Minnesota Wetland Conservation Act
Notice of Decision

Local Government Unit (LGU)
City of Plymouth

Address
3400 Plymouth Blvd.
Plymouth, MN, 55447

1. PROJECT INFORMATION

<table>
<thead>
<tr>
<th>Applicant Name</th>
<th>Project Name</th>
<th>Date of Application</th>
<th>Application Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rock Hill Management, LLC</td>
<td>Agora</td>
<td>4/6/17</td>
<td>NA</td>
</tr>
<tr>
<td>Aperva Patel</td>
<td></td>
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</tr>
</tbody>
</table>

☐ Attach site locator map.

Type of Decision:

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

☐ Replacement Plan

Technical Evaluation Panel Findings and Recommendation (if any):

☐ Approve  ☐ Approve with conditions  ☐ Deny

Summary (or attach):

2. LOCAL GOVERNMENT UNIT DECISION

Date of Decision: May 9, 2017

☒ Approved  ☐ Approved with conditions (include below)

Denied

LGU Findings and Conclusions (attach additional sheets as necessary):

Rock Hill Management, LLC proposes to redevelop a 20-acre commercial area in the City of Plymouth into an urban type village with retail businesses, office space, two hotels, senior housing, and a 3-story parking ramp. The site is currently an abandoned 1970s area strip mall, expansive parking, and degraded wetland. The applicant proposes a mix of permanent and temporary impacts. Permanent impacts include 1.01 acres of Wetland A. Stream A and B also are impacted, however these stream impacts are contained within Wetland A and are there for accounted with impacts to Wetland A.

Wetland mitigation is proposed as the purchase of 2.02 acres Type 1/3 wetland bank credits from Bank #1542, Bank Service Area 7, Major Watershed 18 North, Stearns County.
For Replacement Plans using credits from the State Wetland Bank:

<table>
<thead>
<tr>
<th>Bank Account #</th>
<th>Bank Service Area</th>
<th>County</th>
<th>Credits Approved for Withdrawal (sq. ft. or nearest .01 acre)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1542</td>
<td>7</td>
<td>Stearns</td>
<td>2.02 acre</td>
</tr>
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</table>

**Replacement Plan Approval Conditions.** In addition to any conditions specified by the LGU, the approval of a Wetland Replacement Plan is conditional upon the following:

- **Financial Assurance:** For project-specific replacement that is not in-advance, a financial assurance specified by the LGU must be submitted to the LGU in accordance with MN Rule 8420.0522, Subp. 9 (List amount and type in LGU Findings).

- **Deed Recording:** For project-specific replacement, evidence must be provided to the LGU that the BWSR “Declaration of Restrictions and Covenants” and “Consent to Replacement Wetland” forms have been filed with the county recorder’s office in which the replacement wetland is located.

- **Credit Withdrawal:** For replacement consisting of wetland bank credits, confirmation that BWSR has withdrawn the credits from the state wetland bank as specified in the approved replacement plan.

**Wetlands may not be impacted until all applicable conditions have been met!**

**LGU Authorized Signature:**

Signing and mailing of this completed form to the appropriate recipients in accordance with 8420.0255, Subp. 5 provides notice that a decision was made by the LGU under the Wetland Conservation Act as specified above. If additional details on the decision exist, they have been provided to the landowner and are available from the LGU upon request.

<table>
<thead>
<tr>
<th>Name</th>
<th>Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>Derek Asche</td>
<td>Water Resources Manager</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Signature</th>
<th>Date</th>
<th>Phone Number and E-mail</th>
</tr>
</thead>
<tbody>
<tr>
<td>Derek Asche</td>
<td>5/17/17</td>
<td>763-509-5526 <a href="mailto:dasche@plymouthmn.gov">dasche@plymouthmn.gov</a></td>
</tr>
</tbody>
</table>

**THIS DECISION ONLY APPLIES TO THE MINNESOTA WETLAND CONSERVATION ACT.** Additional approvals or permits from local, state, and federal agencies may be required. Check with all appropriate authorities before commencing work in or near wetlands.

Applicants proceed at their own risk if work authorized by this decision is started before the time period for appeal (30 days) has expired. If this decision is reversed or revised under appeal, the applicant may be responsible for restoring or replacing all wetland impacts.

This decision is valid for three years from the date of decision unless a longer period is advised by the TEP and specified in this notice of decision.

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**3. APPEAL OF THIS DECISION**

Pursuant to MN Rule 8420.0905, any appeal of this decision can only be commenced by mailing a petition for appeal, including applicable fee, within thirty (30) calendar days of the date of the mailing of this Notice to the following as indicated:

Check one:

- ☐ Appeal of an LGU staff decision. Send petition and $______ fee (if applicable) to:
- ☒ Appeal of LGU governing body decision. Send petition and $500 filing fee to:
  
  Executive Director
  
  Minnesota Board of Water and Soil Resources
  
  520 Lafayette Road North
  
  St. Paul, MN 55155
4. LIST OF ADDRESSEES

- SWCD TEP member: Ms. Stacey Lijewski, HCD, 701 Fourth Avenue South, Suite 700, Minneapolis, MN, 55415-1600 (sent electronically)
- BWSR TEP member: Ben Meyer, BWSR, 520 Lafayette Road North, St. Paul, MN, 55401-1397 (sent electronically)
- LGU TEP member (if different than LGU Contact): Becky Horton, MN DNR, 1200 Warner Road, St. Paul, MN, 55106 (sent electronically)
- DNR TEP member: Kate Drewry, Area Hydrologist, MN DNR, 1200 Warner Road, St. Paul, MN, 55106 (sent electronically)
- WD or WMO (if applicable): BCWMC, c/o Laura Jester, Keystone Waters LLC, 16145 Hillcrest Lane, Eden Prairie, MN, 55346 (sent electronically)
- Applicant (notice only) and Landowner (if different):
  - Apurva Patel (sent electronically)
  - John Hink, Solution Blue (sent electronically)
  - Doug Mensing, AES (sent electronically)
- Members of the public who requested notice (notice only):
- Corps of Engineers Project Manager (notice only): Melissa Jenny, Army Corps of Engineers, 180 4th Street East, Suite 700, St. Paul, MN, 55101-1678 (sent electronically)
- BWSR Wetland Bank Coordinator (wetland bank plan applications only)

5. MAILING INFORMATION

- For a list of BWSR TEP representatives: [www.bwsr.state.mn.us/aboutbwsr/workareas/WCA_areas.pdf](http://www.bwsr.state.mn.us/aboutbwsr/workareas/WCA_areas.pdf)
- For a list of DNR TEP representatives: [www.bwsr.state.mn.us/wetlands/wca/DNR_TEP_contacts.pdf](http://www.bwsr.state.mn.us/wetlands/wca/DNR_TEP_contacts.pdf)
- Department of Natural Resources Regional Offices:

<table>
<thead>
<tr>
<th>NW Region:</th>
<th>NE Region:</th>
<th>Central Region:</th>
<th>Southern Region:</th>
</tr>
</thead>
</table>

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

- For a list of Corps of Project Managers: [www.mvpc.usace.army.mil/regulatory/default.asp?pageid=687](http://www.mvpc.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

6. ATTACHMENTS

In addition to the site locator map, list any other attachments:

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BWSR Forms 7-1-10
Page 3