

Minnesota Wetland Conservation Act

Notice of Decision

Item 7G.
BCWMC
9-20-18

Local Government Unit (LGU) City of Plymouth	Address 3400 Plymouth Blvd. Plymouth, MN, 55447
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1. PROJECT INFORMATION

Applicant Name Halley Land Corp.	Project Name The Cove at Zachary Lane	Date of Application 7/13/18	Application Number NA
<input checked="" type="checkbox"/> Attach site locator map.			

Type of Decision:

<input checked="" type="checkbox"/> Wetland Boundary or Type	<input type="checkbox"/> No-Loss	<input type="checkbox"/> Exemption	<input type="checkbox"/> Sequencing
<input type="checkbox"/> Replacement Plan	<input type="checkbox"/> Banking Plan		

Technical Evaluation Panel Findings and Recommendation (if any):

<input type="checkbox"/> Approve	<input type="checkbox"/> Approve with conditions	<input type="checkbox"/> Deny
Summary (or attach):		

2. LOCAL GOVERNMENT UNIT DECISION

Date of Decision: 8/15/18		
<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Approved with conditions (include below)	<input type="checkbox"/> Denied

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

Anderson Engineering, LLC visited the site in July of 2018 to examine the presence and extent of wetlands on the property. Two wetlands were identified on-site. Wetland 1 is a Type 2/4, PABG/PEM1B, Fresh Wet Meadow/Deep Marsh dominated by reed canary grass, kentucky bluegrass, and orange jewel weed. Wetland 2 is a Type 2, PEM1B, Fresh Wet Meadow dominated by red canary grass and clearweed.
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For Replacement Plans using credits from the State Wetland Bank:

Bank Account #	Bank Service Area	County	Credits Approved for Withdrawal (sq. ft. or nearest .01 acre)
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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.		
Name Derek Asche	Title Water Resources Manager	
Signature 	Date 8/17/18	Phone Number and E-mail 763-509-5526 dasche@plymouthmn.gov

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.

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:

<input checked="" type="checkbox"/> Appeal of an LGU staff decision. Send petition and \$0 fee (if applicable) to: Derek Asche, Water Resources Manager City of Plymouth 3400 Plymouth Blvd. Plymouth, MN, 55447	<input type="checkbox"/> 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 Carlson, BWSR, 520 Lafayette Road North, St. Paul, MN, 55401-1397 (sent electronically)**
- ☐ LGU TEP member (if different than LGU Contact):
- ☒ DNR TEP member: **Becky Horton, MN DNR, 1200 Warner Road, St. Paul, MN, 55106 (sent electronically)**
- ☒ DNR Regional Office (if different than DNR TEP member)
Jason Spiegel, Area Hydrologist, MN DNR, 1200 Warner Road, St. Paul, MN, 55106 (sent electronically)
- ☒ WD or WMO (if applicable):
BCWMC c/o Laura Jester (sent electronically)
- ☒ Applicant (notice only) and Landowner (if different):
Ben Hodapp, Anderson Engineering, LLC (sent electronically)
- ☒ Members of the public who requested notice (notice only):
Eileen Reinke, 22716 Boyne St. NE, Stacy, MN, 55079-9355
- ☒ Corps of Engineers Project Manager (notice only): **Army Corps of Engineers, 180 5th 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
- For a list of DNR TEP representatives: www.bwsr.state.mn.us/wetlands/wca/DNR_TEP_contacts.pdf
- Department of Natural Resources Regional Offices:

<u>NW Region:</u>	<u>NE Region:</u>	<u>Central Region:</u>	<u>Southern Region:</u>
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:

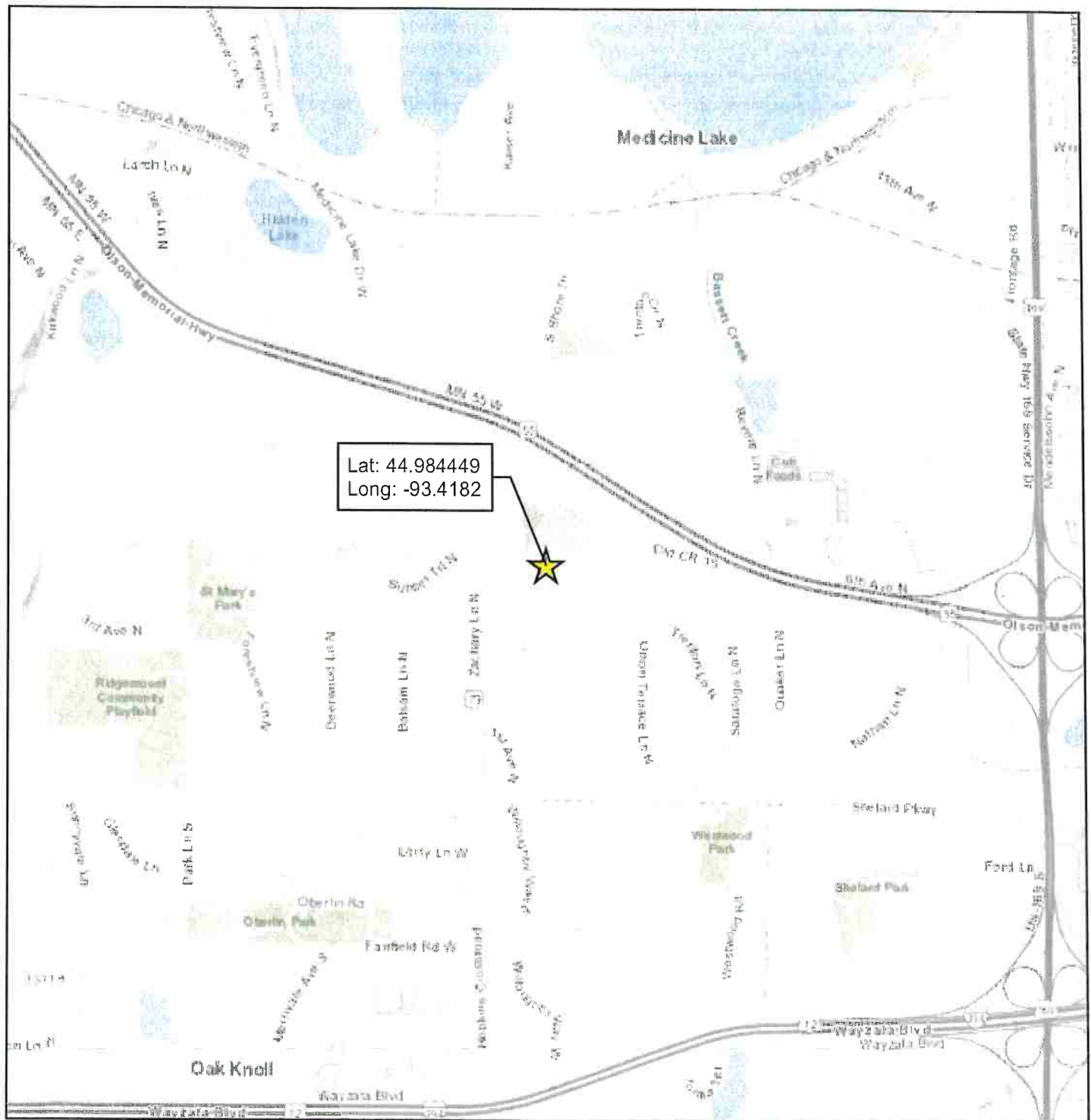
US Army Corps of Engineers
St. Paul District, ATTN: OP-R
180 Fifth St. East, Suite 700
St. Paul, MN 55101-1678

- 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

6. ATTACHMENTS

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

☐
☐



PROJECT LOCATION



1 in = 0.25 miles

0 0.125 0.25 0.5

Miles

Plymouth, Hennepin County, MN

PID: 053-3611822320006



ENGINEERING • ARCHITECTURE • LAND SURVEYING
ENVIRONMENTAL SERVICES • LANDSCAPE ARCHITECTURE

LOCATION - FIGURE 1
THE COVE AT ZACHARY LANE
WETLAND INVESTIGATION

Minnesota Wetland Conservation Act

Notice of Decision

Local Government Unit (LGU) City of Plymouth	Address 3400 Plymouth Blvd. Plymouth, MN, 55447
--	---

1. PROJECT INFORMATION

Applicant Name Derek Asche City of Plymouth	Project Name Neighborhood Drainage Improvements	Date of Application 7/19/18	Application Number NA
<input checked="" type="checkbox"/> Attach site locator map.			

Type of Decision:

<input checked="" type="checkbox"/> Wetland Boundary or Type	<input type="checkbox"/> No-Loss	<input type="checkbox"/> Exemption	<input type="checkbox"/> Sequencing
<input type="checkbox"/> Replacement Plan	<input type="checkbox"/> Banking Plan		

Technical Evaluation Panel Findings and Recommendation (if any):

<input type="checkbox"/> Approve	<input type="checkbox"/> Approve with conditions	<input type="checkbox"/> Deny
Summary (or attach):		

2. LOCAL GOVERNMENT UNIT DECISION

Date of Decision: 8/21/18		
<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Approved with conditions (include below)	<input type="checkbox"/> Denied

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

<p>The City of Plymouth is reviewing the possibility of drainage improvements within 3 neighborhoods (Ivanhoe, French Ridge, St. Mary's) in the city. Kjolhaug Environmental Services Company visited the three sites in the Spring/Summer of 2018.</p> <p>Two wetlands were delineated at the Ivanhoe site. Wetland 1 is a Type 7, PFO1B, Wooded Swamp dominated by green ash, jewelweed, green bulrush, and reed canary grass. Wetland 2 is a Type 3/5, PEM1C/PUB, open water, shallow marsh, dominated by open water and cattail.</p> <p>Two wetlands were delineated at the French Ridge site. Wetland 1 is a Type 2, PEM1B, Fresh Wet Meadow dominated by reed canary grass, cattail, and jewelweed. Wetland 2 is a Type 5, PUBG, open water wetland dominated by open water and green ash trees.</p> <p>Three wetlands were delineated at the St. Mary's site. Wetland 1 is a type 3/5, PEM1C/PABG, open water, shallow marsh, dominated by open water, cattail, and reed canary grass. Wetland 2 is a Type 3/5, PEM1C/PUBG, open water, shallow marsh, dominated by open water, cattail, and reed canary grass. Wetland 3 is a Type 1, PEM1A, seasonally flooded basin dominated by reed canary grass.</p>

For Replacement Plans using credits from the State Wetland Bank:


Bank Account #	Bank Service Area	County	Credits Approved for Withdrawal (sq. ft. or nearest .01 acre)
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Name Derek Asche	Title Water Resources Manager	
Signature 	Date 8/23/18	Phone Number and E-mail 763-509-5526 dasche@plymouthmn.gov

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Jason Spiegel, 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, 553467 (sent electronically)
- ☒ Applicant (notice only) and Landowner (if different):
See attached list
- ☒ Members of the public who requested notice (notice only):
Adam Pawelk, HTPO (sent electronically)
- ☒ Corps of Engineers Project Manager (notice only): **Army Corps of Engineers, 180 5th Street East, Suite 700, St. Paul, MN, 55101-1678 (sent electronically)**
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<u>NW Region:</u>	<u>NE Region:</u>	<u>Central Region:</u>	<u>Southern Region:</u>
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

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St. Paul District, ATTN: OP-R
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St. Paul, MN 55101-1678

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Wetland Bank Coordinator
520 Lafayette Road North
St. Paul, MN 55155

6. ATTACHMENTS

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- ☒ **Mailing List**
- ☐

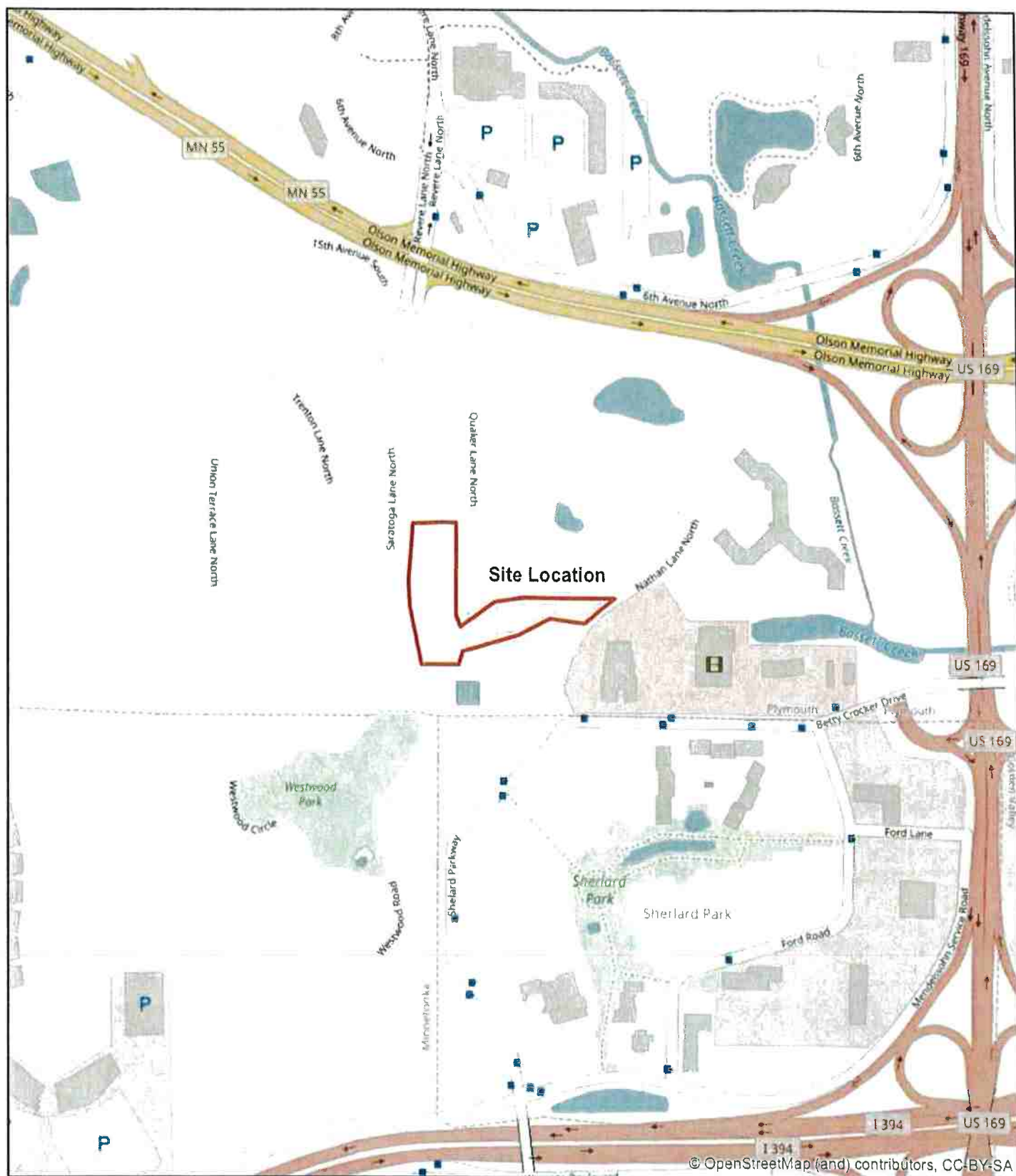
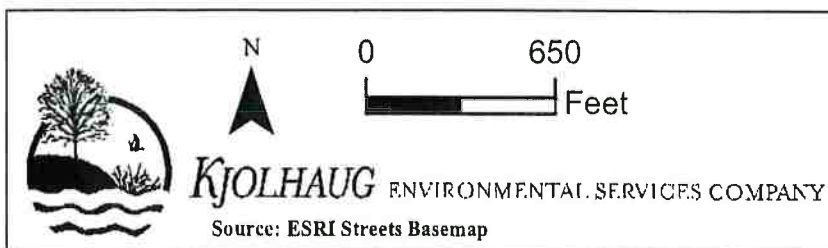


Figure 1 - Site Location Map



Ivanhoe Site (KES 2018-049)
Plymouth, Minnesota

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.

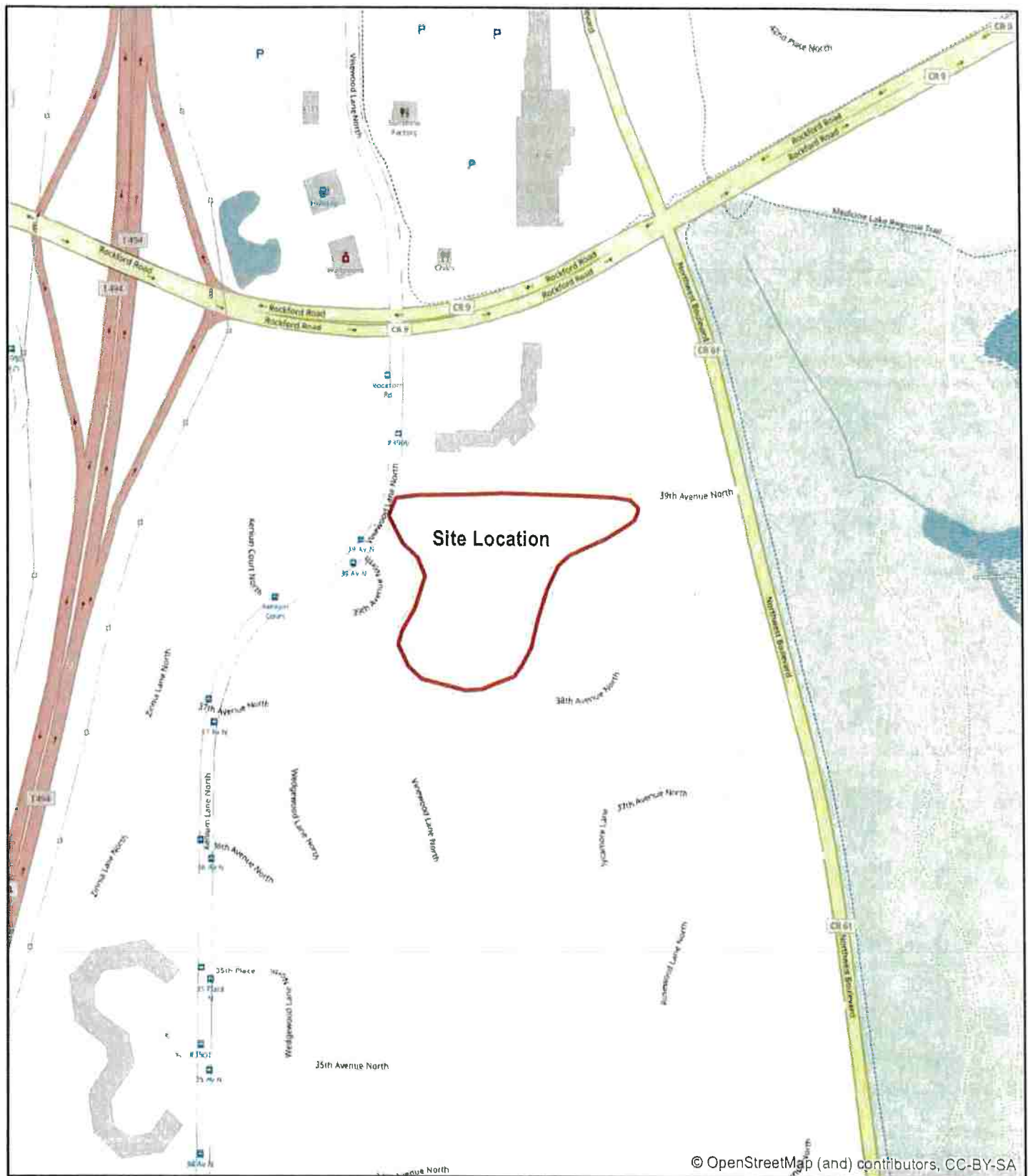


Figure 1 - Site Location Map



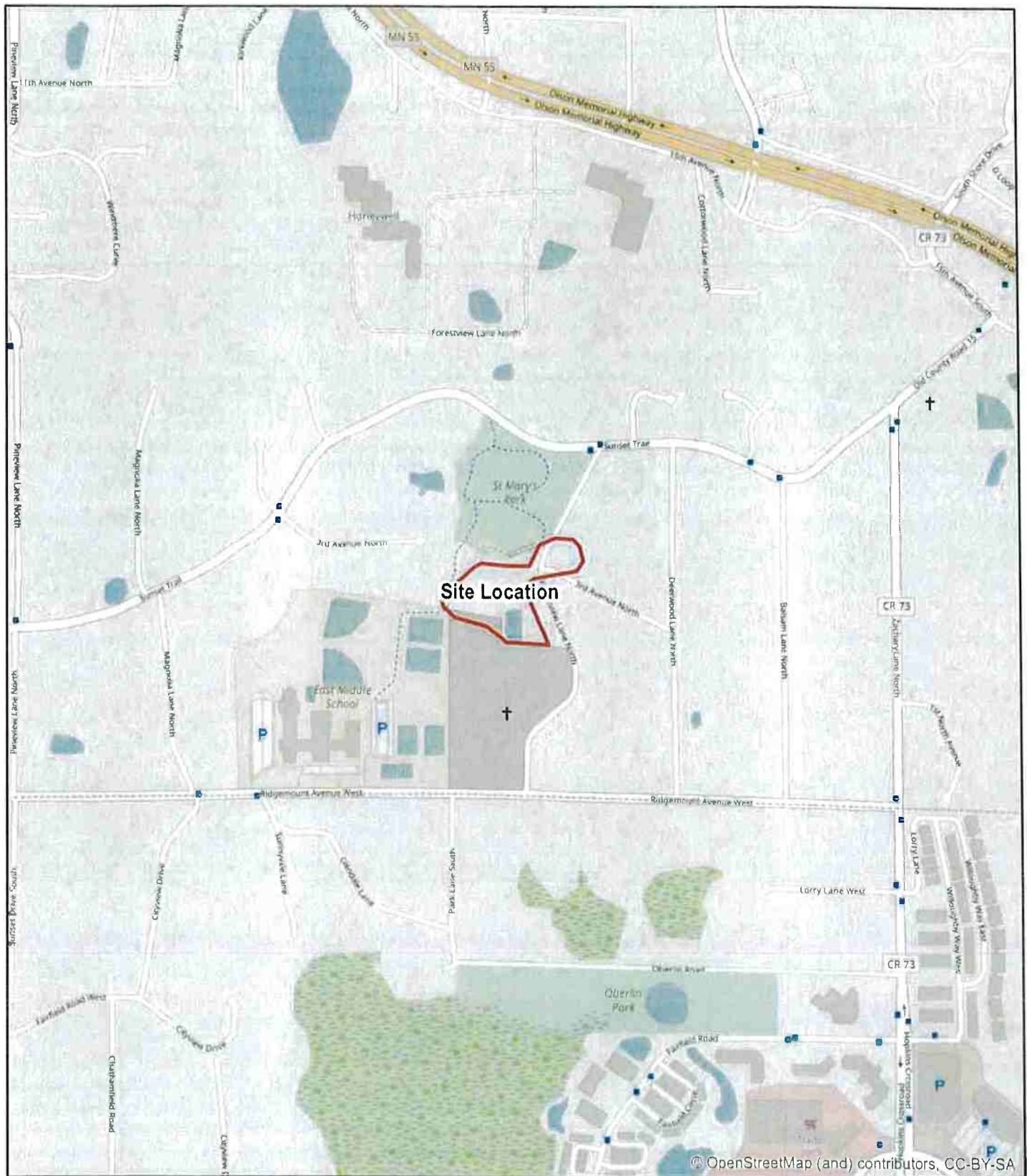


Figure 1 - Site Location Map



N



0 800 Feet



St. Mary's Park Site (KES 2018-049)
Plymouth, Minnesota

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.

KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

Source: ESRI Streets Basemap

IVANHOE / PHEASANT HILLS

<null> <null> <null> <null> <null>	ALEXANDER J BROST BARBRO M BROST 181 FERNDAL RD S WAYZATA MN 55391	ALISON N BELL 408 N 1ST ST # 302 MINNEAPOLIS MN 55401
ALL STREET INC 3320 NAVARRE LN ORON MN 55391	AMY C GILLESPIE 19223 BRIDLE PATH CORCORAN MN 55340	AMY S ROERING WILLIAM J COBIAN 35 NATHAN LN N # 316 PLYMOUTH, MN 55441
BARBARA L EICKHOLT 35 NATHAN LN N # 207 PLYMOUTH MN 55441	BETTE J JENSEN 35 NATHAN LN N # 117 PLYMOUTH, MN 55441	BEVERLY FELKNOR 35 NATHAN LN N # 121 PLYMOUTH, MN 55441
BORIS DAVYDOV 936 TRENTON LN N PLYMOUTH, MN 55441	BRENDA M PAPKE 35 NATHAN LN N # 203 PLYMOUTH, MN 55441	BRITTNEY L COFFEY JOSEPH M COFFEE 30 SARATOGA LN N PLYMOUTH MN 55441
BRODIE RAYMOND 35 NATHAN LN N # 123 PLYMOUTH MN 55441	CARL H VELDHUIZEN JOAN A VELDHUIZEN 125 QUAKER LN N PLYMOUTH MN 55441	CAROLYN S LARSON 35 NATHAN LN N # 305 PLYMOUTH, MN 55441
CATHERINE M HARTTEN 35 NATHAN LN N # 307 PLYMOUTH MN 55441	CHAD F HORTON 118 SARATOGA LN N PLYMOUTH, MN 55441	CHARLES K BANKS 35 NATHAN LN N # 306 PLYMOUTH, MN 55441
CONNOR BUDNER 35 NATHAN LN N # 309 PLYMOUTH MN 55441	CRAIG SCHULZ KAREN CHANDLER 135 QUAKER LN N PLYMOUTH MN 55441	DALE E HANKA CAROLYN J HANKA 35 NATHAN LN N # 101 PLYMOUTH MN 55441
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DON J MEIHOST 35 NATHAN LN N # 125 PLYMOUTH MN 55441	DONALDA M BROWNSON 35 NATHAN LN N # 315 PLYMOUTH MN 55441	DOROTHY J BIES 35 NATHAN LN N # 104 PLYMOUTH MN 55441
DOROTHY O NELSON 35 NATHAN LN N # 205 PLYMOUTH MN 55441	DOUGLAS G JERANSON JOLENE A JERANSON 305 FORESTVIEW LN N PLYMOUTH MN 55441	EFREM MISHEER 10350 CRESTRIDGE DR MINNETONKA, MN 55305

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1920 E MEDICINE LAKE BLVD
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PLYMOUTH MN 55441

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PLYMOUTH MN 55441

HENRY L WONG
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PLYMOUTH MN 55441

JAMES F DETRY
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PLYMOUTH MN 55441

JANET M LAHNA
35 NATHAN LN N # 110
PLYMOUTH MN 55441

JANICE NYGAARD TRUST
BRUCE A ADAMS
916 SOUTHWIND DR
BURNSVILLE MN 55306

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ELLEN T POKORNEY
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PLYMOUTH MN 55441

JASON C SCHULTZ
35 NATHAN LN N # 109
PLYMOUTH, MN 55441

JENNA MITELMAN
MICHAEL GOLDENBERG
110 QUAKER LN N
PLYMOUTH MN 55441

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PLYMOUTH, MN 55441

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ADELLE D WILLS
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PLYMOUTH, MN 55441

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PLYMOUTH, MN 55441

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ZENaida WONG
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205 FORESTVIEW LN N
PLYMOUTH MN 55441

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PLYMOUTH, MN 55441

MARIA C MARGO-PETERS
35 NATHAN LN N # 321
PLYMOUTH MN 55441

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LAUREN E ROPEL
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MARY K KAUFENBERG
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CAROL M FLAATA
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PLYMOUTH MN 55441

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ROBIN L EDGAR
1161 WAYZATA BLVD E # 400
WAYZATA MN 55391

MICHAEL P MOOERS
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PLYMOUTH MN 55441

MIKHAIL GITERMAN
ANNA, YAKOV, ALEKSANDR GITERMAN
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PLYMOUTH MN 55441

NANCY A ENGEL
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ERIC R JOHANSEN
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SHOREVIEW, MN 55126

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EDEN PRAIRIE MN 55347

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PLYMOUTH, MN 55441

PATRICIA J JAPS
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PLYMOUTH, MN 55441

PATRICK A BIANCONI
215 FORESTVIEW LN N
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PAVEL VASSERMAN
ADA VASSERMAN
35 NATHAN LN N # 222
PLYMOUTH, MN 55441

PEARL G GROSSMAN
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PLYMOUTH, MN 55441

PIERCE DYE LLC
3619 WASHBURN AVE S
MINNEAPOLIS MN 55410

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PLYMOUTH MN 55441

RAYMOND TREMBLAY
35 NATHAN LN N # 308
PLYMOUTH MN 55441

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JANET H LILLEMO
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PLYMOUTH MN 55441

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KARIN HUSEBY
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PLYMOUTH MN 55441

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PLYMOUTH, MN 55441

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EMILY S RIEGER
115 QUAKER LN N
PLYMOUTH, MN 55441

STEVEN C THAL
PEGGY BRAKKEN THAL
225 FORESTVIEW LN N
PLYMOUTH, MN 55441

SUSAN M KOERING
35 NATHAN LN N # 323
PLYMOUTH MN 55441

TERI L BERNARD
124 SARATOGA LN
PLYMOUTH, MN 55441

TSUKIKO I SHAUGHNESSY
DREW R SHAUGHNESSY
35 NATHAN LN N # 319
PLYMOUTH MN 55441

VASILY F SMIRNOV
MARGARITA G SMIRNOVA
35 NATHAN LN N # 213
PLYMOUTH MN 55441

VIOLETTE I GRAVELL
35 NATHAN LN N # 312
PLYMOUTH MN 55441

WAYZATA PUBLIC SCHOOLS ISD #284
210 CO RD 101 N
PO BOX 660
WAYZATA MN 55391

WILLOW CREEK LLC
235 NATHAN LN N
PLYMOUTH MN 55441

WILLOW GROVE CONDOMINIUM I ASSOC
C/O SHARPER MANAGEMENT
10340 VIKING DR # 105
EDEN PRAIRIE MN 55344

WILLOW GROVE CONDOS
%CARETAKER
35 NATHAN LN N # 113
PLYMOUTH, MN 55441

YELENA AKSTETER
35 NATHAN LN N # 326
PLYMOUTH MN 55441

YONG FU YU
JIAN QING LI
35 NATHAN LN N # 212
PLYMOUTH MN 55441

YURIY YESILEVSKIY
ESFIR EYVINA
35 NATHAN LN N # 301
PLYMOUTH, MN 55441

FRENCH RIDGE

CAROL J HOLMER REVOCABLE TRUST
13120 38TH AVE N
PLYMOUTH, MN 55441

CHAD M LETVIN
JENNIFER A LETVIN
13110 38TH AVE N
PLYMOUTH MN 55441

CITY OF PLYMOUTH
3400 PLYMOUTH BLVD
PLYMOUTH, MN 55447

DALE KRISHEF
250 TURNER CROSSROADS S # 321
ST LOUIS PARK MN 55416

DAWN R OLTMANS
13280 39TH AVE N
PLYMOUTH MN 55441

FRENCH RIDGE PARK PLACE
PO BOX 41802
PLYMOUTH MN 55441

FRENCH RIDGE TOWNHOMES
JULIE TREIT
14165 JAMES RD # 106
ROGERS MN 55374

JOHN L BANKS
ARIELLE WEBB
13210 38TH AVE N
PLYMOUTH MN 55441

KARIN A MECHELKE
13254 39TH AVE N
PLYMOUTH MN 55441

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PLYMOUTH, MN 55441

KERRI M ATHMANN
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NANETTE E HOERR
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AMY S CYTRON
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ST. Mary's

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