Item 7F.
BCWMC
10-17-19

Minnesota Wetland Conservation Act
Notice of Application

Local Government Unit (LGU)	Address
City of Crystal	**4141 Douglas Drive N** **Crystal, MN 55422**

1. PROJECT INFORMATION

Applicant Name	Project Name	Date of Application	Application Number
Joey Diederichs	**3501 Douglas Drive North, Crystal**	**9/25/2019**	

Type of Application (check all that apply):

☒ Wetland Boundary or Type ☐ No-Loss ☐ Exemption ☐ Sequencing
☐ Replacement Plan ☐ Banking Plan

Summary and description of proposed project (attach additional sheets as necessary):

On behalf of the Joey Diederichs, Jacobson Environmental submitted a wetland delineation report and joint application form requesting wetland boundary and type approval for the property located at 3501 Douglas Drive North (PID 30-003-4100), City of Crystal, Section 20, Township 118N, Range 21W, within Hennepin County.

The wetland delineation report findings determined that no wetlands are present within the property.

2. APPLICATION REVIEW AND DECISION

Signing and mailing of this completed form to the appropriate recipients in accordance with 8420.0255, Subp. 3 provides notice that an application was made to the LGU under the Wetland Conservation Act as specified above. A copy of the application is attached. Comments can be submitted to:

Name and Title of LGU Contact Person	Comments must be received by (minimum 15 business-day comment period):
Karen Wold **Senior Environmental Scientist**	**October 23, 2019**
Address (if different than LGU) **Barr Engineering Co.** **4300 MarketPointe Drive** **Minneapolis, MN 55435**	Date, time, and location of decision: **after October 23, 2019**
Phone Number and E-mail Address **952-832-2707** **kwold@barr.com**	Decision-maker for this application: ☒ Staff ☐ Governing Board or Council

Signature: _____ **Date:** **10/1/2019**

3. LIST OF ADDRESSEES

☒ SWCD TEP member: **Stacey Lijewski, Hennepin County**
☒ BWSR TEP member: **Ben Carlson**
☒ LGU TEP member (if different than LGU Contact): **Mark Ray (City of Crystal)**
☒ DNR TEP member: **Leslie Parris**
☒ WD or WMO (if applicable): **Laura Jester (Keystone Waters, Bassett Creek WMC administrator), Karen Chandler (Barr Engineering, Engineer for Bassett Creek WMC)**
☒ Applicant (notice only) and Landowner (if different) **Joey Diederichs (applicant) and agent Wayne Jacobson (Jacobson Environmental)**
☒ Corps of Engineers Project Manager (notice only)
☐ BWSR Wetland Bank Coordinator (wetland bank plan applications only)

4. MAILING INFORMATION

➢For a list of BWSR TEP representatives: www.bwsr.state.mn.us/contact/WCA_areas.pdf

➢For a list of DNR TEP representatives: www.bwsr.state.mn.us/wetlands/wca/DNR_TEP_contacts.pdf

➢Department of Natural Resources Regional Offices:

NW Region:	NE Region:	Central Region:	Southern Region:
Reg. Env. Assess. Ecol. Div. Ecol. Resources 2115 Birchmont Beach Rd. NE Bemidji, MN 56601	Reg. Env. Assess. Ecol. Div. Ecol. Resources 1201 E. Hwy. 2 Grand Rapids, MN 55744	Reg. Env. Assess. Ecol. Div. Ecol. Resources 1200 Warner Road St. Paul, MN 55106	Reg. Env. Assess. Ecol. Div. Ecol. Resources 261 Hwy. 15 South New Ulm, MN 56073

For a map of DNR Administrative Regions, see: http://files.dnr.state.mn.us/aboutdnr/dnr_regions.pdf

➢For a list of Corps of Project Managers: www.mvp.usace.army.mil/regulatory/default.asp?pageid=687
or send to:

➢

US Army Corps of Engineers
St. Paul District, ATTN: OP-R
180 Fifth St. East, Suite 700
St. Paul, MN 55101-1678

➢For Wetland Bank Plan applications, also send a copy of the application to:

Minnesota Board of Water and Soil Resources
Wetland Bank Coordinator
520 Lafayette Road North
St. Paul, MN 55155

5. ATTACHMENTS

In addition to the application, list any other attachments:
☐
☐
☐
☐
☐

Jacobson Environmental, PLLC **www.jacobsonenvironmental.com**
Environmental Consultants **Wayne Jacobson, P.S.S., W.D.C., P.W.S., A.F.S.**

5821 Humboldt Avenue North, Brooklyn Center, MN 55430 **(612) 802-6619 Cell**
Email: jacobsonenv@msn.com

September 19, 2019

RE: **Project Name:** **3501 Douglas Drive North Delineation**
Comm. No.: **2019-298**
Project Location: **City of Crystal – Hennepin County**
6 Parcels as shown on Figure 6
T118N, R21W, Section 20
Project Description: **Wetland Delineation Report**

Jacobson Environmental, PLLC. (JE) visited the above referenced site on September 18, 2019 to perform an official wetland delineation in accordance with the 1987 U.S. Army Corps of Engineers Wetland Delineation Manual and the 2010 Regional Supplement to the Corps of Engineers Wetland Delineation: Midwest Region.

The investigated area consisted of six parcels located at 3501 Douglas Drive North in Crystal, Minnesota. No wetlands were found on the property. One sample point was taken in a low area on the site as shown on Figure 6. Figure 1 is a site location map of the property.

The growing season in this area is approximately from mid-April to mid-October, when the air temperature averages above 28 degrees F. This site visit was completed during the growing season. The previous three month's precipitation data suggests that the sampling period was normal. Antecedent precipitation data is located in Appendix A.

All figures referenced by this report are presented at the end of the text. The purpose of this study was to investigate the project area, identify areas meeting the technical criteria for wetlands, delineate the jurisdictional extent of wetland basins and classify wetland habitat.

This wetland delineation was performed and reported by Wayne Jacobson, Minnesota Professional Soil Scientist #30611, Society of Wetland Scientists – Professional Wetland Scientist #1000, University of Minnesota / BWSR Wetland Delineator, Certified #1019, American Fisheries Society – Associate Fisheries Scientist #A-171.

Results

Based on the findings of the field visit and off-site review of the National Wetlands Inventory and Web Soil Survey, it was determined that no wetlands exist on the parcels. One location on the property was sampled for wetland potential. Hydrophytic vegetation was not found at the sample point, and the area did not meet indicators for hydrology or hydric soil. No soil saturation was observed within 24 inches of the surface.

The National Wetlands Inventory did not identify any wetlands within the property boundaries. According to the Web Soil Survey the sample point was underlain by Urban Land soils, which are not hydric.

Based on the findings of the field visit and the NWI and Web Soil Survey, Jacobson Environmental, PLLC has concluded that no wetlands exist onsite.

Jacobson Environmental, PLLC **www.jacobsonenvironmental.com**
Environmental Consultants **Wayne Jacobson, P.S.S., W.D.C., P.W.S., A.F.S.**

5821 Humboldt Avenue North, Brooklyn Center, MN 55430 **(612) 802-6619 Cell**
Email: jacobsonenv@msn.com

Confirmation of Jurisdictional Status

We are submitting this report to the client and regulatory agencies to request a no wetlands determination. We have enclosed an official WCA Approval of Wetland Type and Boundary form in Appendix D along with a USCOE wetland delineation concurrence request.

Conclusion

This wetland delineation meets the standards and criteria described in the 1987 U.S. Army Corps of Engineers Wetland Delineation Manual and the 2010 Regional Supplement to the Corps of Engineers Wetland Delineation: Midwest Region. This was a combination of a Routine On Site and Off Site Determination and the results reflect the conditions present at the time of the delineation.

I certify that I performed the field analysis and wrote the report for this wetland delineation. Thank you for the opportunity to provide wetland services on this important project.

Wayne E. Jacobson — 9/19/19
Date

Wayne E. Jacobson
Professional Soil Scientist #30611
Professional Wetland Scientist #1000
Wetland Delineator, Certified #1019
Associate Fisheries Scientist #A-171
Jacobson Environmental, PLLC.

Jacobson Environmental, PLLC www.jacobsonenvironmental.com
Environmental Consultants Wayne Jacobson, P.S.S., W.D.C., P.W.S., A.F.S.

5821 Humboldt Avenue North, Brooklyn Center, MN 55430 **(612) 802-6619 Cell**
Email: jacobsonenv@msn.com

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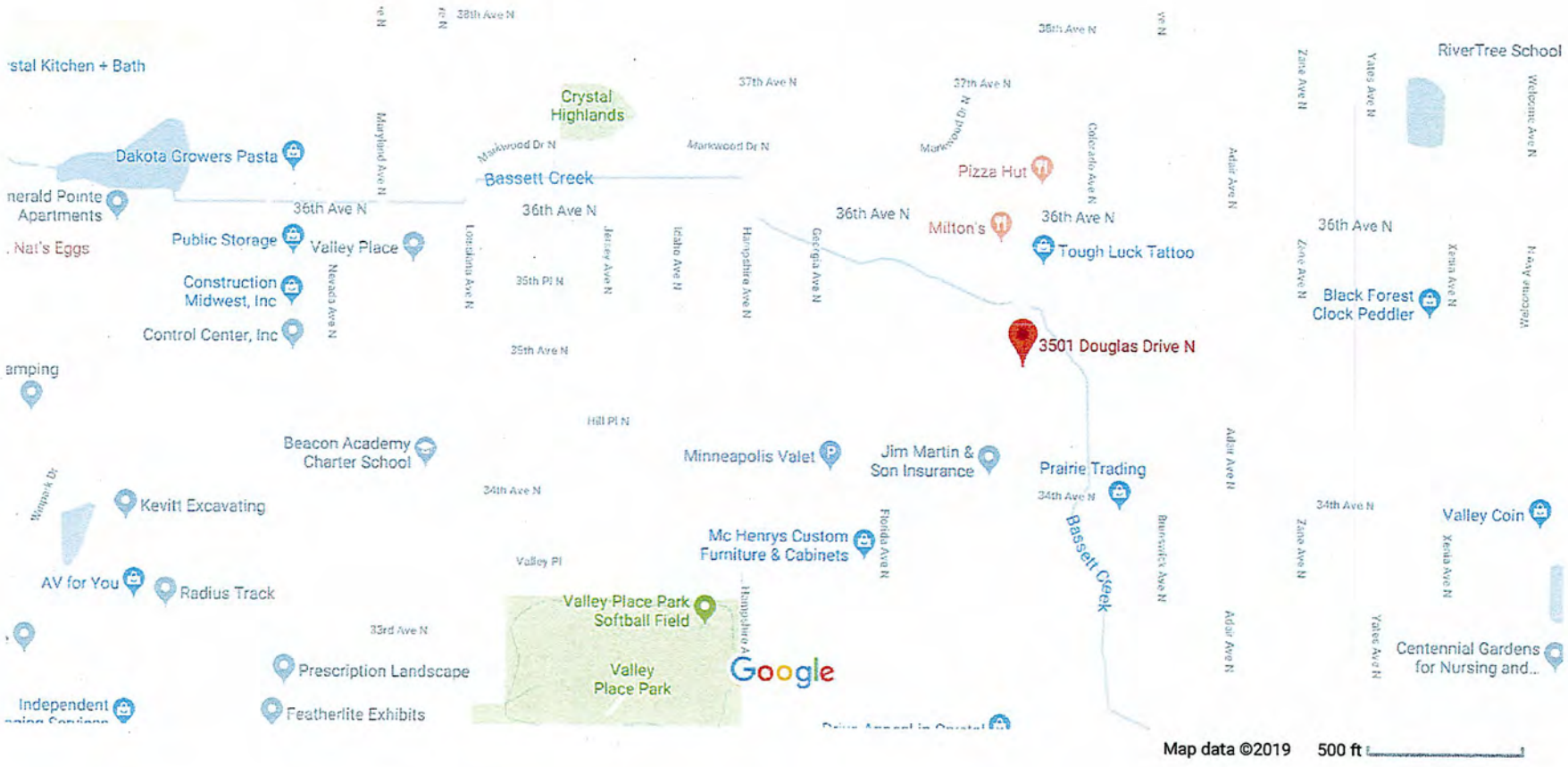
FIGURES

APPENDICES

FIGURES

Google Maps **3501 Douglas Dr N**

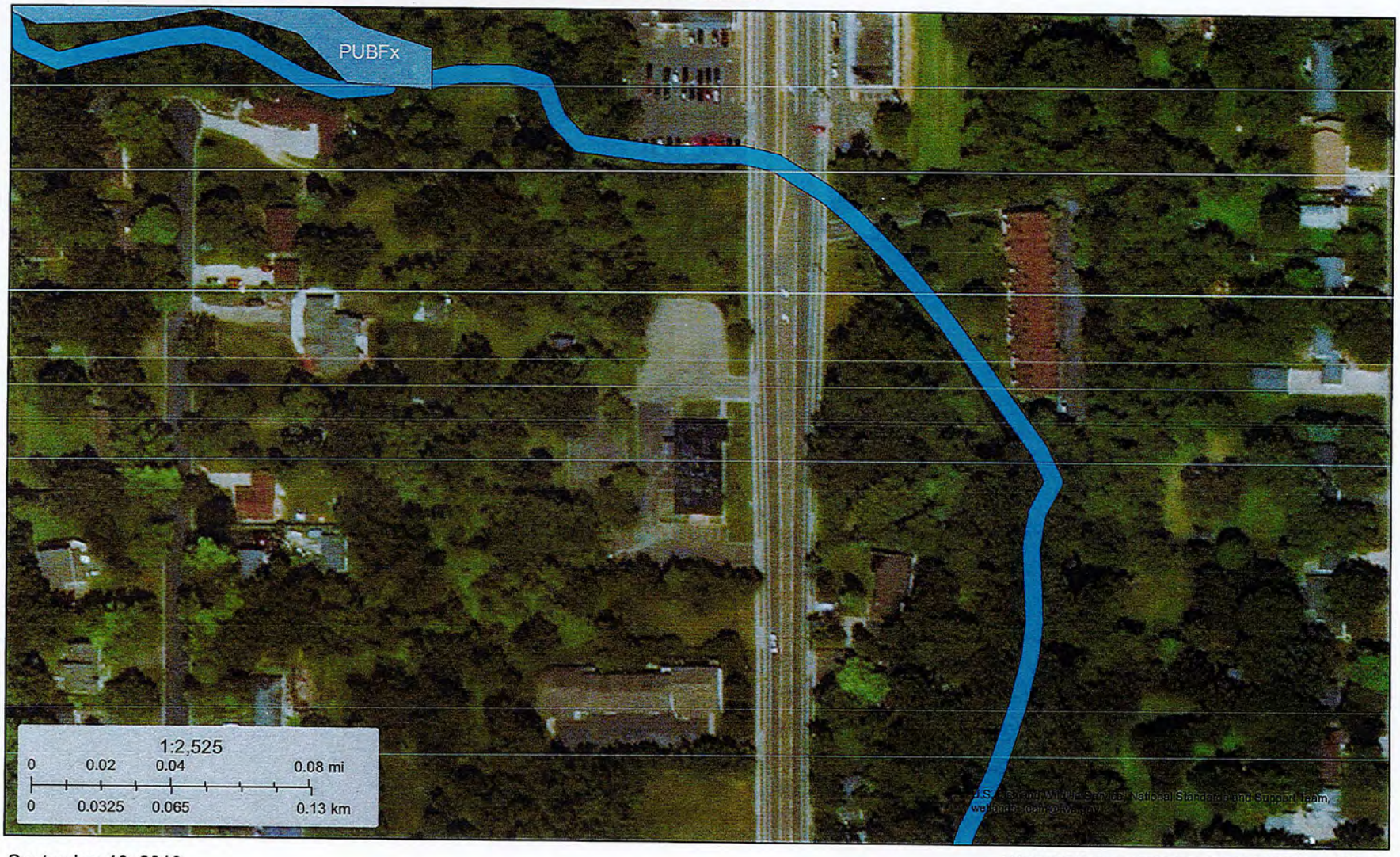
Figure 1 Site Location Map



U.S. Fish and Wildlife Service

National Wetlands Inventory

Figure 2 NWI Map



September 16, 2019

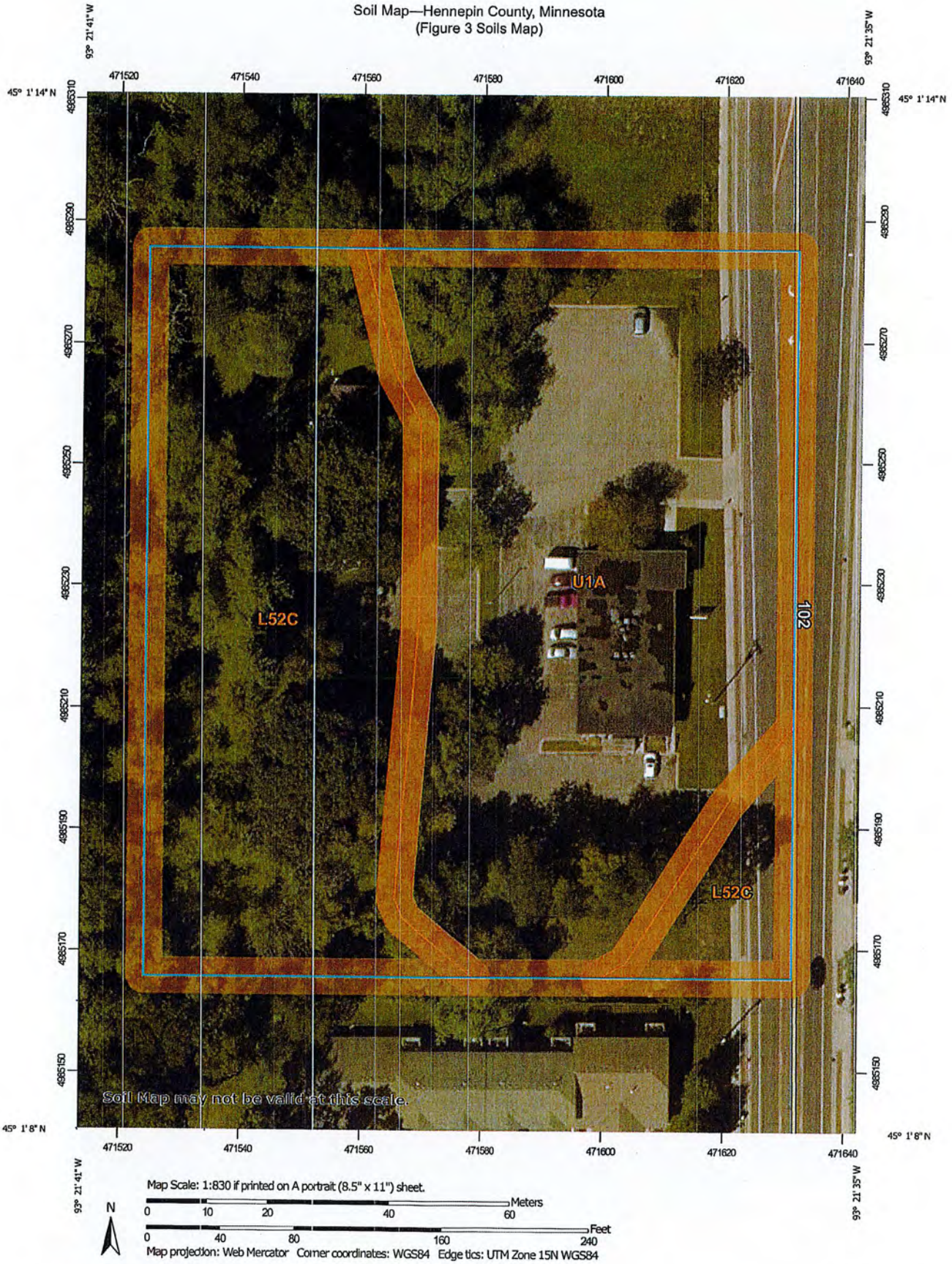
Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

Soil Map—Hennepin County, Minnesota
(Figure 3 Soils Map)



Map Scale: 1:830 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 10 20 40 60

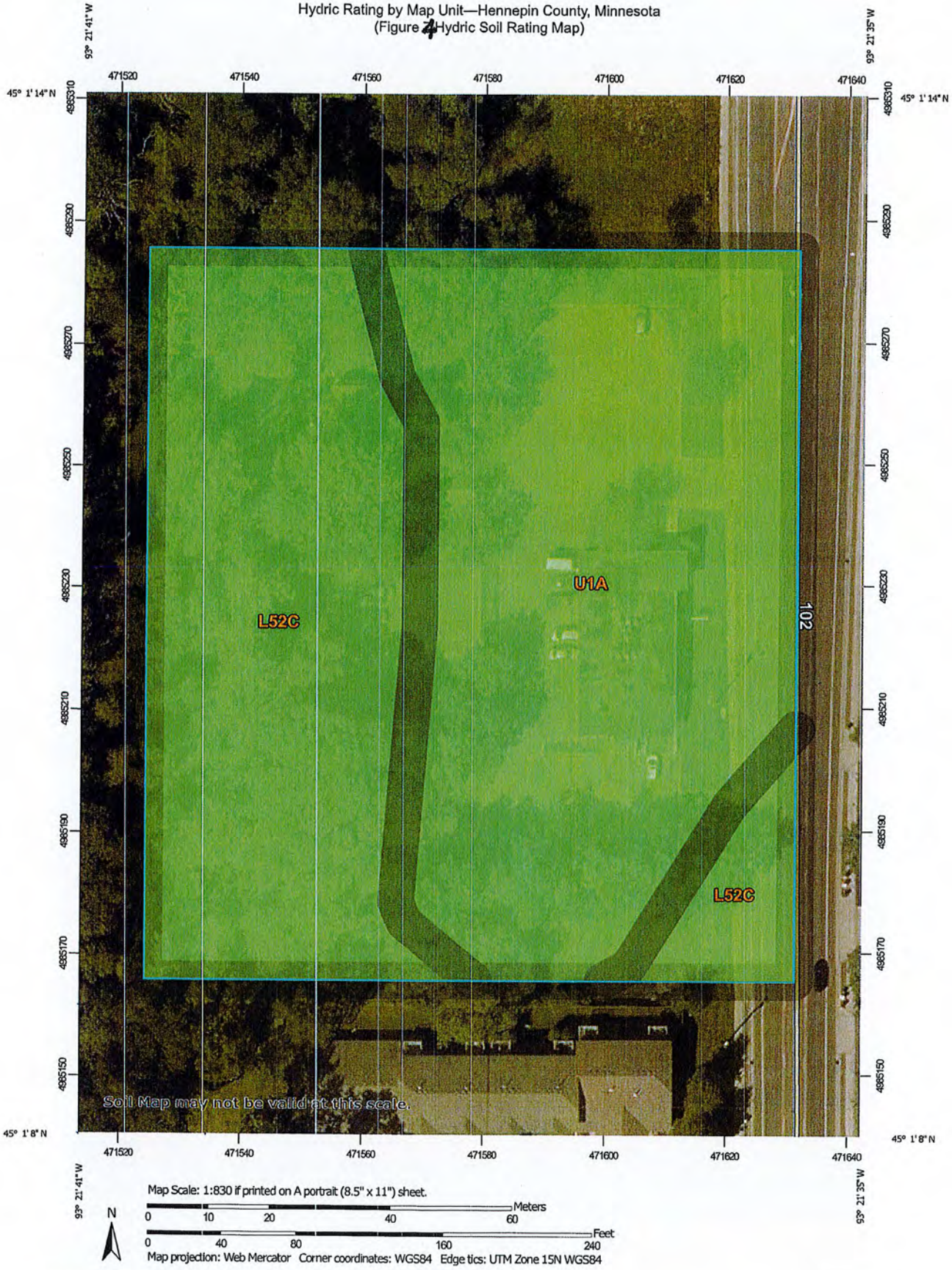
Feet: 0 40 80 160 240

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
L52C	Urban land-Lester complex, 2 to 18 percent slopes	1.4	45.3%
U1A	Urban land-Udorthents, wet substratum, complex, 0 to 2 percent slopes	1.7	54.7%
Totals for Area of Interest		**3.2**	**100.0%**

Hydric Rating by Map Unit—Hennepin County, Minnesota
(Figure 4 Hydric Soil Rating Map)



MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Soil Rating Lines
- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Soil Rating Points
- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Hennepin County, Minnesota
Survey Area Data: Version 14, Sep 12, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 26, 2014—Sep 7, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydric Rating by Map Unit

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
L52C	Urban land-Lester complex, 2 to 18 percent slopes	0	1.4	45.3%
U1A	Urban land-Udorthents, wet substratum, complex, 0 to 2 percent slopes	0	1.7	54.7%
Totals for Area of Interest			**3.2**	**100.0%**

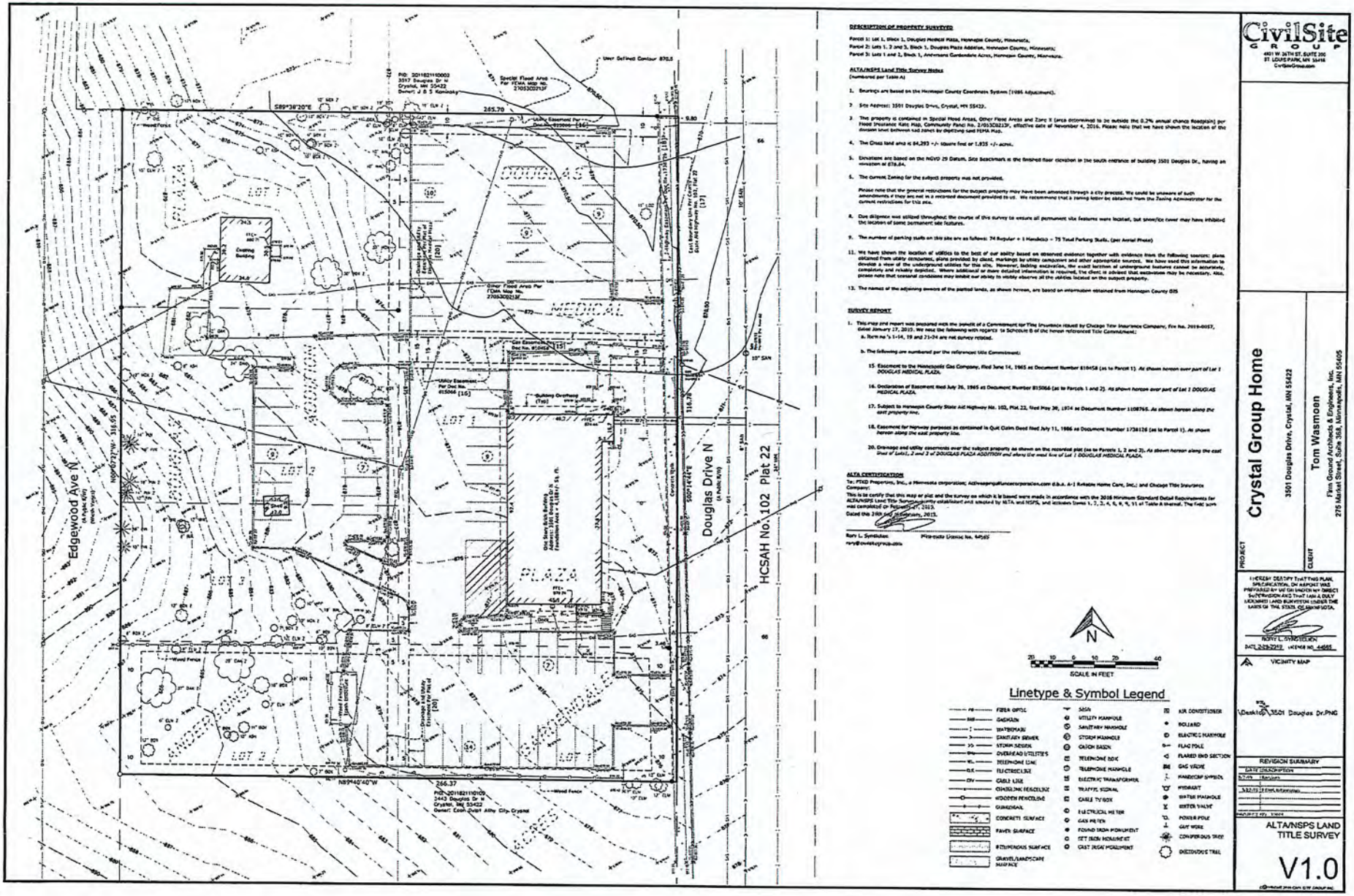
Rating Options

Aggregation Method: Percent Present

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Figure 5 Concept Plan Map



DESCRIPTION OF PROPERTY SURVEYED

Parcel 1: Lot 1, Block 1, Douglas Medical Plaza, Hennepin County, Minnesota.
Parcel 2: Lots 1, 2 and 3, Block 1, Douglas Plaza Addition, Hennepin County, Minnesota.
Parcel 3: Lots 1 and 2, Block 1, Annexana Gardendale Acres, Hennepin County, Minnesota.

ALTA/NSPS Land Title Survey Notes
(numbered per Table A)

1. Bearings are based on the Hennepin County Coordinate System (1986 Adjustment).
2. Site Address: 3501 Douglas Drive, Crystal, MN 55422.
3. The property is contained in Special Flood Areas, Other Flood Areas and Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0213F, effective date of November 4, 2016. Please note that we have shown the location of the division level between said zones by digitizing said FEMA Map.
4. The Gross land area is 84,293 +/- square feet or 1.935 +/- acres.
5. Elevations are based on the NGVD 29 Datum. Site benchmark is the finished floor elevation in the south entrance of building 3501 Douglas Dr., having an elevation of 878.84.
6. The current Zoning for the subject property was not provided.

   Please note that the general restrictions for the subject property may have been amended through a city process. We could be unaware of such amendments if they are not in a recorded document provided to us. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site.
8. Due diligence was utilized throughout the course of this survey to ensure all permanent site features were located, but snow/ice cover may have inhibited the location of some permanent site features.
9. The number of parking stalls on this site are as follows: 74 Regular + 1 Handicap = 75 Total Parking Stalls. (per Aerial Photo)
11. We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, locating excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property.
13. The names of the adjoining owners of the platted lands, as shown hereon, are based on information obtained from Hennepin County GIS

SURVEY REPORT

1. This map and report was prepared with the benefit of a Commitment for Title Insurance issued by Chicago Title Insurance Company, File No. 2019-0057, dated January 17, 2019. We have the following with regards to Schedule B of the herein referenced Title Commitment:
   a. Item no's 1-14, 19 and 21-24 are not survey related.
   b. The following are numbered per the referenced title Commitment:
      15. Easement to the Minneapolis Gas Company, filed June 14, 1965 as Document Number 810458 (as to Parcel 1). *As shown hereon over part of Lot 1 DOUGLAS MEDICAL PLAZA.*
      16. Declaration of Easement filed July 26, 1965 as Document Number 815066 (as to Parcels 1 and 2). *As shown hereon over part of Lot 1 DOUGLAS MEDICAL PLAZA.*
      17. Subject to Hennepin County State Aid Highway No. 102, Plat 22, filed May 20, 1974 as Document Number 1108765. *As shown hereon along the east property line.*
      18. Easement for highway purposes as contained in Quit Claim Deed filed July 11, 1986 as Document Number 1738126 (as to Parcel 1). *As shown hereon along the east property line.*
      20. Drainage and utility easements over the subject property as shown on the recorded plat (as to Parcels 1, 2 and 3). *As shown hereon along the east lines of Lots1, 2 and 3 of DOUGLAS PLAZA ADDITION and along the west line of Lot 1 DOUGLAS MEDICAL PLAZA.*

ALTA CERTIFICATION

To: PTKD Properties, Inc., a Minnesota corporation; Activeaspolfuncorporacion.com d.b.a. A-1 Reliable Home Care, Inc.; and Chicago Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6, 8, 9, 11 of Table A thereof. The field work was completed on February 4, 2019.

Dated this 26th day of February, 2019.

Rory L. Symdicken — Minnesota License No. 44585
rory@civilsitegroup.com

CivilSite GROUP
4931 W 35TH ST, SUITE 200
ST. LOUIS PARK, MN 55416
CivilSiteGroup.com

PROJECT: Crystal Group Home
3501 Douglas Drive, Crystal, MN 55422

CLIENT: Tom Wasmoen
Finn Ground Architects & Engineers, Inc.
275 Market Street, Suite 368, Minneapolis, MN 55405

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

RORY L. SYMDICKEN
DATE 2/26/2019 LICENSE NO. 44585

VICINITY MAP
\Desktop\3501 Douglas Dr.PNG

REVISION SUMMARY

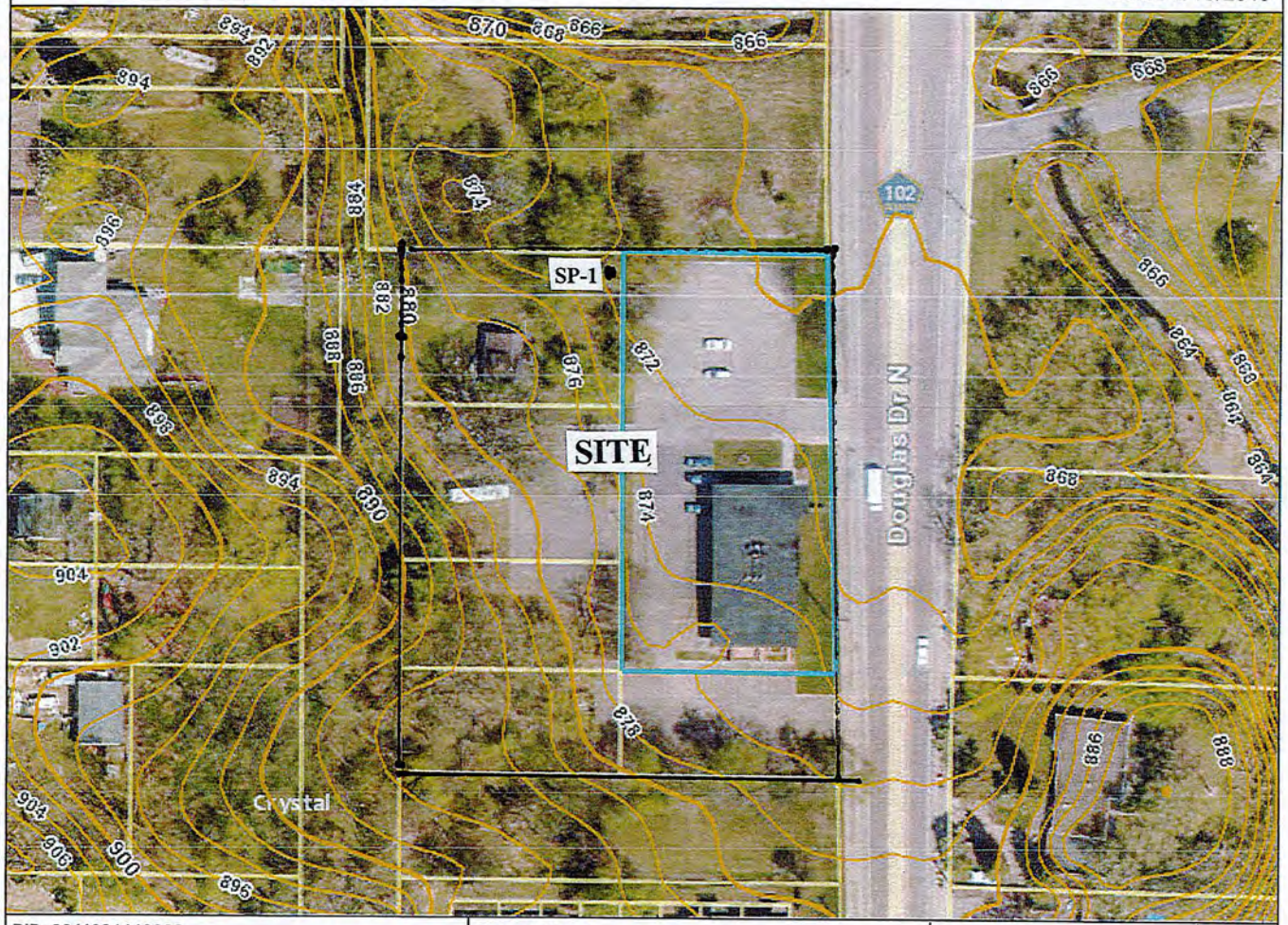
DATE	DESCRIPTION
3/7/19	Revisions
3/27/19	Field Information

ALTA/NSPS LAND TITLE SURVEY

V1.0

Hennepin County Natural Resources Map

Date: 9/16/2019



Legend

2 Foot Elevation Contours

- Index
- Intermediate

PID: 2011821110003
Address: 3501 DOUGLAS DR N, CRYSTAL
Owner Name: FTKD PROPERTIES INC
Acres: 0.74

Comments:
Figure 6 Site Map

1 inch = 100 feet

N

APPENDIX A

Precipitation Data

Minnesota State Climatology Office

Precipitation Worksheet Using Gridded Database

Precipitation data for target wetland location:

county: **Hennepin** township number: **118N**
township name: **Brooklyn Center** range number: **21W**
nearest community: **Golden Valley** section number: **20**

Aerial photograph or site visit date:
Wednesday, September 18, 2019

Score using 1981-2010 normal period

values are in inches A 'R' following a monthly total indicates a provisional value derived from radar-based estimates.	first prior month: **August 2019**	second prior month: **July 2019**	third prior month: **June 2019**
estimated precipitation total for this location:	6.48	6.45R	2.88R
there is a 30% chance this location will have less than:	3.47	2.85	3.46
there is a 30% chance this location will have more than:	5.12	4.22	5.55
type of month: dry normal wet	wet	wet	dry
monthly score	3 x 3 = 9	2 * 3 = 6	1 * 1 = 1
multi-month score: 6 to 9 (dry) 10 to 14 (normal) 15 to 18 (wet)	16 = wet		

Other Resources:

- retrieve daily precipitation data
- view radar-based precipitation estimates
- view weekly precipitation maps
- *Evaluating Antecedent Precipitation Conditions* (BWSR)

Minnesota State Climatology Office

State Climatology Office - DNR Division of Ecological and Water Resources University of Minnesota

Nearest Station Precipitation Data Retrieval

Minnesota's precipitation data archive is searched for data closest to a selected target location for each month. Values from the site closest to the target location are returned below after clicking the ***retrieve monthly data*** or ***retrieve daily data*** buttons. The precipitation data are made up of measured rainfall and the measured liquid content of snowfall.

Temperature, **snowfall**, and **snow depth** data from National Weather Service reporting stations are no longer retrieved from this application. To obtain those data, see our newest data retrieval tool (May 2014). National Weather Service precipitation data continue to be available from this application.

Obtaining data for legal purposes
Guide for column headers in the data table

target location: Hennepin-Brooklyn center-Golden Valley 118N 21W S20 (latitude: 45.01464 longitude: 93.37014)

click to select target location
years: 2019 to 2019

number of **missing days** allowed per month: 3

retrieve monthly data | retrieve daily data

results:

Target: T118 R21 S20

mon	year	cc	tttN	rrW	ss	nnnn	oooooooo	pre (inches)		dis
Jan	2019	27	118N	21W	20	NWS	NEW HOPE	.46		0 mi.
Feb	2019	27	118N	21W	20	NWS	NEW HOPE	2.39		0 mi.
Mar	2019	27	118N	21W	20	NWS	NEW HOPE	2.42		0 mi.
Apr	2019	27	118N	21W	20	NWS	NEW HOPE	4.07		0 mi.
May	2019	27	118N	21W	20	NWS	NEW HOPE	5.77		0 mi.
Jun	2019	27	118N	21W	20	NWS	NEW HOPE	2.71		0 mi.
Jul	2019	27	118N	21W	20	NWS	NEW HOPE	6.24		0 mi.
Aug	2019	27	118N	21W	20	NWS	NEW HOPE	6.48		0 mi.
Sep	2019					m			999 mi.	
Oct	2019					m			999 mi.	
Nov	2019					m			999 mi.	
Dec	2019					m			999 mi.	

Where indicated Missing values are shown as 'm' Days on which precip accumulated in the gage are shown as '-' 'TTTT RR SS' is the 'public land survey(PLS)' or 'legal' location of the observed data. Section values greater 36 are SECTIC 'TIC' locations plus 100. 'NWS ID' the National Weather Service Cooperative station number. Note that the 'PLS' will always be correct for precipitation data while the 'NWS ID' will always be correct for the temperature data If no PLS info is supplied the the 'NWS ID' number applies to all shown data.

State Climatology Office - MnDNR - Ecological and Water Resources

APPENDIX B

Sample Data Sheets

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: 3501 Douglas Drive North | City/County: Crystal | Sampling Date: 9/18/2019
Applicant/Owner: Joey Diedrichs | State: MN | Sampling Point: SP-1
Investigator(s): WEJ | Section, Township, Range: Sec 20, T118N, R21W
Landform (hillslope, terrace, etc.): side slope | Local relief (concave, convex, none): concave
Slope (%): 1 | Lat: | Long: | Datum:
Soil Map Unit Name: Urban Land - Lester | NWI Classification:
Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)
Are vegetation ____, soil ____, or hydrology ____ significantly disturbed? Are "normal circumstances"
Are vegetation ____, soil ____, or hydrology ____ naturally problematic? present? Yes

SUMMARY OF FINDINGS

(If needed, explain any answers in remarks.)

Hydrophytic vegetation present?	Y	**Is the sampled area within a wetland?**	N
Hydric soil present?	N	If yes, optional wetland site ID:	
Indicators of wetland hydrology present?	N		

Remarks: (Explain alternative procedures here or in a separate report.)

VEGETATION -- Use scientific names of plants.

Tree Stratum (Plot size: 30)	Absolute % Cover	Dominant Species	Indicator Staus
1 *Fraxinus pennsylvanica*	40	Y	FACW
2 *Acer negundo*	20	Y	FAC
3 *Ulmus americana*	15	N	FACW
4 *Prunus serotina*	10	N	FACU
5			
	85	= Total Cover	
Sapling/Shrub stratum (Plot size: 15)			
1 *Rhamnus cathartica*	10	Y	FAC
2			
3			
4			
5			
	10	= Total Cover	
Herb stratum (Plot size: 5)			
1 *Glechoma hederacea*	20	Y	FACU
2 *Rhamnus cathartica*	20	Y	FAC
3			
4			
5			
6			
7			
8			
9			
10			
	40	= Total Cover	
Woody vine stratum (Plot size: 30)			
1 *Vitis riparia*	10	Y	FACW
2			
	10	= Total Cover	

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 5 (A)
Total Number of Dominant Species Across all Strata: 6 (B)
Percent of Dominant Species that are OBL, FACW, or FAC: 83.33% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	0	x 1 =	0	
FACW species	65	x 2 =	130	
FAC species	50	x 3 =	150	
FACU species	30	x 4 =	120	
UPL species	0	x 5 =	0	
Column totals	145	(A)	400	(B)

Prevalence Index = B/A = 2.76

Hydrophytic Vegetation Indicators:

- ___ Rapid test for hydrophytic vegetation
- X Dominance test is >50%
- X Prevalence index is ≤3.0*
- ___ Morphogical adaptations* (provide supporting data in Remarks or on a separate sheet)
- ___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic vegetation present? Y

Remarks: (Include photo numbers here or on a separate sheet)

SOIL

Sampling Point: SP-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0-8	10YR3/1	100					Loam	
8-24	10YR4/3	100					Sandy loam	

*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. **Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators:

- ___ Histisol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (explain in remarks)

*Indicators of hydrophytic vegetation and weltand hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric soil present? N

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface water present?	Yes ___	No	X	Depth (inches):	
Water table present?	Yes ___	No	X	Depth (inches):	>24
Saturation present? (includes capillary fringe)	Yes ___	No	X	Depth (inches):	>24

Indicators of wetland hydrology present? N

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

APPENDIX C

Site Photos

SP-1

APPENDIX D

Wetland Delineation Approval Forms

PART ONE: Applicant Information

If applicant is an entity (company, government entity, partnership, etc.), an authorized contact person must be identified. If the applicant is using an agent (consultant, lawyer, or other third party) and has authorized them to act on their behalf, the agent's contact information must also be provided.

Applicant/Landowner Name: Joey Diederichs
Mailing Address: 4931 W 35th St., Suite 200
Phone:
E-mail Address: jdiederichs@civilsitegroup.com

Authorized Contact (do not complete if same as above):
Mailing Address:
Phone:
E-mail Address:

Agent Name: Wayne Jacobson, WDC, PSS Jacobson Environmental
Mailing Address: 5821 Humboldt Ave N, Brooklyn Center, MN 55430
Phone: 612-802-6619
E-mail Address: jacobsonenv@msn.com

PART TWO: Site Location Information

County: Hennepin **City/Township:** Crystal
Parcel ID and/or Address: 30-003-4100
Legal Description (Section, Township, Range): Sec 20, T118N, R21W
Lat/Long (decimal degrees):
Attach a map showing the location of the site in relation to local streets, roads, highways.
Approximate size of site (acres) or if a linear project, length (feet):

If you know that your proposal will require an individual Permit from the U.S. Army Corps of Engineers, you must provide the names and addresses of all property owners adjacent to the project site. This information may be provided by attaching a list to your application or by using block 25 of the Application for Department of the Army permit which can be obtained at:

http://www.mvp.usace.army.mil/Portals/57/docs/regulatory/RegulatoryDocs/engform_4345_2012oct.pdf

PART THREE: General Project/Site Information

If this application is related to a delineation approval, exemption determination, jurisdictional determination, or other correspondence submitted ***prior to*** this application then describe that here and provide the Corps of Engineers project number.

Describe the project that is being proposed, the project purpose and need, and schedule for implementation and completion. The project description must fully describe the nature and scope of the proposed activity including a description of all project elements that effect aquatic resources (wetland, lake, tributary, etc.) and must also include plans and cross section or profile drawings showing the location, character, and dimensions of all proposed activities and aquatic resource impacts.

Medical Office building development

PART FOUR: Aquatic Resource Impact[1] Summary

If your proposed project involves a direct or indirect impact to an aquatic resource (wetland, lake, tributary, etc.) identify each impact in the table below. Include all anticipated impacts, including those expected to be temporary. Attach an overhead view map, aerial photo, and/or drawing showing all of the aquatic resources in the project area and the location(s) of the proposed impacts. Label each aquatic resource on the map with a reference number or letter and identify the impacts in the following table.

Aquatic Resource ID (as noted on overhead view)	**Aquatic Resource Type** (wetland, lake, tributary etc.)	**Type of Impact** (fill, excavate, drain, or remove vegetation)	**Duration of Impact** Permanent (P) or Temporary (T)[1]	**Size of Impact**[2]	**Overall Size of Aquatic Resource** [3]	**Existing Plant Community Type(s)** in Impact Area[4]	**County, Major Watershed #, and Bank Service Area #** of Impact Area[5]

[1]If impacts are temporary; enter the duration of the impacts in days next to the "T". For example, a project with a temporary access fill that would be removed after 220 days would be entered "T (220)".
[2]Impacts less than 0.01 acre should be reported in square feet. Impacts 0.01 acre or greater should be reported as acres and rounded to the nearest 0.01 acre. Tributary impacts must be reported in linear feet of impact and an area of impact by indicating first the linear feet of impact along the flowline of the stream followed by the area impact in parentheses). For example, a project that impacts 50 feet of a stream that is 6 feet wide would be reported as 50 ft (300 square feet).
[3]This is generally only applicable if you are applying for a de minimis exemption under MN Rules 8420.0420 Subp. 8, otherwise enter "N/A".
[4]Use *Wetland Plants and Plant Community Types of Minnesota and Wisconsin* 3rd Ed. as modified in MN Rules 8420.0405 Subp. 2.
[5]Refer to Major Watershed and Bank Service Area maps in MN Rules 8420.0522 Subp. 7.

If any of the above identified impacts have already occurred, identify which impacts they are and the circumstances associated with each:

PART FIVE: Applicant Signature

☐ Check here if you are requesting a pre-application consultation with the Corps and LGU based on the information you have provided. Regulatory entities will not initiate a formal application review if this box is checked.

By signature below, I attest that the information in this application is complete and accurate. I further attest that I possess the authority to undertake the work described herein.

Signature: X _____ Date: 9/19/2019

Vice President

I hereby authorize Wayne Jacobson to act on my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this application.

[1] **The term "impact" as used in this joint application form is a generic term used for disclosure purposes to identify activities that may require approval from one or more regulatory agencies. For purposes of this form it is not meant to indicate whether or not those activities may require mitigation/replacement.**

Attachment A
Request for Delineation Review, Wetland Type Determination, or Jurisdictional Determination

By submission of the enclosed wetland delineation report, I am requesting that the U.S. Army Corps of Engineers, St. Paul District (Corps) and/or the Wetland Conservation Act Local Government Unit (LGU) provide me with the following (check all that apply):

X☐ **Wetland Type Confirmation**

X☐ **Delineation Concurrence.** Concurrence with a delineation is a written notification from the Corps and a decision from the LGU concurring, not concurring, or commenting on the boundaries of the aquatic resources delineated on the property. Delineation concurrences are generally valid for five years unless site conditions change. Under this request alone, the Corps will not address the jurisdictional status of the aquatic resources on the property, only the boundaries of the resources within the review area (including wetlands, tributaries, lakes, etc.).

X☐ **Preliminary Jurisdictional Determination.** A preliminary jurisdictional determination (PJD) is a non-binding written indication from the Corps that waters, including wetlands, identified on a parcel may be waters of the United States. For purposes of computation of impacts and compensatory mitigation requirements, a permit decision made on the basis of a PJD will treat all waters and wetlands in the review area as if they are jurisdictional waters of the U.S. PJDs are advisory in nature and may not be appealed.

☐ **Approved Jurisdictional Determination.** An approved jurisdictional determination (AJD) is an official Corps determination that jurisdictional waters of the United States are either present or absent on the property. AJDs can generally be relied upon by the affected party for five years. An AJD may be appealed through the Corps administrative appeal process.

In order for the Corps and LGU to process your request, the wetland delineation must be prepared in accordance with the 1987 Corps of Engineers Wetland Delineation Manual, any approved Regional Supplements to the 1987 Manual, and the *Guidelines for Submitting Wetland Delineations in Minnesota* (2013).
http://www.mvp.usace.army.mil/Missions/Regulatory/DelineationJDGuidance.aspx