in addition to the proposed solution. Provide justification for why the proposed solution represents the minimal impact solution.

Response: The proposed solution crosses at nearly a 90-degree angle to the channel, minimizing the impact as much as possible. The proposed route also avoids impacts to wetlands, and wetland buffers. Since Clara Avenue and 2nd Street are unimproved ROW with no public street connections, the proposed route represents the only feasible access location to serve the buildable area on the east side of this proposed lot.

Wetland Protection Rule

MCWD's Wetland Protection Rule is triggered when work is proposed within a wetland, and/or when impervious surfaces are created upgradient of wetlands on site.

To meet MCWD's Wetland Protection rule requirements, please address the following items:

- Clearly call out the wetland buffer line on the plans (define WBF or put an arrow toward the line outlining what the line is)

Response: WBF and WSL have been added to relevant plan sheet legends.

- On the southern wetland there are two WBF lines, so it is not clear which one is the wetland buffer that will be permanently added to the property

Response: The 25' WBF line has been removed from the plans.

- Clearly call out the wetland boundary on the plans
Response: Wetland boundary callouts have been added to the plans.
- Show the location of the required wetland buffer signs
 - They must be located on all lot lines and no more than 200 feet apart, and show the rough boundary of the buffer
Response: Wetland buffer signs have been added to the plans.
- Calculate the total area of buffer created (in square feet)
Response: Total buffer area has been added to the plans.

Sincerely,



Brady Busselman, P.E.
Vice President



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