

## Minnesota Wetland Conservation Act Notice of Decision

<b>Local Government Unit:</b> City of Crystal	<b>County:</b> Hennepin
<b>Applicant Name:</b> Joey Diederichs	<b>Applicant Representative:</b> Jacobson Environmental
<b>Project Name:</b> 3501 Douglas Drive North, Crystal <b>LGU Project No. (if any):</b>	
<b>Date Application Received by LGU:</b> 9/25/2019	
<b>Date of LGU Decision:</b> 11/07/2019	
<b>Date this Notice was Sent:</b> 11/07/2019	

**WCA Decision Type** - check all that apply

<input checked="" type="checkbox"/> Wetland Boundary/Type	<input type="checkbox"/> Sequencing	<input type="checkbox"/> Replacement Plan	<input type="checkbox"/> Bank Plan (not credit purchase)
<input type="checkbox"/> No-Loss (8420.0415)	<input type="checkbox"/> Exemption (8420.0420)		
Part: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input type="checkbox"/> H		Subpart: <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6 <input type="checkbox"/> 7 <input type="checkbox"/> 8 <input type="checkbox"/> 9	

**Replacement Plan Impacts** (replacement plan decisions only)

Total WCA Wetland Impact Area:
Wetland Replacement Type: <input type="checkbox"/> Project Specific Credits: <input type="checkbox"/> Bank Credits:
Bank Account Number(s):

**Technical Evaluation Panel Findings and Recommendations (attach if any)**

<input type="checkbox"/> Approve <input type="checkbox"/> Approve w/Conditions <input type="checkbox"/> Deny <input checked="" type="checkbox"/> No TEP Recommendation
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**LGU Decision**

<input type="checkbox"/> Approved with Conditions (specify below) <sup>1</sup> List Conditions:	<input checked="" type="checkbox"/> Approved <sup>1</sup>	<input type="checkbox"/> Denied
<b>Decision-Maker for this Application:</b> <input checked="" type="checkbox"/> Staff <input type="checkbox"/> Governing Board/Council <input type="checkbox"/> Other:		
<b>Decision is valid for:</b> <input checked="" type="checkbox"/> 5 years (default) <input type="checkbox"/> Other (specify):		

<sup>1</sup> *Wetland Replacement Plan approval is not valid until BWSR confirms the withdrawal of any required wetland bank credits. For project-specific replacement a financial assurance per MN Rule 8420.0522, Subp. 9 and evidence that all required forms have been recorded on the title of the property on which the replacement wetland is located must be provided to the LGU for the approval to be valid.*

**LGU Findings** – Attach document(s) and/or insert narrative providing the basis for the LGU decision<sup>1</sup>.

<input checked="" type="checkbox"/> Attachment(s) (specify): <b>site maps</b>
<input checked="" type="checkbox"/> Summary:
<b>On behalf of 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.</b>
<b>The wetland delineation report findings determined that no wetlands are present within the property. The wetland delineation report and a WCA Notice of Application were provided to TEP members on 10/01/2019.</b>

A site review was conducted on 10/4/2019 by Karen Wold (Barr Engineering for the City of Crystal), who concurred with the no-wetland determination within the evaluation area, and noted that a wetland is present approximately 10 feet north of the property boundary. The comment period ended on 10/23/2019 and no comments were received. The no-wetland determination is accurate based on the requirements of the 1987 U.S. Army Corps of Engineers Wetland Delineation Manual, the 2010 Midwest Regional Supplement, and the 2015 Guidance for Submittal of Delineation Reports to the USACE and WCA LGU in Minnesota, Version 2.0.

<sup>1</sup> Findings must consider any TEP recommendations.

**Attached Project Documents**

Site Location Map     Project Plan(s)/Descriptions/Reports (specify):

**Appeals of LGU Decisions**

If you wish to appeal this decision, you must provide a written request within 30 calendar days of the date you received the notice. All appeals must be submitted to the Board of Water and Soil Resources Executive Director along with a check payable to BWSR for \$500 *unless* the LGU has adopted a local appeal process as identified below. The check must be sent by mail and the written request to appeal can be submitted by mail or e-mail. The appeal should include a copy of this notice, name and contact information of appellant(s) and their representatives (if applicable), a statement clarifying the intent to appeal and supporting information as to why the decision is in error. Send to:

Appeals & Regulatory Compliance Coordinator  
 Minnesota Board of Water & Soils Resources  
 520 Lafayette Road North  
 St. Paul, MN 55155  
[travis.germundson@state.mn.us](mailto:travis.germundson@state.mn.us)

Does the LGU have a local appeal process applicable to this decision?

Yes<sup>1</sup>       No

<sup>1</sup>If yes, all appeals must first be considered via the local appeals process.

**Local Appeals Submittal Requirements** (LGU must describe how to appeal, submittal requirements, fees, etc. as applicable)

**Notice Distribution (include name)**

*Required on all notices:*

<input checked="" type="checkbox"/> SWCD TEP Member: Stacey Lijewski	<input checked="" type="checkbox"/> BWSR TEP Member: Ben Carlson
<input checked="" type="checkbox"/> LGU TEP Member (if different than LGU contact): Mark Ray (City of Crystal)	
<input checked="" type="checkbox"/> DNR Representative: Leslie Parris	
<input checked="" type="checkbox"/> Watershed District or Watershed Mgmt. Org.: Laura Jester (Keystone Waters, Bassett Creek WMC administrator), Karen Chandler (Barr Engineering, Engineer for Bassett Creek WMC)	
<input checked="" type="checkbox"/> Applicant (notice only): Joey Diederichs <input checked="" type="checkbox"/> Agent/Consultant (notice only): Wayne Jacobson (Jacobson Environmental)	

*Optional or As Applicable:*

<input checked="" type="checkbox"/> Corps of Engineers:	
<input type="checkbox"/> BWSR Wetland Mitigation Coordinator (required for bank plan applications only):	
<input type="checkbox"/> Members of the Public (notice only):	<input type="checkbox"/> Other:

<b>Signature:</b>  Mark Ray, PE, Director of Public Works	<b>Date:</b> 11/06/2019
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This notice and accompanying application materials may be sent electronically or by mail. The LGU may opt to send a summary of the application to members of the public upon request per 8420.0255, Subp. 3.



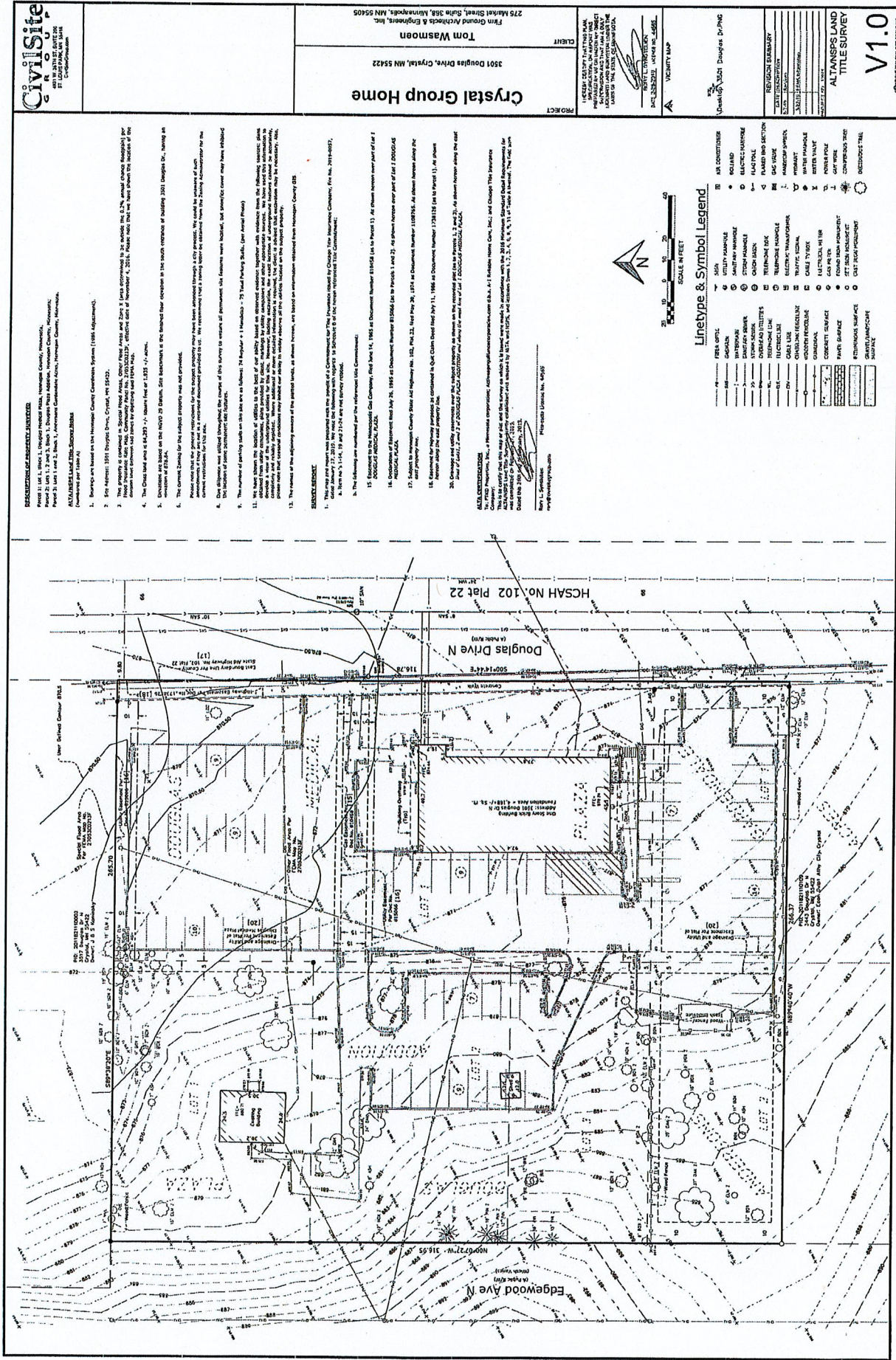
### 3501 Douglas Dr N

Figure 1 Site Location Map





Figure 5 Concept Plan Map



#### RECORDING INSTRUMENT ANALYSIS

- Parcel 1 Lot 1, Block 1, Crystal Group Home, Washington County, Minnesota.  
Parcel 2 Lots 1, 2, 3, 4, Block 1, Douglas Drive, Washington County, Minnesota.  
Parcel 3 Lot 1, Block 1, Douglas Drive, Washington County, Minnesota.  
Parcel 4 Lot 1, Block 1, Douglas Drive, Washington County, Minnesota.
1. Bearings are based on the Minnesota Current Corrections System (1986 adjustment).
  2. File Reference: 1991 Douglas Drive, Crystal, MN 55422.
  3. The property is located in Douglas Drive, Crystal, MN 55422. The property is located in Douglas Drive, Crystal, MN 55422. The property is located in Douglas Drive, Crystal, MN 55422. The property is located in Douglas Drive, Crystal, MN 55422. The property is located in Douglas Drive, Crystal, MN 55422.
  4. The Chain Line is 64.375 ± - - - - - Station Feet of 1,353 ± - - - - -
  5. Enclosure is based on the 1980 ± 20± Station. See attachment to the enclosed floor plan for the location of station 201 Douglas Dr., having an enclosure of 878.84±.
  6. The current zoning for this subject property was not provided.
  7. The property is located in Douglas Drive, Crystal, MN 55422. The property is located in Douglas Drive, Crystal, MN 55422. The property is located in Douglas Drive, Crystal, MN 55422. The property is located in Douglas Drive, Crystal, MN 55422. The property is located in Douglas Drive, Crystal, MN 55422.
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  9. The number of parking spaces on this site are as follows: 74 regular + 1 handicap = 75 Total Parking Spaces. (See Attachments)
  10. We have shown the location of all utility lines on this site as follows: 74 regular + 1 handicap = 75 Total Parking Spaces. (See Attachments)
  11. We have shown the location of all utility lines on this site as follows: 74 regular + 1 handicap = 75 Total Parking Spaces. (See Attachments)
  12. We have shown the location of all utility lines on this site as follows: 74 regular + 1 handicap = 75 Total Parking Spaces. (See Attachments)
  13. The number of parking spaces on this site are as follows: 74 regular + 1 handicap = 75 Total Parking Spaces. (See Attachments)

#### ENCLOSURES

1. The map of property interest was prepared by the undersigned in accordance with the Minnesota Current Corrections System (1986 adjustment), the Minnesota Current Corrections System (1986 adjustment), the Minnesota Current Corrections System (1986 adjustment), and the Minnesota Current Corrections System (1986 adjustment).
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#### ALTA CERTIFICATION

Crystal Group Home, Inc., a Minnesota corporation, is the owner of the property described herein. This is to certify that the map of the property interest shown on this map was prepared in accordance with the Minnesota Current Corrections System (1986 adjustment), the Minnesota Current Corrections System (1986 adjustment), the Minnesota Current Corrections System (1986 adjustment), and the Minnesota Current Corrections System (1986 adjustment).

Dated this 15th day of December, 2025.

\_\_\_\_\_  
Professional Surveyor, Minnesota  
Registration Number: MN 6432

#### PROJECT

**Crystal Group Home**  
3501 Douglas Drive, Crystal, MN 55422  
Tom Wasmoen  
Firm Ground Architects & Engineers, Inc.  
275 Market Street, Suite 305, Minneapolis, MN 55405

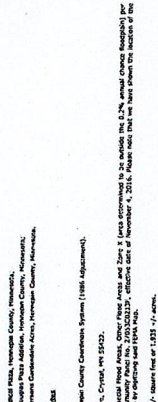
#### CLEAR

GENERAL NOTES:  
1. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.  
2. ALL DIMENSIONS ARE TO BE MEASURED ALONG THE CENTERLINE UNLESS OTHERWISE NOTED.  
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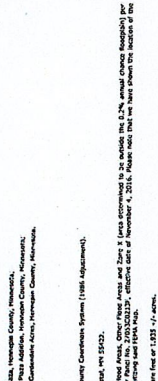
#### VACUITY MAP

\_\_\_\_\_  
Professional Surveyor, Minnesota  
Registration Number: MN 6432

#### SCALE IN FEET



#### North Arrow



#### Legend

- 1. EASEMENTS
- 2. UTILITY MARKERS
- 3. EASEMENT BOUNDARIES
- 4. PROPERTY BOUNDARIES
- 5. LOT LINES
- 6. EASEMENT BOUNDARIES
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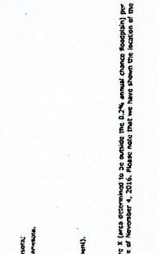
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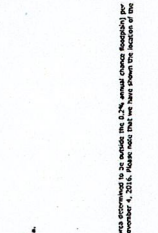
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# Hennepin County Natural Resources Map

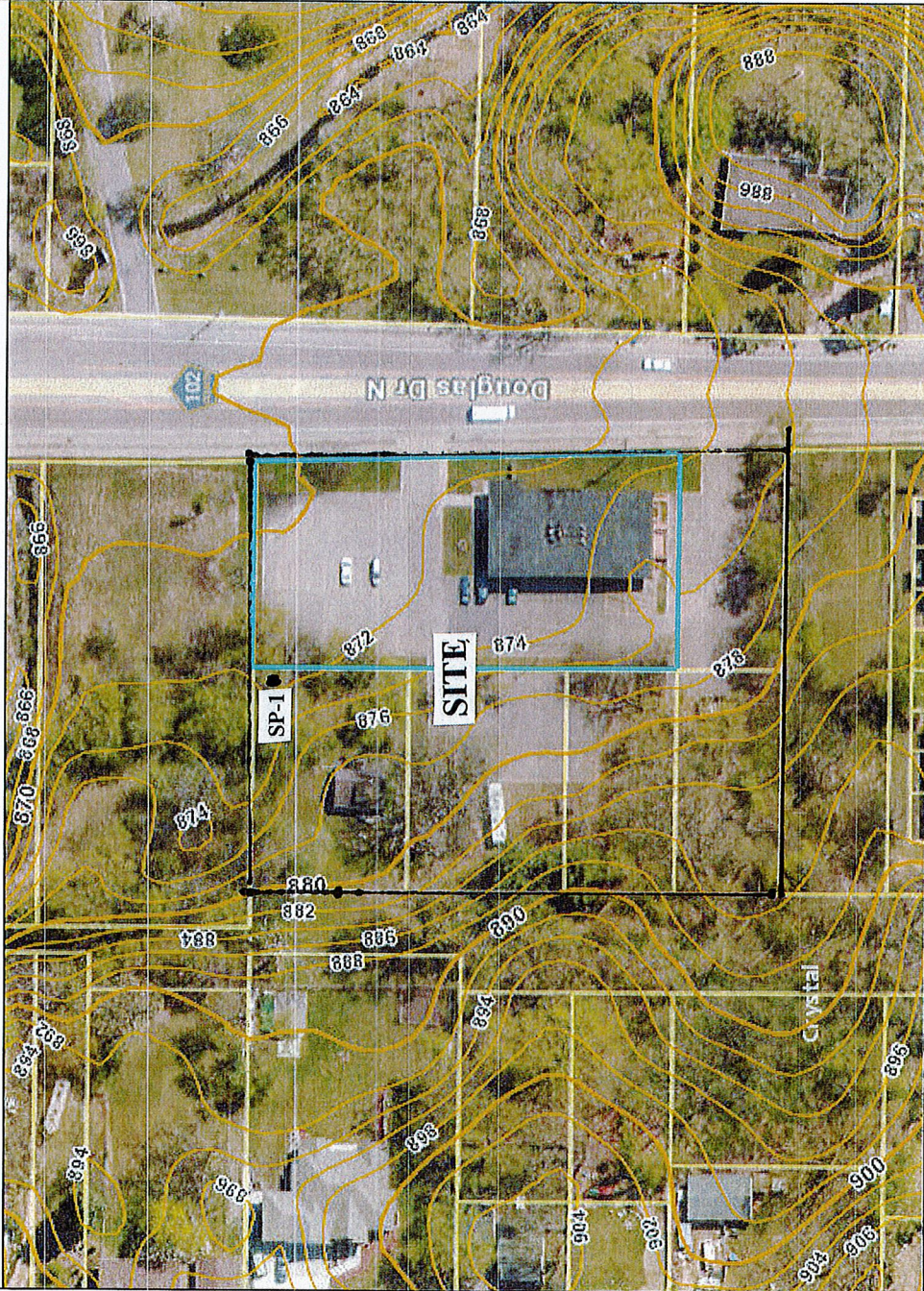
Date: 9/16/2019

## Legend

2 Foot Elevation Contours

— Index

— Intermediate



Comments:  
Figure 6 Site Map

PID: 201182110003  
Address: 3501 DOUGLAS DR N,  
CRYSTAL  
Owner Name: FTKD PROPERTIES INC  
Acres: 0.74

1 inch = 100 feet



This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.  
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