RICE CREEK WATERSHED DISTRICT

OCTOBER						
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6	7	8	9	10	11	12
13	14	15	16	17	18	19
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27	28	29	30	31		

NOVEMBER						
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17	18	19	20	21	22	23
24	25	26	27	28	29	30

RCWD BOARD OF MANAGERS REGULAR MEETING AGENDA

Wednesday, October 9, 2024, 9:00 a.m.

Shoreview City Hall Council Chambers
4600 North Victoria Street, Shoreview, Minnesota

or via Zoom Meeting:
https://us06web.zoom.us/j/86592916968?pwd=xosQm6ak29SPFxkOd9sYITI8sZycVb.1
Meeting ID: 865 9291 6968
Passcode: 142456
+1 312 626 6799 US (Chicago)
Meeting ID: 865 9291 6968
Passcode: 142456

Agenda

CALL TO ORDER

ROLL CALL

SETTING OF THE AGENDA

APPROVAL OF MINUTES: SEPTEMBER 25, 2024, REGULAR MEETING

CONSENT AGENDA

The following items will be acted upon without discussion in accordance with the staff recommendation and associated documentation unless a Manager or another interested person requests opportunity for discussion:

Table of Contents-Permit Applications Requiring Board Action

No.	Applicant	Location	Plan Type	Recommendation
24-062	Shuda Farms LLC	Lino Lakes	Final Site Drainage Plan	CAPROC 9 items
24-064	Lake Johanna Fire Department	Arden Hills	Final Site Drainage Plan	CAPROC 6 items
24-065	Construction Technology, Inc.	Columbus	Final Site Drainage Plan	CAPROC 6 items

It was moved by Manager _____ and seconded by Manager _____, to approve the consent agenda as outlined in the above Table of Contents in accordance with RCWD District Engineer's Findings and Recommendations, dated October 1, 2024.

Water Quality Grant Program Cost Share Application (Molly Nelson)

No.	Applicant	Location	Project Type	Eligible Cost	Pollutant Reduction	Funding Recommendation
W24-03	Jeff Burridge	Mahtomedi	Pervious Paver, Raingardens, and Upland Stabilization	$15,194.95	Volume: 4.3 in/yr TSS: 20.7 lbs/yr TP: 0.15 lbs/yr	50% cost share of $7,500 not to exceed 50%; or $7,500 whichever cost is lower

It was moved by Manager _____ and seconded by Manager _____, to approve the consent agenda as outlined in the above Table of Contents in accordance with RCWD Outreach and Grants Technician's Recommendations dated October 3, 2024.

WCA Application Requiring Board Action

No.	Applicant	Location	Plan Type	Recommendation
24-040	Contour Land, LLC Menomonie Land 11, LLC Rechner, LLC JSN Properties, LLC BlaineSpec IRA, LLC	Blaine	Wetland Alteration	Denial

It was moved by Manager _____ and seconded by Manager _____, to deny WCA sequencing application 24-040 as outlined in the above Table of Contents in accordance with RCWD Regulatory Manager's Recommendations and on the basis that the sequencing application does not meet the impact avoidance requirements of sequencing 8420.0520, dated October 9, 2024.

Open Mic/Public Comment

Any RCWD resident may address the Board in his or her individual capacity, for up to three minutes, on any matter not on the agenda. Speakers are requested to come to the podium, state their name and address for the record. Additional comments may be solicited and accepted in writing. Generally, the Board of Managers will not take official action on items discussed at this time, but may refer the matter to staff for a future report or direct that the matter be scheduled on an upcoming agenda.

Items Requiring Board Action

1. Valdes Lawn Care and Snow Removal, LLC Partial Pay Request #1 – Ramsey County Ditch #4 Project (Tom Schmidt)
2. Highway 61 Ponds Project-Engineer Selection (Matt Kocian and David Petry)
3. Ramsey/Hennepin/Anoka County Boundary Change Petition-Submittal to Board of Water and Soil Resources (Catherine Nester)
4. Check Register Dated October 9, 2024, in the Amount of $217,974.39 Prepared by Redpath and Company

Items for Discussion and Information

1. District Engineer Updates and Timeline
2. Administrator Updates
3. Manager Updates

APPROVAL OF MINUTES: SEPTEMBER 25, 2024, REGULAR MEETING

For Consideration of Approval at the October 9, 2024 Board Meeting.
Use these minutes only for reference until that time.

REGULAR MEETING OF THE RCWD BOARD OF MANAGERS

Wednesday, September 25, 2024

Shoreview City Hall Council Chambers
4600 North Victoria Street, Shoreview, Minnesota
and
Meeting also conducted by alternative means
(teleconference or video-teleconference) from remote locations

Minutes

CALL TO ORDER

President Michael Bradley called the meeting to order, a quorum being present, at 9:00 a.m.

ROLL CALL

Present: President Michael Bradley, 1st Vice-Pres. John Waller, 2nd Vice-Pres. Steve Wagamon, Treasurer Marcie Weinandt, and Secretary Jess Robertson

Absent: None

Staff Present: Regulatory Manager Patrick Hughes, Watershed Technician/Inspector Will Roach, Program Support Technician Emmet Hurley (video-conference), Project Manager David Petry (video-conference), Office Manager Theresa Stasica

Consultants: District Engineer Chris Otterness from Houston Engineering, Inc. (HEI); District Attorney Chuck Holtman from Smith Partners

Visitors: Chris Stowe, Roshaan Grieme (video-conference)

SETTING OF THE AGENDA

District Administrator Tomcik requested that an item be added to the agenda under Items for Discussion and Information as a new #1, Precipitation Events and the Rice Creek Watershed District Landscape.

Motion by Manager Weinandt, seconded by Manager Bradley, to approve the agenda, as amended. Motion carried 5-0.

READING OF THE MINUTES AND THEIR APPROVAL

Minutes of the September 9, 2024, Workshop and September 11, 2024, Board of Managers Regular Meeting. Motion by *Manager Robertson, seconded by Manager Weinandt, to approve the minutes as presented. Motion carried 5-0.*

CONSENT AGENDA

The following items will be acted upon without discussion in accordance with the staff recommendation and associated documentation unless a Manager or another interested person requests opportunity for discussion:

Table of Contents-Permit Applications Requiring Board Action

No.	Applicant	Location	Plan Type	Recommendation
24-058	Walters MRF LLC	Blaine	Final Site Drainage Plan	CAPROC 3 items

It was moved by Manager Weinandt and seconded by Manager Wagamon, to approve the consent agenda as outlined in the above Table of Contents in accordance with RCWD District Engineer's Findings and Recommendations, dated September 17, 2024. Motion carried 5-0.

OPEN MIC/PUBLIC COMMENT

Chris Stowe, 426 Pine Street, stated that he had attended the City meeting at Lino Lakes earlier in the week and he was confused. He explained that he had been told that the culverts on West Pine Street were lowered and that the District controls them, but at the last RCWD Board meeting, he was told that the next one down that crosses Andall Street was controlled by Lino Lakes and that the elevations were at the correct heights. He noted that he felt they were at the old correct heights and not the new ones because the pipes have been lowered. He asked who controlled the pipes because he was told by the City of Columbus and the City of Lino Lakes that they control the ditches, but the culverts were controlled by the District. He stated that the District had lowered the culvert north of him but now south of him was the City of Lino Lake's problem. He stated that he felt it needed to be both lowered and increased in size. He showed the Board some photos on his phone from the last rain event that occurred during the summer. He expressed concern about development and also the desire by Lino Lakes to bring in city sewer and water near this location which is land that is currently zoned agricultural. He stated that he did not believe that they should be doing any of the work that they were already doing until they all get the ACD 10-22-32 issues figured out because it was essentially a disaster. He stated that he was unsure if the District controlled the pipes that were downstream from him, and reiterated that he has been told that the elevations are correct, but noted that they were off of the old drawings, and they ended up lowering the culverts at both West Pine Street and Pine Street which floods him out even more. He noted that he had been talking with an individual who had purchased land in Columbus who told him that part of his property used to drain to Coon Creek but now that they have developed stuff in Blaine, his property was also getting flooded out. He stated that it appears that the water is being forced over from Coon Creek into the Rice Creek system which means it is flooding even worse.

District Engineer Otterness stated that regarding the ownership of the culverts under the roadway, the District, as the Drainage Authority, is responsible for the drainage system, however, any of the culverts that are along the system that are under a roadway are the responsibility of the road authority. He stated that the District identifies when those roadway culverts have been undersized or too high, thus constituting an obstruction to the system. He explained that the District has collaborated with the cities in order to get those culverts lowered or properly sized when they have identified as a potential obstruction. He stated

that with regard to the floodplain, the District has a rule that requires any property that places more than 100 cubic yards of fill within a floodplain to mitigate that fill, meaning they would have to excavate somewhere on their property in order to compensate for the amount of floodplain volume that would otherwise be lost in the system. He stated that if fill was brought in on a development, then the property owner would need to determine where they can excavate to make up for the difference in volume. He noted that there are some that they have anticipated and have identified floodplain mapping in the area Mr. Stowe was referring to and explained that the District has recognized that there is a substantial portion of the potentially developable area draining to the ACD 10-22-32 that is within the floodplain.

Mr. Stowe stated that he agreed with that but explained that the problem he was having right now is with both the culverts that cross into Lino Lakes. He stated that Lino Lakes was not officially notified about those culverts so he thinks someone messed up, if the pipes are theirs once it crosses that line, because the lowered the pipes north of him but had not downstream of him, nor did they increase any of the sizes. He stated that they now have storm surges going on which is why the sod farms were getting flooded out even worse and when they are underwater, he is underwater, because the whole system cannot take it, so it was spilling over the banks of ACD 10-22-32. He stated that the District seems to be saying that the culverts are now the city's responsibility and asked why the District had lowered the pipes on Pine Street. He explained that he felt this should have been a joint venture between the District, the City of Columbus, and the City of Lino Lakes and that he should have been notified immediately and noted that he felt that there were liabilities issues going on.

District Administrator Tomczik stated that the District, including its inspection staff, have been hard at work on ACD 10-22-32 and have done a records affirmation and confirmed all the work on the system. He asked District Engineer Otterness if, within all the survey work, the culverts were consistent with the ACSIC.

District Engineer Otterness stated that for the work that has been completed by the District, those elevations were consistent with the ACSIC. He stated that they have done a repair report in the past to identify the capacity of the culverts and identified that the capacity was sufficient based on those metrics. He noted that there would be a forthcoming report for the Board that will talk about the culverts on Pine Street and the relation to the two others downstream.

District Administrator Tomczik reminded the Board that Mr. Stowe had appeared before the Board previously about this issue and a determination had been made to put this item on their October Workshop meeting which was the report that District Engineer Otterness was referring to. He assured the Board that the work that the District does includes communications with the cities. He explained that they do work and collaborate with those entities and notification is consistent with the existing Statutes. He stated that the capacity of the system is the capacity of the system, and things that go beyond that and proposals like, lowering a culvert or increase the size of this culvert would be legally designated as improvements to the system which is a whole different matter beyond the maintenance that is undertaken.

Mr. Stowe stated that the District did an improvement of the system upstream of him.

District Administrator Tomczik clarified that the District had not constructed what would be legally designated as an improvement on the system under the drainage code.

Mr. Stowe suggested that the Board come out to Pine Street and take a look at the ditch, look at the 1890 surveys, the grade of the road, and how the water in the ditch now flows the opposite of the grade of the road. He stated that by combining all the ditches and creating ACD 10-22-32, they were now sending the water uphill toward his place. He noted that they had to lower the ditch because they ran out of elevation which is why the power poles are leaning towards the street. He stated that he questioned the District saying that the numbers were all good and reiterated his suggestion for them to look at the 1890 surveys.

Manager Waller stated that the whole ACD 10-22-32 complex is not just a question of what the capacity of the drainage system is because there are so many places where there are muck soils. He stated that the District, as the stormwater conveyance authority, isn't limited just to the 103E portion, which is the capacity, and explained that, in his opinion, they haven't adequately taken into consideration what the roads do to those areas that are adjacent the ditches that have the muck soils. He stated that the flowage of water through the muck soils that no longer takes place and now has to go through a straw, is a problem. He stated that the District has the authority to take a look at ground water that is just below the surface and how the water does and doesn't flow there. He noted that the District also had authority to work with the cities to do planning for stormwater conveyance systems under chapter 103B. He stated that this is a situation that has happened many times in the past because of the piecemeal approach to things, but in this case, it was active. He stated that he felt it was important for the District to not just consider the elevation of the culvert and the capacity of the actual drainage ditch, but also what the road situation was in 1890, the impact of building a road through a wetland with muck soil versus permeable soils, and how it would impact the area. He stated that he can remember seeing pictures of the same type of thing while serving on the Board a number of years ago on ditch 55 where all the homes were being put in on the west side. He stated that he felt that when the Board holds their workshop, they need to look at more than just chapter 103E but also what they can do about working with the cities for the other part.

Manager Robertson stated that she wanted to once again suggest that this item be brought to a workshop. She stated that she feels that sometimes Open Forum turns into an agenda item which should really just be an opportunity for the Board to hear the concerns of the residents and then for staff to take direct to place it on the workshop agenda. She stated that she felt it wasn't appropriate to dialogue this matter during the Open Forum portion of their meeting and suggested that the Board move on to the next agenda item.

President Bradley stated that the Board had already directed staff to bring this item back to the workshop meeting in October. He noted that they have also had discussions with the City of Columbus about the need for systemic planning because this is something that the District alone cannot fix.

ITEMS REQUIRING BOARD ACTION

1. 2025 Stormwater Management Grant Release

Watershed Technician/Inspector Roach presented the program documents for the 2025 Stormwater Management Program. He noted that they had been presented to the CAC at their September 4,

2024 meeting and based on their feedback, the documents have had a few revisions. He gave a brief overview of the recommended changes and updates from the CAC for the program documents and the grant agreement. He explained that the RFP had also been revised to note that applicants should review the program documents and stated that staff was recommending authorization of the program, solicitation of applications through the RFP process, and approval of HEI Task Order 2024-008 for engineering review of the applications.

Manager Wagamon referenced page 34 of the packet in the bottom paragraph where it states, 'will not consider projects from entities that owe funds to the District'. He asked if that meant funds in arrears or if it meant that if they had another project going that they were paying on if they would not be eligible.

President Bradley stated that he felt that the intent was if someone owed the District money because they hadn't paid.

Manager Wagamon referenced page 45 of the packet on the grant agreement, Section I. A (2), where it says, 'the District for the Administrator's written approval, not to be unreasonably withheld.' He stated that he felt the use of the word 'unreasonably' was pretty subjective and asked what it actually meant.

District Attorney Holtman explained that the wording was part of the existing boilerplate language and noted that it was a standard formulation where it is giving the other party the opportunity to present something different than what the agreement provides. He noted that the District would retain the discretion to decide whether the proposal would be consistent with program purposes or not, but also wanted to give some assurance that it would make that decision in good faith and not in a random manner.

Manager Wagamon thanked him for the explanation and asked if the District had any idea about the cost differences and if they were causing a lot of extra costs for people just applying for the program and explained that he did not want this to be so expensive that people do not even apply.

President Bradley noted that it has not been a problem so far.

Manager Wagamon agreed that it hadn't been a problem, but now they were adding additional items and was just curious about the overall costs and if the things that the District was asking for were expensive.

District Administrator Tomczik stated that he did not believe that these requests were expensive because they were all fairly routine items. He stated that he believed the work that Watershed Technician/Inspector Roach and the CAC have done was to get it more in the forefront discussion so everyone was thinking about it ahead of time.

Manager Robertson noticed that the majority of the red language highlighted was related to reporting and the aftermath. She asked if the requirement for reporting was based on previous grants that have been awarded where the standards were not met. She stated that she understands the desire for 'before' and 'after' to ensure that the work was done. She stated that some of the language included such as, requiring people for up to 10 years to report to the District, seemed a bit excessive to her. She suggested that the reporting period could perhaps be done when the District can ensure that the project was completed to the appropriate standards. She asked if there was going to be a template available for the applicant to use for the reporting requirement. She did not want the requirement to be burdensome to the applicant.

Manager Weinandt stated that these grants were requested by cities and organizations, not individuals. She explained that it was standard practice for any State grant that if you get a chunk of public money they were required to operate and maintain it for 10 years, which is what this portion of the document outlines. She noted that she served on the CAC for a few year when they would review the applications and some of them came in not completely thought out, so she felt what has been happening year after year is that the application was becoming more and more clear. She stated that she felt that having the applicants speak to people at the District prior to applying can save a lot of time. She stated that she felt that the CAC had really played an important role in talking about what the application looks like and also seriously reviewing the applications.

President Bradley shared examples of things like iron-enhanced sand filters or SAFL Baffles which require maintenance. He explained that he believed all this was doing was saying that the District knows that they will have to do maintenance on this and would like to know how they were going to do it.

Manager Weinandt asked how long the District had been awarding these grants and whether any of the projects had met the 10-year mark.

President Bradley stated that they have easily met the 10-year mark. He explained that he had been on the Board for 10 years and they have done this every year he has been involved.

Manager Waller stated that he did not know exactly how long they have been awarding the grants, but noted that they have been doing stormwater grants for a long time. He stated that they have required them to continue operating and maintaining these things, but was not sure that there had actually been a continuous annual report on them from each city. He stated that he would agree that requiring 10 years of reports was excessive.

Manager Robertson stated that the language in the packet identifies potential applicants as being cities, counties, school districts, libraries, and other public and private entities. She asked if private entities also meant that residents within the District would be allowed to apply for this grant.

District Administrator Tomczik stated that within the general frame of the District's stormwater management grant program, he would say private entity would be something like a corporate entity or a university, those landowners at would have a large campus. He noted that the public, or mom and pop landowners, would be more aligned with the water quality grant because the size of their property was typically significantly smaller and the capacity of a BMP would be significantly different. He stated that they 'could' apply, but felt it went back more to the element of what Watershed Technician/Inspector Roach has brought before the Board with early and good communication about what was intended and what would be involved and aligning that opportunity with the District's framework and experience in order for them to be successful.

Manager Robertson stated that she appreciated the language about a pre-application sit-down with staff because she felt that was very important within the planning process. She reiterated that she just did not want to make the aftermath of the grant process anymore difficult than it needed to be.

Watershed Technician/Inspector Roach stated that the 10-year requirement on page 43 of the packet would be asking the applicant to provide a maintenance plan of what activities would be taking place within the first 10 years of the project. He noted that the actual reporting aspect would only be an annual report for each year the grant was active.

Manager Waller asked what the word 'active' meant.

Watershed Technician/Inspector Roach explained that staff's intent, when using the term 'active', would be reporting for the lifespan of the agreement itself.

Manager Waller stated that description would make quite a bit of difference relating to that lifespan of the agreement itself versus the 10 years that had been mentioned.

District Engineer Otterness stated that he had just noticed one thing that may have the potential to be misinterpreted. He referenced page 38, 'Project proposing the maintenance or repair of existing stormwater management infrastructure are ineligible for Stormwater Management Grant funding.' He explained that specific wording, to him, would imply that any project that would have some component of it being repair or maintenance would make the whole project ineligible. He stated that he felt that the intent was to make ineligible those project components that were related to maintenance. He suggested that they amend the language to 'Project components which are intended solely for the maintenance or repair of existing stormwater management infrastructure are ineligible for the Stormwater Management Grant funding.'

Manager Waller thanked him for that comment, because he had written a note to himself on this page that he would not vote in favor of this for that reason. He stated that he felt the language was just too broad and goes against some of the things that the District wanted to do, for example,

encourage cleaning of stormwater ponds. He referenced the next sentence at the top of page 38 'Additionally, projects that are proposed by entities that owe funds to the District will not be considered.' He stated that he did not remember too many of the instances in his 18 years on the Board where someone owed money to the District. He stated that in his notes, he had this whole new section underlined, and would say 'no' to the whole section. He explained that he did not think the language should be amended and instead, it should be struck.

Manager Weinandt asked what would happen when the 10 years was met but repairs were needed. She asked if the city or the other entity would be stuck with keeping it up. She stated that the other clarifying question she had was that this was the Stormwater Management Grant but there is also the $500 mini grant as well as a grant in between the two, but she could not remember what it was called.

District Administrator Tomczik explained that she was referring to the Water Quality Grant which the District had periodically collaborated with the municipalities when they have a road project and leverage this with the community for multiple rain gardens on private property within the right-of-way.

Manager Weinandt stated that the Water Quality Grant was the one that private entities with cost-shares can do some of the water quality work.

District Administrator Tomczik explained that his recollection from the CAC meeting and the language on the top of page 38 regarding owing funds was that it came from a member of the CAC that had business experience and had a situation arise where people were asking for more money when there were already outstanding fees owed.

President Bradley stated that he did not remember the details but knows that there was a time during his tenure where there were about 4 cities that had made a promise, as a result of prior grants, to provide credits or something to the District. He stated that the District had given them the option of either paying the money or to comply with the agreements. He stated that he felt this proposed language would give them the opportunity to make it clear that the District expected them to honor their other obligations to the District before they considered giving them more money.

Manager Robertson stated that she assumed that this was reviewed every year and stated that she had no problem with what was being proposed. She suggested that for discussion next year that they want to work the longevity of the project into their ranking criteria along with what additional maintenance costs may be.

Motion by *Manager Robertson, seconded by Manager Bradley, to authorize staff to initiate the 2025 Stormwater Management Grant program and to notify potential applicants of funding*

***availability by publishing the attached Request for Proposals, including correction of the typographical errors as indicated by staff, and the amendment to the language on page 38, 3 (1) to include language that reads,* 'Project components which are intended solely for the maintenance or repair of existing stormwater management infrastructure are ineligible for the Stormwater Management Grant funding.'**

Manager Waller explained that he would be voting against this item based on the language included on page 38 because, in his opinion, it was unreasonable and unnecessary. He stated that in his time with the District, it has not been a big enough problem to warrant including that kind of language.

Motion carried 4-1 (Manager Waller opposed).

***Motion by* Manager Robertson, seconded by Manager Weinandt, to approve the HEI Task Order 2024 – 008 for Engineering review of the 2025 Stormwater Management Grant program applications. Motion carried 5-0.**

2. Check Register Dated September 25, 2024, in the Amount of $259,132.30 and September Interim Financial Statements Prepared by Redpath and Company

***Motion by* Manager Weinandt, seconded by Manager Robertson, to approve check register dated September 25, 2024, in the Amount of $259,132.30 and September Interim Financial Statements prepared by Redpath and Company. Motion carried 5-0.**

ITEMS FOR DISCUSSION AND INFORMATION

1. Precipitation Events and the Rice Creek Watershed District Landscape

District Administrator Tomcik noted that for the last few meetings, he has been holding up the DNR maps which show their analysis of water levels in the watersheds throughout the State. He noted that it was particularly wet April through August, and had finished August at 140% of normal precipitation. He stated that the message received was that it was the wettest April-June that is on record; things have dried out a bit in September; they were still well above the normal precipitation for the year; but needed rain because things were drying out. He stated that in his mind this appears to be conflicting information and wanted to look into it more closely. He stated that he spoke extensively with Program Manager Kocian about the situation and would like to offer some context. The hydrologic region in the State that includes RCWD is roughly 25% storage with lakes and wetlands. He noted that RCWD has 30% storage, so they were well above the region and Coon Creek has 24%. He stated that the slope as in the drop in the landscape across the region was at 7.76 feet per mile and RCWD has 2.23 feet per mile, so they are very flat which creates a bathtub that holds the water with limited ability to drain. He stated that if they only look upstream of Long Lake for the District, storage is at 33% and the slope is 1.9 feet per mile. He said he felt this offered context that this is one element that the Board and staff should be aware of in considering issues.

He reviewed the current conditions and noted that Clear Lake has had high water levels all year that were consistently above OHWL and they are slowly dropping. He noted that White Bear Lake's water level is up and stated that this has been an area of great concern following 2 years of drought, but they are nearing the long-term average. He noted that White Bear Lake was not yet out-letting but had filled up a lot. He explained that Rice Creek had a current flow of 80 cubic feet/second and noted that the average for this time of year was 55 cubic feet/second, which means they were well above average. He stated that the message he would like the Board to take home with them about this is that the watershed has a lot of storage, a lot of wetlands on the landscape and a lot of lakes, yet very flat and so slow to drain.

Manager Robertson asked District Administrator Tomczik to send a summary of the information he shared to the Board, including the DNR map information he had referenced.

Manager Waller stated that he felt District Administrator Tomczik's report demonstrated the importance of noting the impact on the roads that are built through the permeable soils and creating impermeable structures which limits the drainage, because that can make things even slower and wetter.

Manager Wagamon stated that they also actually have ditches running backward.

Manager Waller stated that it also shows the need for the District to have a bigger picture look at things when they are working with the cities.

2. Staff Reports

Manager Weinandt stated that she appreciated the staff reports and noted that it looks like they were close to getting a full team put together again.

3. October Calendar

District Administrator Tomczik noted that the October calendar did not include the Bald Eagle Lake de-listing celebration which will be held on October 17, 2024, at 7:00 p.m. and noted that it possibly has an incorrect address.

The Board discussed the location for the event along with parking accommodations.

District Administrator Tomczik stated that staff would confirm the address and communicate if there was any change.

Manger Robertson stated that she will be in attendance at the CAC meeting on October 2, 2024, but may be a bit late.

4. Administrator Updates

District Administrator Tomczik stated that he was continuing work on the Blue Thumb logo transfer to Metro Blooms. He stated that related to public drainage system, RCD-4 that the survey of the banks has been completed and staff was currently working through the quantities and the estimates for bank stabilization. He stated that for drainage and other issues on ACD 10-22-32 they are awaiting the DNR position on the rare and endangered species from which to bring the Pine Street permit back for Board consideration. He explained that there was some discussion about the completeness of the record and discussion on the Coon Creek minutes and noted that both Coon Creek and the City of Columbus were subject to a data practices act request. The material has been reviewed by the District Engineers as it pertains to ACD 10-22-32 and noted that Manager Wagamon had asked to look at those materials.

Manager Wagamon stated that he had received the materials earlier this morning.

District Administrator Tomczik stated he had additional copies available if anyone else on the Board would like to see this material. He noted that he had engaged with Jack Davis, City Administrator in the City of Columbus, about the flooding concerns. He had extended the cost-share study of the area to him and noted that he believed the value in that would come from their land use plans and that the representative engineers would best consider the parameters that might be included in any such study to see if it would be viable and supportive of both entities. He stated that District permits consider and work to mitigate the impacts of development on the landscape and how development will affect landowners downstream. He explained that the rules work towards having it contained within the properties and also have studies and projects with municipalities. He noted that there would be several updates related to administrative housekeeping matters in the employee handbook on the horizon and explained that he planned to bring them to future Board meeting.

5. Managers Update

Manager Waller stated that a resident who lives in Forest Lake near the 180th Street area by the pipeline that crosses JD-2 had informed him that he had signed an easement with the Northern Gas Company to put in a third pipeline which means it was no longer rumor and asked staff to make sure that this does not just go by the wayside.

District Administrator Tomczik stated that he believes that Regulatory Manager Hughes has been in contact with the company regarding their proposed work.

Regulatory Manager Hughes clarified that he had just had a conversation with Manager Waller about this situation just prior to the meeting, so he was aware of it.

President Bradley stated that he had attended the recent CAC meeting and was impressed with how they came forward with ideas and suggestions based on their annual reviews and frustrations with the grant process.

ADJOURNMENT

Motion by Manager Robertson, seconded by Manager Wagamon, to adjourn the meeting at 10:08 a.m. Motion carried 5-0.

CONSENT AGENDA

The following items will be acted upon without discussion in accordance with the staff recommendation and associated documentation unless a Manager or another interested person requests opportunity for discussion:

Table of Contents-Permit Applications Requiring Board Action

No.	Applicant	Location	Plan Type	Recommendation
24-062	Shuda Farms LLC	Lino Lakes	Final Site Drainage Plan	CAPROC 9 items
24-064	Lake Johanna Fire Department	Arden Hills	Final Site Drainage Plan	CAPROC 6 items
24-065	Construction Technology, Inc.	Columbus	Final Site Drainage Plan	CAPROC 6 items

It was moved by Manager _____ and seconded by Manager _____, to approve the consent agenda as outlined in the above Table of Contents in accordance with RCWD District Engineer's Findings and Recommendations, dated October 1, 2024.

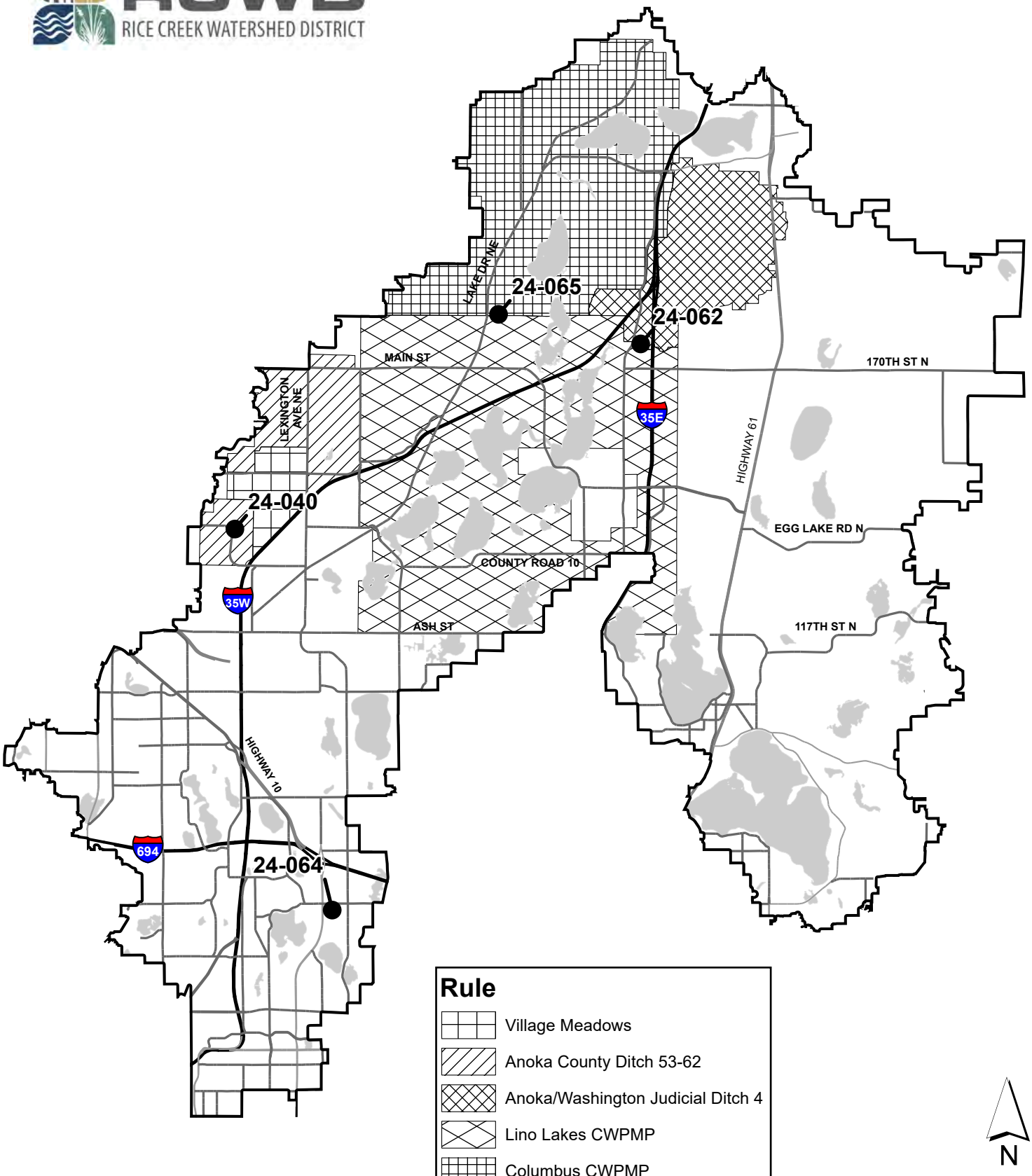
RICE CREEK WATERSHED DISTRICT
CONSENT AGENDA

October 9, 2024

It was moved by _____ and seconded by _____ to Approve, Conditionally Approve Pending Receipt Of Changes, or Deny, the Permit Application noted in the following Table of Contents, in accordance with the District Engineer's Findings and Recommendations, as contained in the Engineer's Findings and Recommendations, as contained in the Engineer's Reports dated October 1, 2024.

TABLE OF CONTENTS

RCWD
RICE CREEK WATERSHED DISTRICT



Permit Reviews
10/09/2024 Agenda

HOUSTON engineering, inc.

RCWD
RICE CREEK WATERSHED DISTRICT

WORKING DOCUMENT: This Engineer's report is a draft or working document of RCWD staff and does not necessarily reflect action by the RCWD Board of Managers.

Permit Application Number: 24-062
Permit Application Name: Shuda Farm

Applicant/Landowner:

Shuda Farms LLC
Attn: Alex Shuda
8196 20th Ave N
Lino Lakes, MN
Ph: 651-755-0877
alex@alexslawnandturf.com

Permit Contact:

Site Design, LLC
Attn: Eli Rupnow
2150 3rd St STE 12
White Bear Lake, MN 55110
Ph: 651.428.7265
sitedesignmn@gmail.com

Project Name: Shuda Farm

Purpose: FSD – Final Site Drainage; Construction of two barns and farm access roads

Site Size: 39.7± acre parcel / 5.5 ± acres of disturbed area; existing and proposed impervious areas are 0 ± acres and 1.98 ± acres, respectively within the project area

Location: 8196 20th Ave N, Lino Lakes

T-R-S: SW ¼, Section 1, T31N, R22W

District Rule: C, D

Recommendation: CAPROC

It is recommended that this Permit Application be given Conditional Approval Pending Receipt of Changes (CAPROC) and outstanding items related to the following items:

Conditions to be Met Before Permit Issuance:

Rule D – Erosion and Sediment Control

1. Submit the following information per Rule D.4:

   (c) Name, address and phone number of party responsible for maintenance of all erosion and sediment control measures.

   (h) Provide documentation that an NPDES Permit has been applied for and submitted to the Minnesota Pollution Control Agency (MPCA).

Rule F – Wetland Alteration

2. As a condition of permit issuance under Rule F.6(e)(9), a property owner must file on the deed a declaration, in a form approved by the District, establishing a vegetated buffer area adjacent to the delineated wetland edge within the final WMC and other wetland buffers approved as part of a permit under this Rule. A draft must be submitted for review prior to recordation.

3. The property owner must convey to the District and record or register, in a form acceptable to the District, a perpetual, assignable easement over the WMC.

4. The applicant must provide a buffer signage plan including proposed signage and placement location for District consideration.

Administrative

5. Email one final, signed full-sized pdf of the construction plan set. Include a list of changes that have been made since approval by the RCWD Board. Final plans must include the following:

   - Ensure the datum is labeled.
   - Label and show a stabilized EOF.

6. Submit a copy of the recorded plat or easements establishing drainage or flowage over stormwater management facilities, stormwater conveyances, ponds, wetlands, on-site floodplain up to the 100-year flood elevation, or any other hydrologic feature (if easements are required by the City of Lino Lakes).

7. The applicant must submit a Draft Declaration for Maintenance of Stormwater Management Facilities acceptable to the District for proposed onsite stormwater management and pretreatment features.

8. The applicant must provide an attested copy of any and all signed and notarized legal document(s) from the County Recorder. Applicant may wish to contact the County Recorder to determine recordation requirements prior to recordation.

9. The applicant must submit a surety of $24,500 with an original executed escrow agreement acceptable to the District. If the applicant desires an original copy for their records, then two original signed escrow agreements should be submitted. The applicant must provide the first $5000 in the form of a check and has the option of providing the remainder of the surety amount in the form of a check or a Performance Bond or Letter of Credit. The surety is based on $3,500 for 5.5 acres of disturbance, and $21,000 for 41,955 CF of storm water treatment.

Stipulations: The permit will be issued with the following stipulations as conditions of the permit. By accepting the permit, applicant agrees to these stipulations:

1. Provide an as-built survey of all stormwater BMPs (ponds, rain gardens, trenches, swales, etc.) to the District for verification of compliance with the approved plans before return of the surety.

2. Installation of permanent, freestanding markers at development side edge of buffer, wetland or otherwise, with a design and text approved by District staff in writing and in compliance with the approved plans

Exhibits:

1. Revised plan set containing 6 sheets not dated, received 9-20-2024

2. MS4 Permit application receipt, received 8-9-2024

3. Stormwater Calculations, dated and received 8-30-2024, containing narrative, drainage maps, HydroCAD report for the 2-year, 10-year, and 100-year rainfall events for proposed and existing conditions, boring log, dated 8-22-2024.

4. Revised Stormwater Calculations, dated and received 9-19-2024, containing narrative, drainage maps, HydroCAD report for the 2-year, 10-year, and 100-year rainfall events for proposed and existing conditions, boring log, dated 8-22-2024.

5. Review file 24-075R

Findings:

1. Description – The project proposes to construct a gravel access road and 2 barns on a 39.7± acre parcel located in Lino Lake. The project will increase the impervious area from 0± acres to 1.98± acres and disturb 5.5± acres overall. Under existing conditions, the majority of the project area will

drain south towards Hardwood Creek, with the remainder going north to 82nd Street E. Under proposed conditions, the entire project area will drain south. Hardwood Creek drains to Peltier Lake, which is the Resource of Concern. The applicant has submitted a $3,000 application fee for a Rule C permit creating less than 5 acres of new and/or reconstructed impervious surface.

2. Stormwater – The applicant is proposing the BMPs as described below for the project:

Proposed BMP Description	Location	NURP requirement	Water Quality Volume provided	EOF
Stormwater Basin (NURP Pond)	Approximately 600 feet east of proposed buildings	41,955± cubic feet	92,001± cubic feet	896*±

*Applicant to indicate on final plans

Soils on site are a mix of layers ranging from HSG A to HSG D. The soils are not adequate to support infiltration and a NURP is acceptable to meet the water quality requirement. Per Rule C.6(c)(1), the Water Quality requirement is 2.2-inches over the new/reconstructed area (1.98± acres), however NURP sizing criteria governs.

The pond sizing, and outlets and overflows are consistent with the design criteria of Rule C.9(d). The applicant has treated 100% of the project area. Additional TSS removal is not required. The applicant has met all the Water Quality requirements of Rule C.6 and the design criteria of Rule C.9(d).

Point of Discharge	2-year (cfs)		10-year (cfs)		100-year (cfs)	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
North	2.2	0	4.6	0	10.1	0
South	9.3	4.3	22.3	12.5	54.4	29.5
Totals	11.5	4.3	26.9	12.5	64.5	29.5

The project is not located within the Flood Management Zone. The applicant has complied with the rate control requirements of Rule C.7.

The applicant has complied with the freeboard requirements of Rule C.9(g).

3. Wetlands – No wetland delineation was completed for the project. District staff reviewed hydric soils maps and historic aerial photos under review file 24-075R and determined there are no wetlands located within the project area. There may be wetlands on other parts of the property and a wetland delineation may be required for future projects.

The project area is located within the Lino Lakes CWPMP boundary and is subject to Wetland Management Corridor (WMC) requirements. The project does not include wetland impacts; therefore, the applicant may accept the Preliminary WMC boundary as made more precise by the use of landscape-scale delineation methods per F.6(b)(2).

The property owner must file on the deed a declaration in a form approved by the District establishing a vegetated buffer area adjacent to the delineated wetland edge within the final WMC and other wetland buffers approved as part of a permit under this Rule. The declaration must state that on further subdivision of the property, each subdivided lot of record shall meet the monumentation requirement of Section 6(e)(8).

The property owner must convey to the District and record or register, in a form acceptable to the District, a perpetual, assignable easement granting the District the authority to monitor, modify and

maintain hydrologic and vegetative conditions within the WMC wetland and buffer adjacent to WMC wetland, including the authority to install and maintain structural elements within those areas and reasonable access to those areas to perform authorized activities, per Rule F.6(d)(f). The WMC shall be identified and delineated as part of the recorded easement.

4. Floodplain – The regulatory floodplain on site is 893.1 (NAVD88). Minor amounts of fill may occur for the installation of the outlet pipe, however the fill will not exceed 100CY and no mitigation is required.

5. Erosion Control – Proposed erosion control methods include silt fence, rock construction entrance, inlet protection and rip rap. The project will disturb more than 1 acre; an NPDES permit is required. The SWPPP is located on Sheets C3.0 to C3.2. The information listed under the Rule D – Erosion and Sediment Control section above must be submitted. Otherwise, the project complies with RCWD Rule D requirements. The project is within 1 mile of Hardwood Creek which is impaired for nutrients.

6. Regional Conveyances – Rule G is not applicable.

7. Public Drainage Systems – Rule I is not applicable.

8. Documenting Easements and Maintenance Obligations – Applicant must provide a draft maintenance declaration for approval, and a receipt showing recordation of the approved maintenance declaration and the drainage and flowage easements (if required).

9. Previous Permit Information – Review file 24-075R contains wetland review information.

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the state of Minnesota.

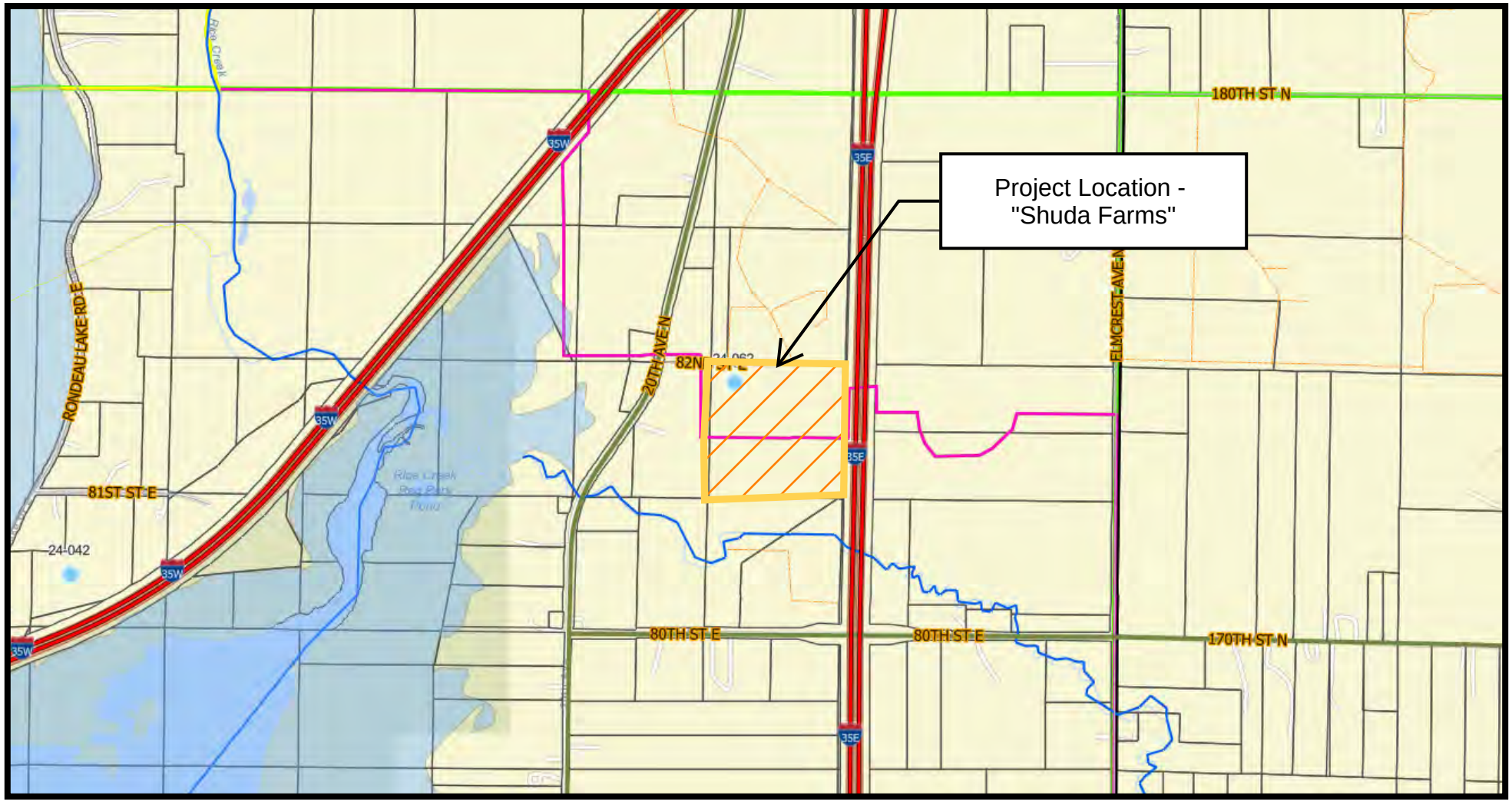
Greg Bowles 10/01/2024

Greg Bowles, MN Reg. No 41929

K. MacDonald 10/01/2024

Katherine MacDonald, MN Reg. No 44590

RCWD Permit File #24-062



Legend

Project Location

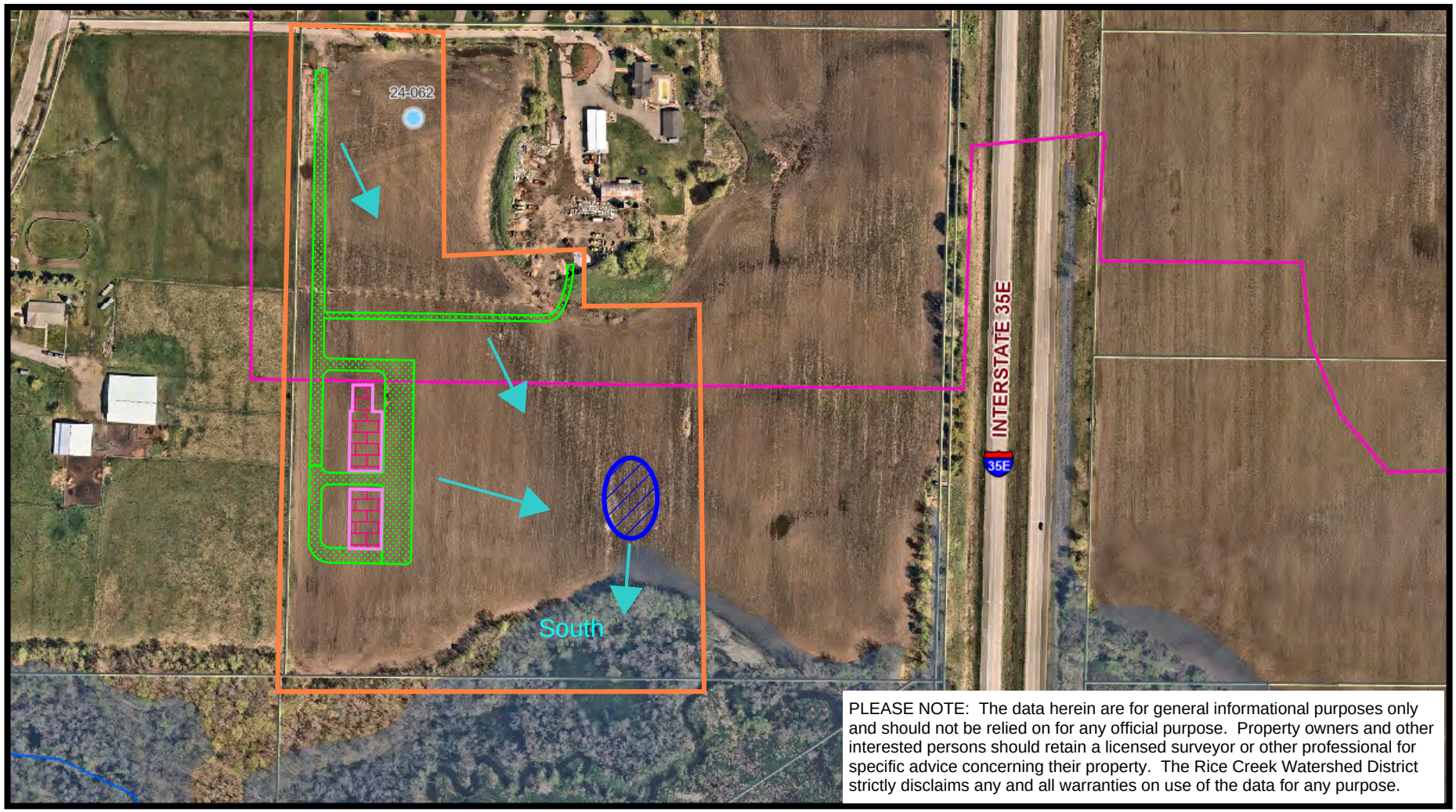
Public Waterway

Private Ditch

Lino Lakes CWPMP Boundary

N

RCWD Permit File #24-062



PLEASE NOTE: The data herein are for general informational purposes only and should not be relied on for any official purpose. Property owners and other interested persons should retain a licensed surveyor or other professional for specific advice concerning their property. The Rice Creek Watershed District strictly disclaims any and all warranties on use of the data for any purpose.

Legend

- Project Location
- Gravel Access
- Barns
- Lino Lakes CWPMP boundary
- NURP Pond
- Drainage Arrow

N

RCWD
RICE CREEK WATERSHED DISTRICT

WORKING DOCUMENT: This Engineer's report is a draft or working document of RCWD staff and does not necessarily reflect action by the RCWD Board of Managers.

Permit Application Number: 24-064
Permit Application Name: Lake Johanna Fire Department HQ

Applicant/Landowner:

Lake Johanna Fire Department
Attn: Tim Boehlke
3535 Pine Tree Drive
Arden Hills, MN 55112
Ph: 651-415-2101
tboehlke@ljfd.org

Permit Contact:

Larson Engineering, Inc.
Attn: Mitch Honsa
3524 Labore Road
White Bear Lake, MN 55110
Ph: 651-448-0931
mhonsa@larsonengr.com

Larson Engineering, Inc
Attn: Eric Meyer
Ph: 651-481-9120
emeyer@larsonengr.com

Feders Architects, LLC
Attn: Modris (Mod) Feders
4853 Russell Ave S
Minneapolis MN, 55410
Ph: 612-270-8168
mod.feders@federsarchitects.com

Project Name: Lake Johanna Fire Department HQ

Purpose: FSD – Final Site Drainage; Construction of new fire station headquarters to serve as fire station and training facility

Site Size: 3.7± acre parcel / 3.7± acres of disturbed area; existing and proposed impervious areas are 0.4 ± acres and 2.40± acres, respectively

Location: 3535 Pine Street Drive, Arden Hills

T-R-S: NE ¼, Section 34, T30N, R23W

District Rule: C, D

Recommendation: CAPROC

It is recommended that this Permit Application be given Conditional Approval Pending Receipt of Changes (CAPROC) and outstanding items related to the following items:

Conditions to be Met Before Permit Issuance:

Rule D – Erosion and Sediment Control

1. Submit the following information per Rule D.4:

   (c) Name, address and phone number of party responsible for maintenance of all erosion and sediment control measures.

(e) Clear identification of all temporary erosion and sediment control measures which will remain in place until permanent vegetation is established. Applicant to indicate perimeter control on the east site of the project.

(h) Provide documentation that an NPDES Permit has been applied for and submitted to the Minnesota Pollution Control Agency (MPCA).

Administrative

2. Email one final, signed full-sized pdf of the construction plan set. Include a list of changes that have been made since approval by the RCWD Board. Final plans must include the following:

   - Ensure the datum is labeled.

3. Submit a copy of the recorded plat or easements establishing drainage or flowage over stormwater management facilities, stormwater conveyances, ponds, wetlands, on-site floodplain up to the 100-year flood elevation, or any other hydrologic feature (if easements are required by the City of Arden Hills).

4. The applicant must submit a Draft Declaration for Maintenance of Stormwater Management Facilities acceptable to the District for proposed onsite stormwater management and pretreatment features.

5. The applicant must provide an attested copy of any and all signed and notarized legal document(s) from the County Recorder. Applicant may wish to contact the County Recorder to determine recordation requirements prior to recordation.

6. The applicant must submit a surety of $10,300 along with an original executed escrow agreement acceptable to the District. If the applicant desires an original copy for their records, then two original signed escrow agreements should be submitted. The applicant must provide the first $5000 in the form of a check and has the option of providing the remainder of the surety amount in the form of a check or a Performance Bond or Letter of Credit. The surety is based on $2,500 for 3.7± acres of disturbance, and $7,800 for 15,579 CF of storm water treatment.

Stipulations: The permit will be issued with the following stipulations as conditions of the permit. By accepting the permit, applicant agrees to these stipulations:

1. Provide an as-built survey of all stormwater BMPs (ponds, rain gardens, trenches, swales, etc.) to the District for verification of compliance with the approved plans before return of the surety.

Exhibits:

1. Revised plan set containing 10 sheets dated and received 9-13-2024

2. Permit application, dated and received 8-28-2024

3. Stormwater Calculations, dated and received 8-28-2024, containing narrative, drainage maps, HydroCAD report for the 2-year, 10-year, and 100-year rainfall events for proposed and existing conditions

4. Revised Stormwater Calculations, dated and received 9-13-2024, containing narrative, drainage maps, HydroCAD report for the 2-year, 10-year, and 100-year rainfall events for proposed and existing conditions

5. Permit file 20-076

Findings:

1. Description – The project proposes to construct a new fire station headquarters and training facility on a 3.7± acre parcel located in Arden Hills. Approximately 0.4± acres of impervious area was removed under permit 20-076. The total proposed impervious area is 2.40 with 3.7± acres of overall disturbance. Drainage from the site flows off-site to an existing previously permited BMP and then overland to the south along the TH 51 right-of-way to Lake Johanna, the Resource of Concern. Although the applicant provides fire services to municipalities, it is a private entity. The applicant has submitted a $3,000 application fee for a Rule C permit creating less than 5 acres of new and/or reconstructed impervious surface.

2. Stormwater – The applicant is proposing the BMP as described below for the project:

Proposed BMP Description	Location	Pretreatment	Water Quality Volume provided	EOF
Surface bio-filtration basin	South and east property line	Sumps in CBMHs 4, 6; Rain Guardians - 2	15,703± cubic feet	925.0

Geotechnical information received under permit 20-076 indicate that soils on site are primarily HSG D, lean clays (CL) and clayed sands (SC). Thus, infiltration is not considered feasible and bio-filtration is acceptable to meet the water quality requirement. Per Rule C.6(c)(1), the Water Quality requirement is 1.69-inches over the new/reconstructed area (2.53± acres) for a total requirement of 15,579± cubic feet.

Adequate pre-treatment has been provided. Drawdown is expected within 48-hours using an appropriate rate of 1.6 inches per hour. 12-inches of sand has been provided above the drain tile. No groundwater was encountered during the geotechnical analysis and additionally, the clay will provide a barrier to any groundwater. The applicant has treated 94.4% of the project area. Additional TSS removal is not practicable. The applicant has met all the Water Quality requirements of Rule C.6 and the design criteria of Rule C.9(c).

Point of Discharge	2-year (cfs)		10-year (cfs)		100-year (cfs)	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
To south	4.5	0.8	8.6	2.8	17.7	9.3
To Pine Tree Drive	0.4	0.7	0.7	1.1	1.3	1.9
Totals	4.9	1.5	9.3	3.9	19.0	11.2
80% of existing	3.9		7.4		15.2	

The project is located within the Flood Management Zone. The increases to Pine Tree Drive are within model tolerance. The applicant has complied with the rate control requirements of Rule C.7.

The applicant has complied with the freeboard requirements of Rule C.9(g).

3. Wetlands – There are no wetlands located within the project area.

4. Floodplain – The site is not in a regulatory floodplain.

5. Erosion Control – Proposed erosion control methods include silt fence, rock construction entrances, sediment logs, erosion control blanket, inlet protection and rip rap. The project will disturb more than 1 acre; an NPDES permit is required. The SWPPP is located on plan sheets C001 and C002. The information listed under the Rule D – Erosion and Sediment Control section above must be submitted. Otherwise, the project complies with RCWD Rule D requirements. The project does not flow to a nutrient impaired water (within 1 mile).

6. Regional Conveyances – Rule G is not applicable.
7. Public Drainage Systems – Rule I is not applicable.
8. Documenting Easements and Maintenance Obligations – Applicant must provide a draft maintenance declaration for approval, and a receipt showing recordation of the approved maintenance declaration and the drainage and flowage easements (if required).
9. Previous Permit Information – The west and north roads were constructed under permit 20-076.

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the state of Minnesota.

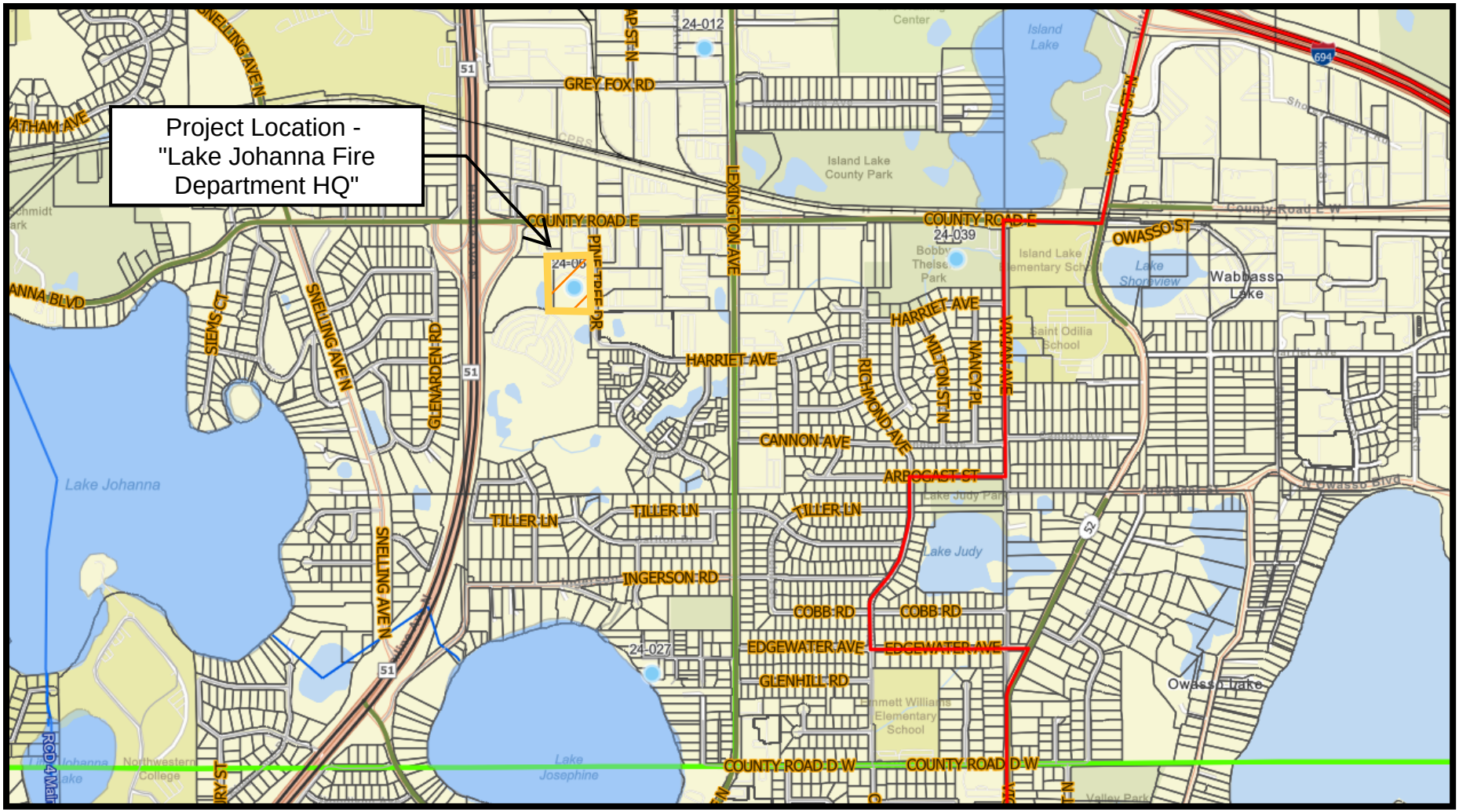
Greg Bowles 10/01/2024

Greg Bowles, MN Reg. No 41929

K. MacDonald 10/01/2024

Katherine MacDonald, MN Reg. No 44590

RCWD Permit File #24-064



Legend

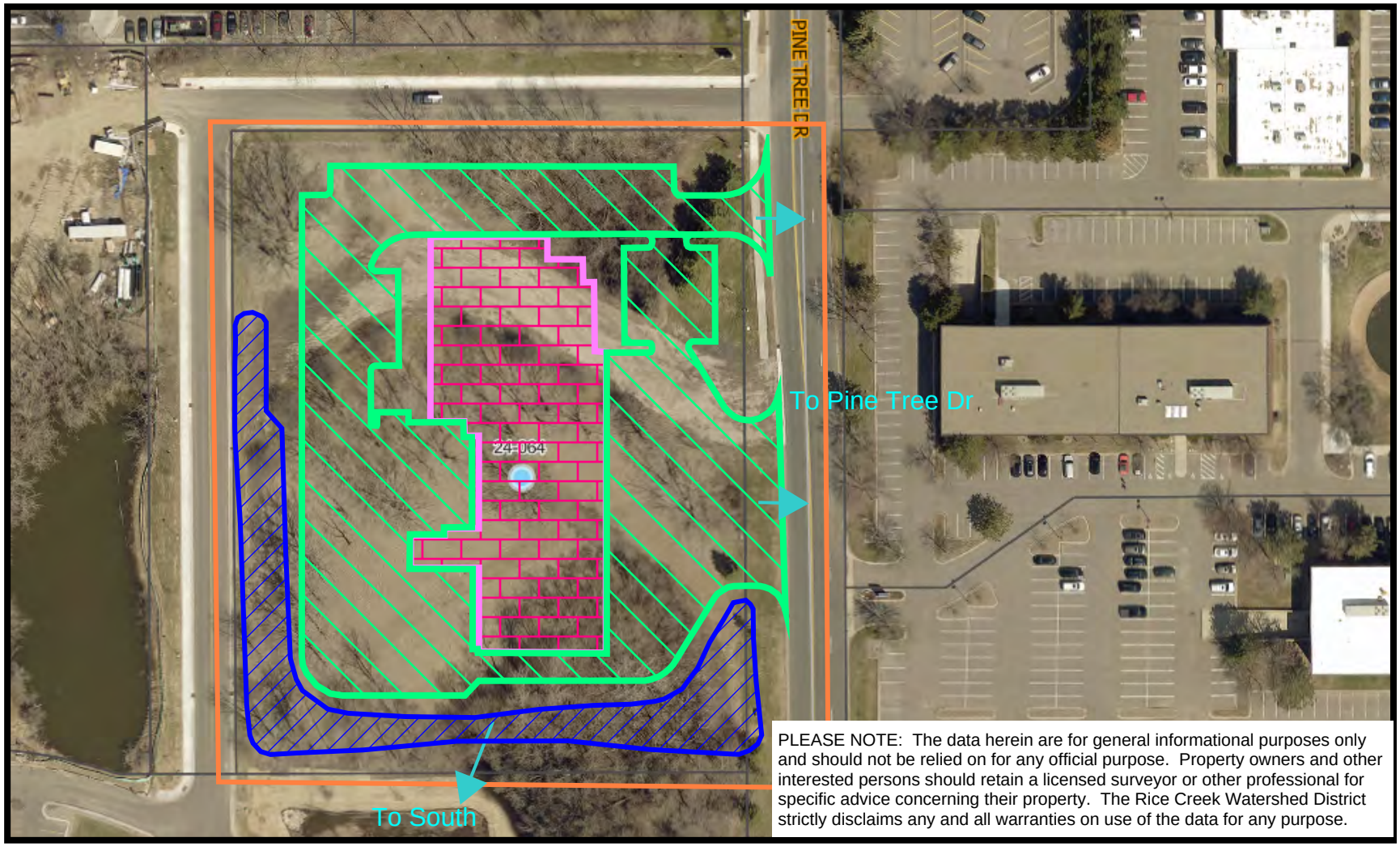
District Boundary

Project Location

Public Waterway

N

RCWD Permit File #24-064



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Legend

- Project Location
- Parking and Drive
- Building
- Bio-filtration Basin
- Drainage Arrow

N

RICE CREEK WATERSHED DISTRICT

WORKING DOCUMENT: This Engineer's report is a draft or working document of RCWD staff and does not necessarily reflect action by the RCWD Board of Managers.

Permit Application Number: 24-065
Permit Application Name: Garage Solutions Condominiums II – Phase 4

Applicant/Landowner:

Construction Technology, Inc
Attn: Joe Bazey
1798 Lapis Ledge CT
Henderson, NV 89012
Ph: (612) 581-0591
joe@mancavesmn.com

Permit Contact:

LHB, Inc
Attn: Jordan Cabak
701 Washington Ave North STE
Minneapolis, MN 55401
Ph: (612) 752-6948
Jordan.Cabak@lhbcorp.com

Project Name: Garage Solutions Condominiums II – Phase 4

Purpose: FSD – Final Site Drainage; Expansion of existing Garage Condos site including two new buildings with drives and stormwater basins to accommodate them.

Site Size: 8.23± acre parcel / 3.52 ± acres of disturbed area; existing and proposed impervious areas are 3.23 ± acres and 5.25 ± acres, respectively

Location: 13345 Lake Dr NE Columbus, MN 55025

T-R-S: SE ¼, Section 33, T32N, R22W

District Rule: C, D

Recommendation: CAPROC

It is recommended that this Permit Application be given Conditional Approval Pending Receipt of Changes (CAPROC) and outstanding items related to the following items:

Conditions to be Met Before Permit Issuance:

Rule D – Erosion and Sediment Control

1. Submit the following information per Rule D.4:

   (c) Name, address and phone number of party responsible for maintenance of all erosion and sediment control measures.

   (h) Provide documentation that an NPDES Permit has been applied for and submitted to the Minnesota Pollution Control Agency (MPCA).

   (i) A Storm Water Pollution Prevention Plan for projects that require an NPDES Permit.

Administrative

2. Email one final, signed full-sized pdf of the construction plan set. Include a list of changes that have been made since approval by the RCWD Board. Final plans must include the following:

   - Ensure the datum is labeled.
   - Ensure the EOF for the expanded infiltration basin is provided.

3. Submit a copy of the recorded plat or easements establishing drainage or flowage over stormwater management facilities, stormwater conveyances, ponds, wetlands, on-site floodplain up to the 100-year flood elevation, or any other hydrologic feature (if easements are required by the City of Columbus).

4. The applicant must submit a Draft Declaration for Maintenance of Stormwater Management Facilities acceptable to the District for proposed onsite stormwater management and pretreatment features.

5. The applicant must provide an attested copy of any and all signed and notarized legal document(s) from the County Recorder. Applicant may wish to contact the County Recorder to determine recordation requirements prior to recordation

6. The applicant must submit a surety of $6,500 along with an original executed escrow agreement acceptable to the District. If the applicant desires an original copy for their records, then two original signed escrow agreements should be submitted. The applicant must provide the first $5000 in the form of a check and has the option of providing the remainder of the surety amount in the form of a check or a Performance Bond or Letter of Credit. The surety is based on $2,500 for 3.52 acres of disturbance, and $4,000 for 8,065 CF of storm water treatment.

Stipulations: The permit will be issued with the following stipulations as conditions of the permit. By accepting the permit, applicant agrees to these stipulations:

1. Provide an as-built survey of all stormwater BMPs (ponds, rain gardens, trenches, swales, etc.) to the District for verification of compliance with the approved plans before return of the surety.

Exhibits:

1. Plan set containing 7 sheets dated 9-18-2024 and received 9-18-2024

2. Permit application, dated 8-30-2024 and received 08-30-2024

3. Stormwater Calculations, dated 8-30-2024 and received 8-30-2024, containing narrative, drainage maps, HydroCAD report for the 2-year, 10-year, and 100-year rainfall events for proposed and existing conditions

4. Revised Stormwater Calculations, revised dated 9-18-2024 and received 9-18-2024, containing narrative, drainage maps, HydroCAD report for the 2-year, 10-year, and 100-year rainfall events for proposed and existing conditions

5. CIC Plat dated 05-21-2024 and received 9-04-2024

6. Permit file 19-031

Findings:

1. Description – The project proposes to construct two buildings, access drives, an expansion of a previously permitted infiltration basin, a new basin, and a section of permeable pavers on a 8.23± acre parcel located in Columbus, MN. This is the fourth phase of the project (previous permits 19-031, 17-046, 07-099). See previous permit information below for additional details. The project will increase the impervious area from 3.23± acres to 5.25± acres and disturb 3.52± acres for this phase of the project. Water from the project will drain through the BMPs, discharging offsite to the east through a wetland complex to Rondeau Lake Resource of Concern. The applicant has submitted a $3,000 application fee for a Rule C permit creating less than 5 acres of new and/or reconstructed impervious surface.

2. Stormwater – The applicant is proposing the BMPs as described below for the project:

Proposed BMP Description	Location	Pretreatment	Volume provided	EOF
Expansion of 19-031 "South Infiltration Basin"	South of "Building L"	Grass swale	8,497± cubic feet*	**
Pervious Pavers	Between proposed "Building M" and proposed "Building N"	NA	2,054 cubic feet	NA
Infiltration Basin	Southern property line (south of proposed "Building N")	Grass swale	6,167± cubic feet	909.50

*Total proposed volume (5,589± cubic foot expansion)
**Applicant to provide

Soils on site are a mix of poorly graded sands (SP) and silty sands (SM) (HSG A/B). Thus, infiltration is considered feasible. Per Rule C.6(c)(1), the Water Quality requirement is 1.1-inches over the new/reconstructed area (2.02± acres) for a total requirement of 8,065± cubic feet.

Adequate pre-treatment has been provided. Drawdown is expected within 48-hours using an appropriate rate of 0.45 inches per hour. The seasonal high-water table is estimated at elevation 900.0, which provides a minimum of three feet of separation. The project is not located within a DWSM area. The applicant has treated 93.5% of the project area. Additional TSS removal is not practicable. The applicant has met all the Water Quality requirements of Rule C.6 and the design criteria of Rule C.9(a).

Point of Discharge	2-year (cfs)		10-year (cfs)		100-year (cfs)	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Totals	5.9	3.2	14.6	10.6	38.5	25.9

The project is not located within the Flood Management Zone. The submitted information indicates that the project does not increase peak runoff rates. The applicant has complied with the rate control requirements of Rule C.7.

The applicant has complied with the freeboard requirements of Rule C.9(g).

3. Wetlands – The project is located in Zone 1 of the Columbus CWPMP and zoned Commercial/Industrial. There are no wetlands located within the project area and no CWPMP requirement.

4. Floodplain – The site is not in a regulatory floodplain.

5. Erosion Control – Proposed erosion control methods include silt fence, rock construction entrances, erosion control blanket, and inlet protection. The project will disturb more than 1 acre; an NPDES permit is required. The information listed under the Rule D – Erosion and Sediment Control section above must be submitted. Otherwise, the project complies with RCWD Rule D requirements. The project does not flow to a nutrient impaired water (within 1 mile).

6. Regional Conveyances – Rule G is not applicable.

7. Public Drainage Systems – Rule I is not applicable.

8. Documenting Easements and Maintenance Obligations – Applicant must provide a draft maintenance declaration for approval, and a receipt showing recordation of the approved maintenance declaration and the drainage and flowage easements (if required).

9. Previous Permit Information – Permit #94-002 was found for the site, which subdivided the property. The first and second phase of the projects, located west of Humer Street were constructed under Permits 07-099, Columbus Storage Condos, and 17-046, Garage Solution Condominiums II. Construction is completed on these phases. Permit 19-031 (as amended) - Garage Solution Condominiums II-Phase 2, is located north of the proposed project and is currently under construction, including the “South Infiltration Basin”.

I assisted in the preparation of this report under the supervision of the District Engineer.

10/01/2024

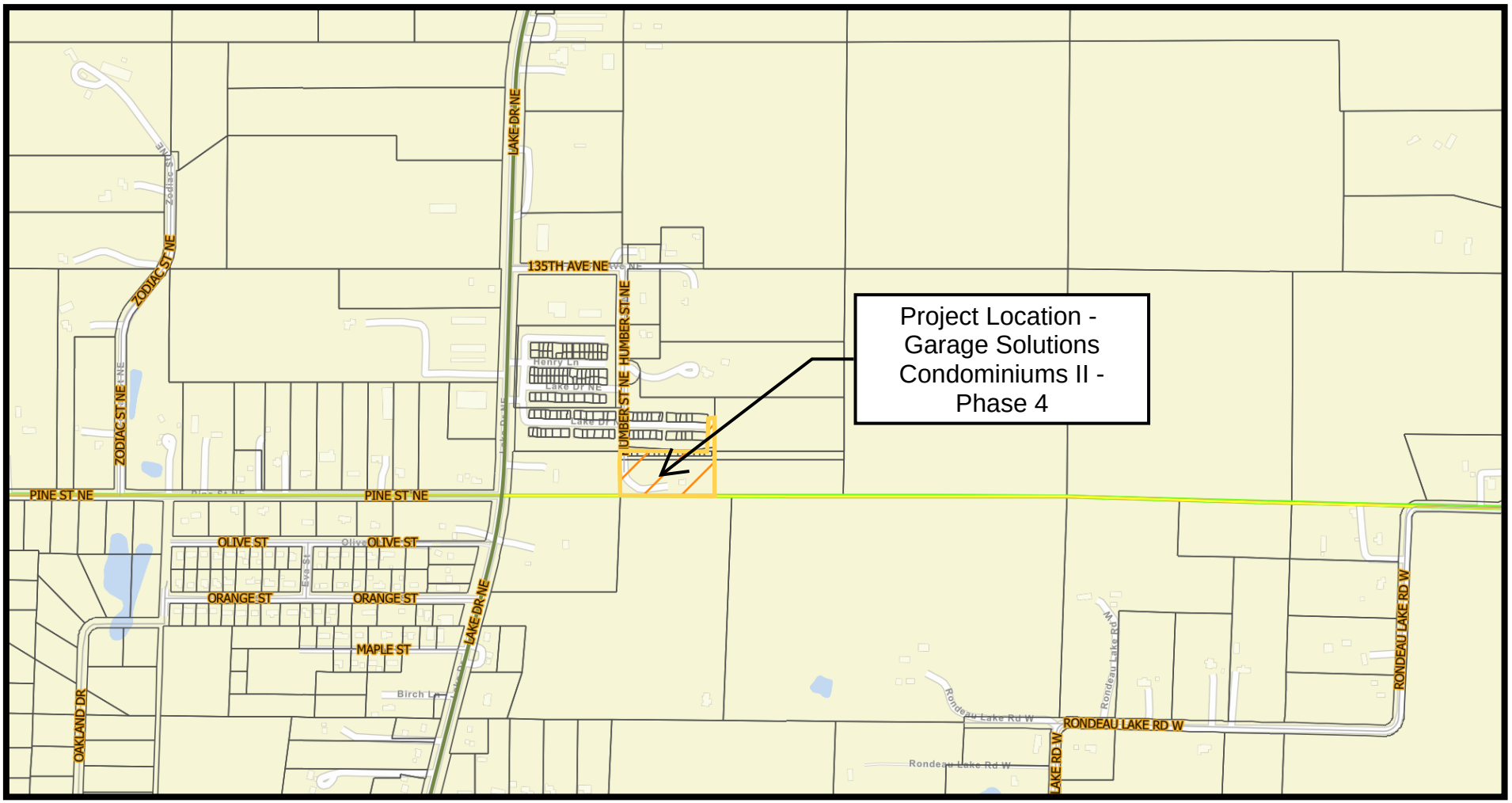
Christina Traner

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the state of Minnesota.

10/01/2024

Katherine MacDonald, MN Reg. No 44590

RCWD Permit File #24-065



Legend

Project Location

N

RCWD Permit File #24-066

PLEASE NOTE: The data herein are for general informational purposes only and should not be relied on for any official purpose. Property owners and other interested persons should retain a licensed surveyor or other professional for specific advice concerning their property. The Rice Creek Watershed District strictly disclaims any and all warranties on use of the data for any purpose.

Legend

- Project Location
- Infiltration Basins
- New Impervious surface
- Pervious Pavers
- Drainage Arrow

N

WATER QUALITY GRANT PROGRAM COST SHARE APPLICATION (MOLLY NELSON)

No.	Applicant	Location	Project Type	Eligible Cost	Pollutant Reduction	Funding Recommendation
W24-03	Jeff Burridge	Mahtomedi	Pervious Paver, Raingardens, and Upland Stabilization	$15,194.95	Volume: 4.3 in/yr TSS: 20.7 lbs/yr TP: 0.15 lbs/yr	50% cost share of $7,500 not to exceed 50%; or $7,500 whichever cost is lower

It was moved by Manager _____ and seconded by Manager _____, to approve the consent agenda as outlined in the above Table of Contents in accordance with RCWD Outreach and Grants Technician's Recommendations dated October 3, 2024.

MEMORANDUM
Rice Creek Watershed District

Date: October 3rd, 2024
To: RCWD Board of Managers
From: Molly Nelson, Outreach and Grants Technician
Subject: RCWD Water Quality Grant Program Application
W24-03 Burridge Pervious Pavers, Raingardens, and Upland Stabilization

Introduction

W24-03 Burridge Pervious Pavers, Raingardens, and Upland Stabilization

- Applicant: Jeff Burridge
- Location: 272 Chelsea Ave, Mahtomedi, MN 55115
- Total Eligible Project Cost: $15,194.95
- RCWD Grant Recommendation: $7,500.00 (50%)

Background

This application proposes the installation of pervious pavers, three rain gardens, and upland vegetative stabilization using native plants on a residential property in the City of Mahtomedi. The purpose of installing the multiple stormwater BMPs listed is to reduce stormwater runoff velocity across the landscape of the property, infiltrate the stormwater runoff, and treat/filter pollutants. This project will help with water quality and volume control for stormwater runoff into Lake Washington. This project aligns with the 2017 Stormwater Retrofit Study conducted for the RCWD by the WCD as the project area was identified as a priority for increasing storage on private lots and backyards.

The Washington Conservation District (WCD) created a design for the project and provided recommendations that have been included in the design. The project as proposed is designed to construct a three rain garden depressed basins with native plant vegetation, pervious pavers, an upland berm, and a native seed mix on the upland slope on the applicant's property. RCWD staff is comfortable with the design presented in this application. The total catchment area for the project is 0.5 acres. The estimated pollutant reductions for the proposed project are: 4.3 in/yr reduction in volume, 20.7 lbs/yr reduction in total suspended solids (TSS), and a 0.15 lb/year reduction in total phosphorus (TP). The project location scored a value of 20 on the Water Quality Grant Program Screening form and is eligible for the RCWD Water Quality Grant program.

The applicant will be completing the labor for the project and the Washington Conservation District provided a materials cost-estimate amounting to 15,197.95.

The project application was discussed at the CAC meeting on October 2nd, 2024. The CAC was supportive of the project and recommended it as presented. Motion carried 9-0.

Staff Recommendation

Based on the submitted application and program guidelines, RCWD staff support the project award of $7,500.00 not to exceed 50% of eligible project expenses or $7,500.00, whichever is less.

Request for Proposed Motion

Manager _____ moves to authorize the Administrator, on advice of counsel, to approve the Water Quality Grant Contract W24-03 of $7,500.00 not to exceed 50% of eligible project costs or up to $7,500.00, whichever amount is lower, as outlined in the consent agenda and in accordance with the RCWD Staff's recommendation and established program guidelines.

Attachments

W24-03 Burridge Pervious Pavers, Raingardens, and Upland Stabilization application supplemental documents.

WASHINGTON CONSERVATION DISTRICT
455 HAYWARD AVE N
OAKDALE, MN 55128
651-330-8220 [PHONE]
651-330-7747 [FAX]
WWW.MNWCD.ORG

MEMORANDUM

TO: RCWD Advisory Committee

FROM: Lori Tella, Landscape Restoration Specialist

DATE: September 26th 2024

RE: Burridge Water Quality Grant Application

Project: Burridge Water Quality Project

Jeff Burridge
272 Chelsea Ave, Mahtomedi, MN 55115
Total Eligible Project Cost $15,194.95 (DIY)
RCWD Grant Recommendation: $7,500 (50%)

Material & Labor Estimate: $15,194.95
Cost Share Request: $7,500 (50%)

BACKGROUND

A Site visit was conducted with Jeff Burridge in the summer of 2024 to address visible erosion leaving the home after a large rain storm. The soils on the hillside are primarily sand and rill erosion and sediment deposition are a water quality concern. This Water Quality grant application request is to provide assistance for stabilizing the yard with native plants, turf alternatives, permeable pavers and a series of Rain Gardens. The primary goals are to reduce mowing, stabilize slopes, capture runoff and reduce erosion.

The proposed project is located in the Lake Washington Watershed. The lake is not ranked as impaired, but is listed at #12 in the RCWD 2020 WMP Subwatershed Assessment Priority List. Additionally, the Stormwater Retrofit Study conducted for the RCWD by the WCD in 2017 identified this subwatershed as a priority for increasing storage on private lots and backyards. There is a stormwater pond and bmps in this sub watershed, but it does not have much room to expand if there are more frequent rain events.

The Washington Conservation District provided a design to help slow and capture runoff from the hillside. The project area is 8,500 SF with 850 SF of Rain Gardens provided for treating a half-acre drainage area. The estimated pollutant reductions are as follows: an estimated reduction of TP loading is 0.15 lb/ year, TSS Load of 20.7 lb/yr and a runoff reduction of 0.14 acre-ft and 4.32 in/yr.

Recommendation:

The applicant will be installing this project himself. It is my recommendation that this project be awarded 50% of eligible costs, up to $7,500.

Catchment WASH-06

Existing Catchment Summary	
Acres	26.66
Dominant Land Cover	MDRNA
Volume (acre-feet/yr)	11.76
TP (lb/yr)	12.90
TSS (lb/yr)	5,935

	Existing Conditions	EXISTING CONDITIONS			
		Base Loading	Treatment	Net Treatment %	Existing Loading
Treatment	TP (lb/yr)	17.6	4.7	27%	12.9
	TSS (lb/yr)	7,977	2,042.0	26%	5,935
	Volume (acre-feet/yr)	13.46	1.7	13%	11.8
	BMP Type	Street sweeping 2x annually, 2 stormwater ponds			

CATCHMENT DESCRIPTION

WASH-06 is mostly medium density, single-family residential land use; with a substantial wooded depression between Hallam Ave and Glenmar Ave. Roads are curb and gutter.

EXISTING STORMWATER TREATMENT

Street sweeping of city streets occurs approximately twice annually, with a vacuum assisted sweeper. There are a few large depressions in backyards to the south of the catchment that provide some storage for larger rain events. There are also two stormwater practices to the northwest, adjacent to where Hallam Creek daylights from the lake discharge pipe.

WASH-06: RETROFIT RECOMMENDATIONS

RANK 5/46 - **Increased Street Sweeping:** Increase Street Sweeping from 2x/year to 4x/year.

There are limited opportunities for best management practices in this catchment other than increasing the number of street sweeping visits. Utilities were found in the ROWs, limiting curb cut practices. The existing stormpond also does not have much room to expand capacity.

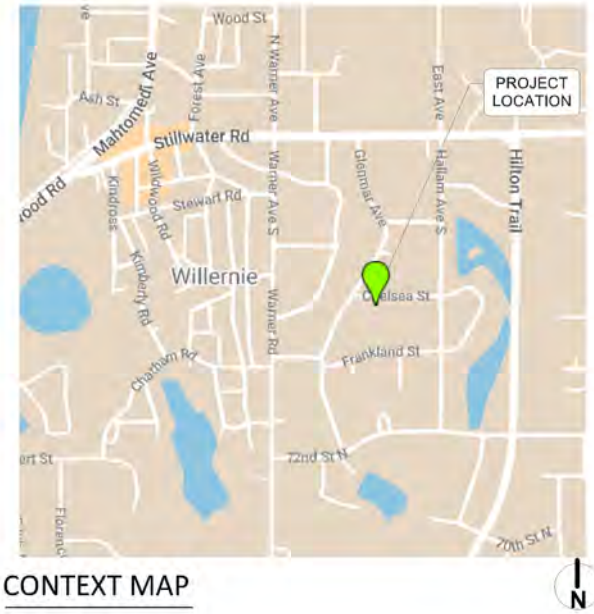
Legend

FOUND MONUMENT 1/2" IF MARKED RLS xxxxx	●	BOLLARD	
SET 1/2" IRON PIPE MARKED RLS NO. xxxxx	○	FLAG POLE	
CABLE TV PEDESTAL	TV	MAILBOX	MB
AIR CONDITIONER	AC	TRAFFIC SIGN	
ELECTRIC MANHOLE	E	UNKNOWN MANHOLE	U
ELECTRIC METER		SOIL BORING	
ELECTRIC PEDESTAL	EP	SPOT ELEVATION	X 950.0
ELECTRIC TRANSFORMER	ET	TRAFFIC SIGNAL	
LIGHT POLE		CONIFEROUS TREE, DECIDUOUS TREE	
GUY WIRE		FLARED END SECTION	
POWER POLE		STORM MANHOLE	
GAS MANHOLE	G	FIRE DEPT. CONNECTION	
GAS METER		HYDRANT	
TELEPHONE MANHOLE	T	CURB STOP	
TELEPHONE PEDESTAL		WATER WELL	W
SANITARY CLEANOUT		WATER MANHOLE	W
SANITARY MANHOLE		WATER METER	WM
CATCH BASIN	or	POST INDICATOR VALVE	
STORM DRAIN	or	WATER VALVE	

	Proposed
UNDERGROUND ELECTRIC	
UNDERGROUND CABLE TV	
UNDERGROUND FIBER OPTIC	
UNDERGROUND TELEPHONE	
OVERHEAD UTILITY	
UNDERGROUND GAS	
SANITARY SEWER	SAN
STORM SEWER	
DRAINTILE	
WATERMAIN	
WETLAND	
WOODLAND EDGE	
RETAINING WALL	
FENCE	
PROPERTY LINE	
CONSTRUCTION LIMITS	
CURB [TYPICAL]	
CONTOURS	
CULVERT	
EROSION CONTROL LOG	
SILT FENCE	
BUILDING LINE	

Burridge Water Quality Project

City of Mahtomedi, Minnesota



CONTEXT MAP

THE 2018 EDITION OF THE MNDOT "STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN EXCEPT AS MODIFIED BY THE SPECIFICATIONS FOR THIS PROJECT.

ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE LATEST FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

811 Know what's below. Call before you dig.

NOTE: THE CONTRACTOR SHALL CALL THE GOPHER STATE ONE CALL SYSTEM AT 811 BEFORE COMMENCING EXCAVATION.

RCWD
RICE CREEK WATERSHED DISTRICT
4325 Pheasant Ridge Drive, Suite 611 • Blaine, MN 55449
(763) 398-3070 www.ricecreek.org

Project Address
272 Chelsea Ave.
Mahtomedi, MN 55115

Project Manager: Lori Tella
Drawn: LT
Reviewed:
Revision: 6.05.24

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 PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Lori Tella

58219 — Reg. No.
7.31.23 — Date

Project Title
Hillside Stabilization

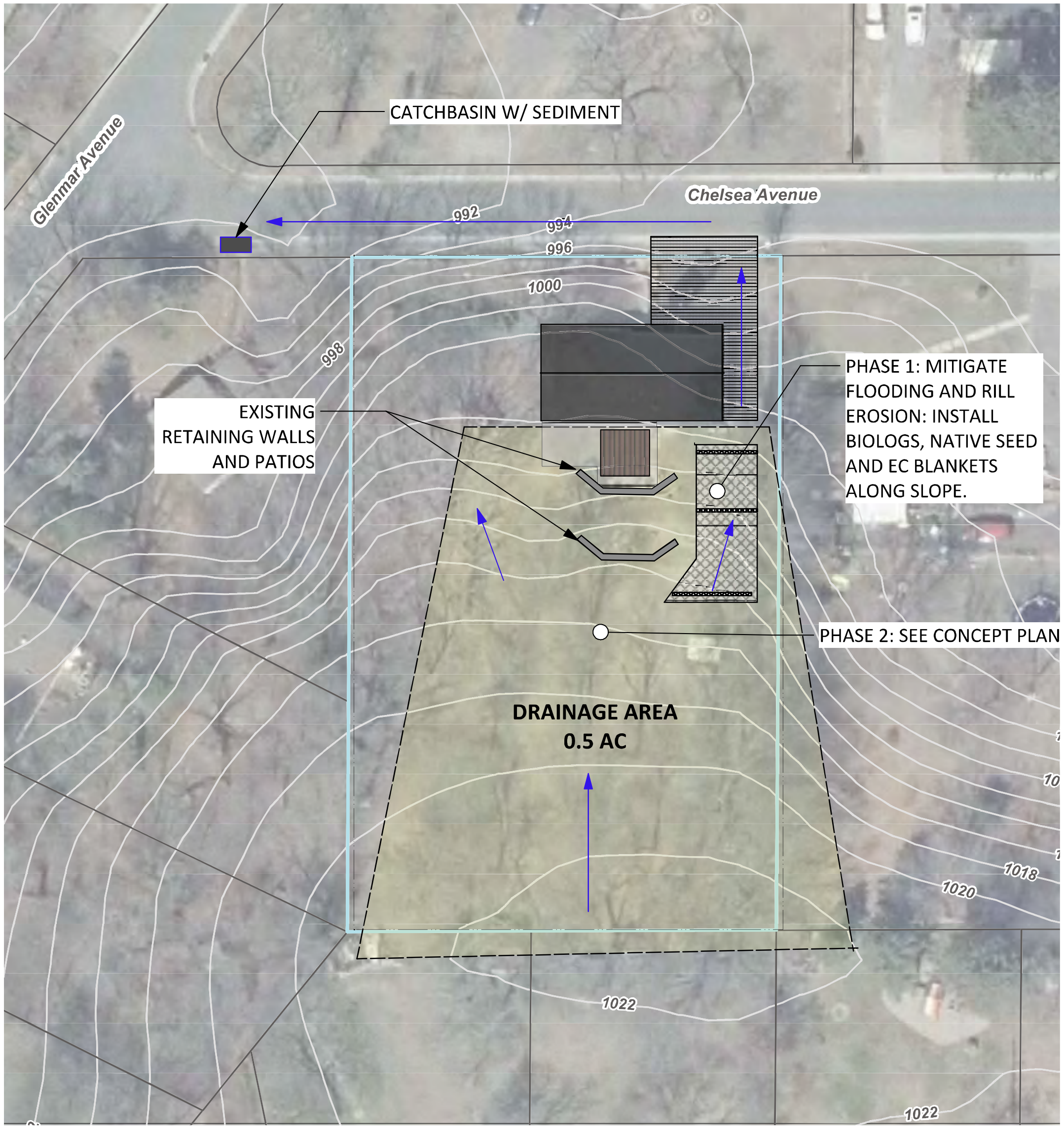
Sheet Title
COVER

PLAN CREATED BY:
Washington Conservation District
455 Hayward Ave N
Oakdale, MN 55128
www.mnwcd.org (651) 330-8220

REVISION DATE:

Date
8.15.24

Cover
of
13



1 Project Overview
Scale: 1" = 40'-0"

0 10 20 40 60 80 Feet N

PROJECT SUMMARY:

This project is a hillside stabilization in the Washington Lake subwatershed. The property receives high levels of runoff from the upland watershed and is causing rill erosion that carries sediment and flood water to the stormdrain. The project scope includes a woodland buffer, rain gardens, turf alternative and permeable pavement to help stabilize the soil, and allow water infiltrate.

PHASE 1: Install temporary erosion control devices immediately (erosion control blankets, sediment logs, and inlet protection).
PHASE 2: Install BMPs and Native Plantings per plan

EXISTING CONDITIONS


Exposed Soils


Clogged Trench Drain


Rill Erosion

RCWD RICE CREEK WATERSHED DISTRICT
4325 Pheasant Ridge Drive, Suite 611 - Blaine, MN 55449
(763) 398-3070 www.ricecreek.org

Project Address	272 Chelsea Ave, Mahtomedi, MN 55115
Project Manager	Lori Tella
Drawn	LT
Reviewed	LT
Revision	10/23/22

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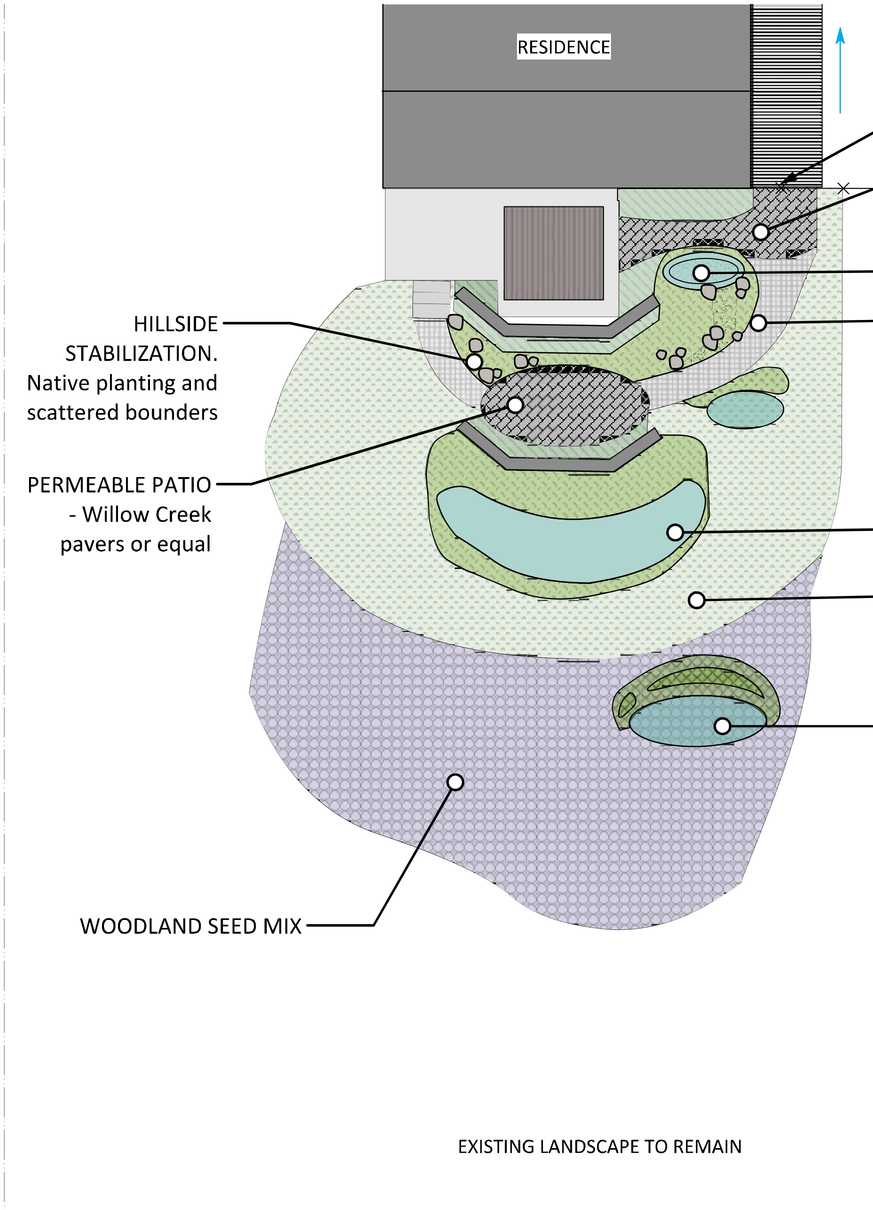
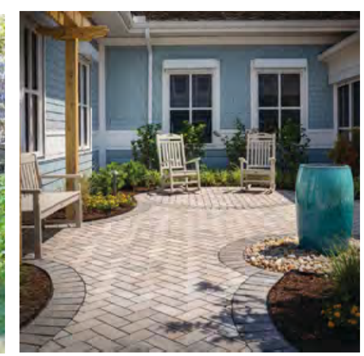
Lori Tella Date 7.31.23 Reg. No. 58219

Project Title: Hillside Stabilization
Sheet Title: PROJECT OVERVIEW
CAD File Name: PLAN-Burridge 9.12.24 VE.vwx
Date 8.15.24
L1 of 13



1 Concept Plan
Scale: 1" = 20'-0"

EXAMPLE LOW MOW LAWN



EXAMPLE PERMEABLE PAVERS

RCWD
RICE CREEK WATERSHED DISTRICT
4325 Pheasant Ridge Drive, Suite 611 - Blaine, MN 55449
(763) 398-3070 www.ricecreek.org

Project Address
272 Chelsea Ave,
Mahtomedi, MN 55115

Project Manager: Lori Tella
Drawn: LT
Reviewed: LT
Revision: 10/23/22

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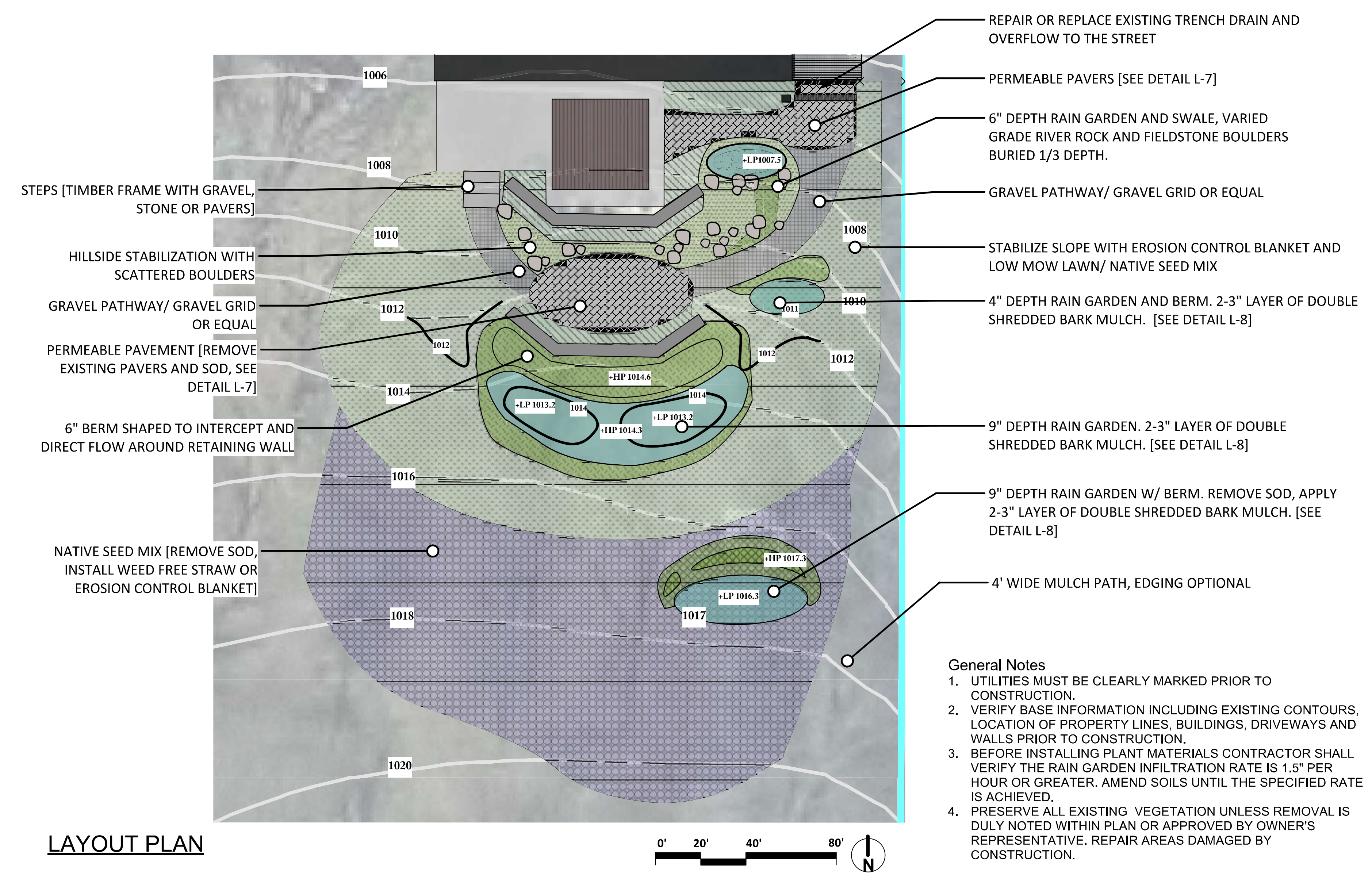
Lori Tella
Date 7.31.23
Reg. No. 58219

Project Title: Hillside Stabilization
Sheet Title: CONCEPTUAL PLAN
CAD File Name: PLAN-Burridge 8.12.24 VE.vwx
Date 8.15.24

L2
of
13



LAYOUT PLAN

General Notes
1. UTILITIES MUST BE CLEARLY MARKED PRIOR TO CONSTRUCTION.
2. VERIFY BASE INFORMATION INCLUDING EXISTING CONTOURS, LOCATION OF PROPERTY LINES, BUILDINGS, DRIVEWAYS AND WALLS PRIOR TO CONSTRUCTION.
3. BEFORE INSTALLING PLANT MATERIALS CONTRACTOR SHALL VERIFY THE RAIN GARDEN INFILTRATION RATE IS 1.5" PER HOUR OR GREATER. AMEND SOILS UNTIL THE SPECIFIED RATE IS ACHIEVED.
4. PRESERVE ALL EXISTING VEGETATION UNLESS REMOVAL IS DULY NOTED WITHIN PLAN OR APPROVED BY OWNER'S REPRESENTATIVE. REPAIR AREAS DAMAGED BY CONSTRUCTION.

RCWD
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Project Address
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Project Manager: Lori Tella
Drawn: LT
Reviewed: LT
Revision: 10/23/22

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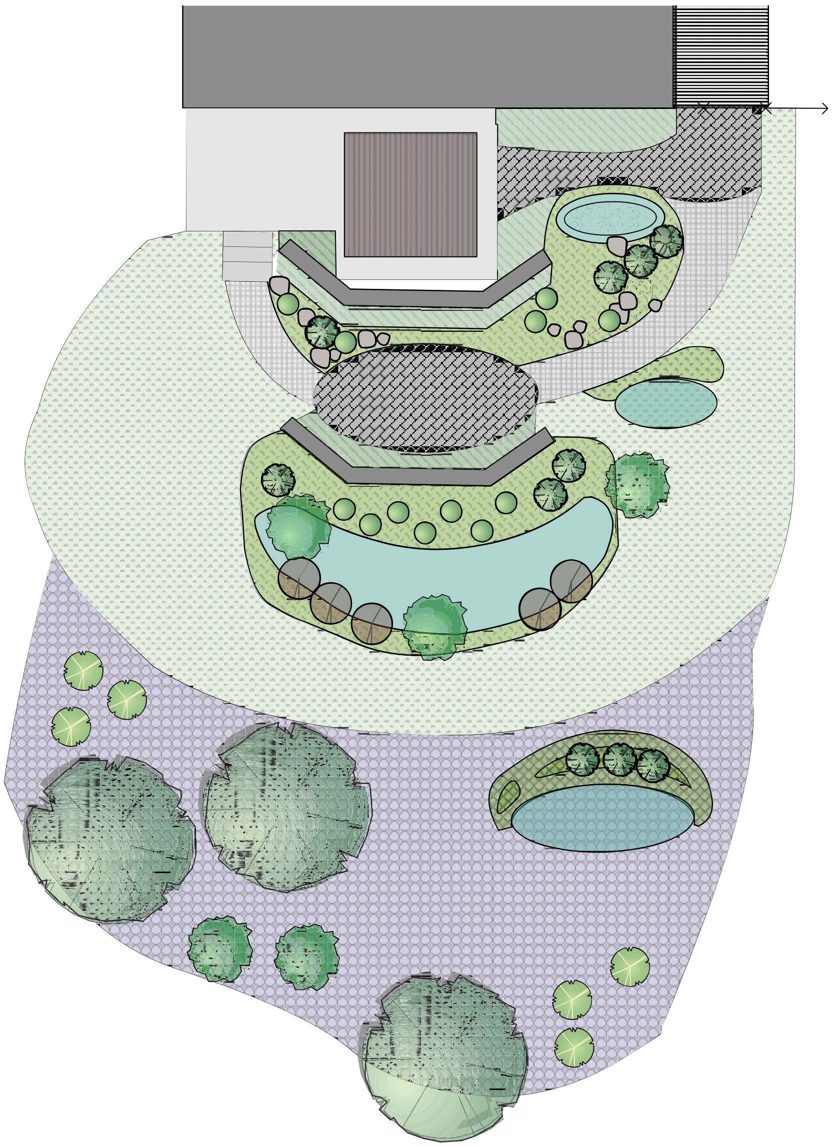
Lori Tella
Date 7.31.23
Reg. No. 58219

Project Title: Hillside Stabilization
Sheet Title: LAYOUT PLAN
Date: 8.15.24
L3 of 13



1 Planting Plan
Scale: 1:180

0' 7.5' 15' 30'
N

PLANT SCHEDULE

TREES AND SHRUBS

QTY.	NAME/ SPECIES	SIZE
3	**American Witch Hazel** Hamamelis virginiana	#2 cont.
5	**Pagoda Dogwood** Cornus alternifolia	#2 cont.
11	**Gro-Low Sumac** Rhus aromatic 'gro-lo'	#1 cont.
5	**Black Chokeberry** Aronia melanocarpa	#1 cont.
11	**American Highbush Cranberry** Viburnum trilobum	#1 cont.
12	**Dwarf Bush Honeysuckle** Diervilla lonicera	#1cont.

GROUNDCOVER

RAIN GARDENS ~ 800 SF
300 total plants, [see Planting List L-4]

HILLSIDE STABILIZATION ~ 1,000 SF
400 plugs, [see Planting List L-4]

WOODLAND GARDEN ~ 3,500 SF
Prairie Nursery Shade Seed Mix

LOW MOW LAWN ~2,500 SF
Low mow seed mix for shade

MULCH PATH ~ 1,000 SF
3-4' wide path, [optional edging]

PERMEABLE PAVERS~ 800 SF
[see detail L-7 and L-8]

GRAVEL GRID PAVERS~ 300 SF
[gravel pave 2, or approved equal]

*PLANT AND MATERIAL QUANTIIES ARE ESTIMATES. FIELD FIT PLANTINGS AND HARDSCAPE TO MATCH EXISTING CONDITIONS. ADDITIONAL PLANT RECOMMENDATIONS AND SUBSTITUTIONS ARE PROVIDED ON ADDITIONAL SHEETS.

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Project Address
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Project Manager: Lori Tella
Drawn: LT
Reviewed: LT
Revision: 10/23/22

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Lori Tella Date 7.31.23 Reg. No. 58219

Project Title: Hillside Stabilization
Sheet Title: PLANTING PLAN
CAD File Name: PLAN-Burridge 8.12.24 VE.vwx

Date 8.15.24

L4 of 13

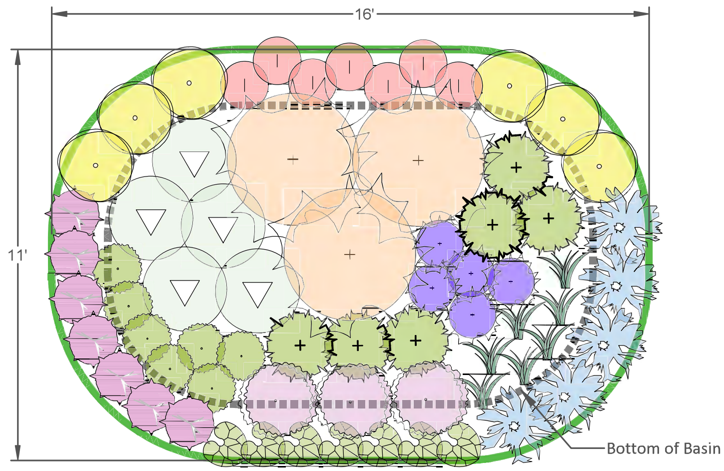
RAINGARDEN TEMPLATE

SHADE + 150 SF

Metro Blooms

Metro Blooms
651.699.2426
P.O. Box 17099
Minneapolis, MN 55417
www.metroblooms.org

PLANTING PLAN



PLANT LIST

ICON	QTY	COMMON NAME	SCIENTIFIC NAME	HT	SPACING	BLOOM
	7	Wild Ginger	Asarum canadense	6"	1'	Apr-May
	7	Wild Geranium	Geranium maculatum	1'-2'	1'	May-June
	7	Maidenhair Fern	Adiantum pedatum	1'-2'	18"	n/a
	5	Big-Leaved Aster	Aster macrophyllus	1'-2'	18"	Aug-Sept
	3	Bradbury's Monarda	Monarda bradburiana	1'-2'	18"	June-July
	6	Zig Zag Goldenrod	Solidago flexicaulis	1'-3'	18"	Aug-Oct
	7	Solomon's Seal	Polygonatum biflorum	1'-3'	1'	Apr-May
	7	Columbine	Aquilegia canadensis	2'-3'	1'	May-July
	6	Palm Sedge	Carex muskingumensis	2'-3'	18"	June-Sept
	5	White Turtlehead	Chelone glabra	2'-3'	2'	Aug-Oct
	5	Great Blue Lobelia	Lobelia siphilitica	2'-3'	18"	July-Sept
	3	Culver's Root	Veronicastrum virginicum	3'-5'	2'	July-Sept

GRAPHIC SCALE

0' 2' 4' 8'

1 inch = 4 feet

PLANTING NOTES

- If your raingarden is a different shape than shown on this plan, that's ok. These notes will help you place the plants in the right spots.
- Keep plants within the dashed line of the basin in that area as they are best suited for the soil moisture conditions.
- Consider where you will view the garden from when placing plants.
- Plant in clusters or groups of 3 or more.
- Put shorter plants near the outer edge.
- Put taller plants near the back or center.
- Use the plant list as a guide for heights. It is organized from shortest to tallest plants.
- Have fun. Don't stress. Enjoy your new garden and pollinator guests!

PLANT PHOTOS

RCWD RICE CREEK WATERSHED DISTRICT
4325 Pheasant Ridge Drive, Suite 611 - Blaine, MN 55449
(763) 398-3070 www.ricecreek.org

Project Address: 272 Chelsea Ave, Mahtomedi, MN 55115

Project Manager: Lori Tella | Drawn: LT | Reviewed: LT | Revision: 10/23/22

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Lori Tella Date 7.31.23 Reg. No. 58219

Project Title: Hillside Stabilization

Sheet Title: PLANTING PLAN - RAIN GARDEN

Date: 8.15.24

L5 of 13

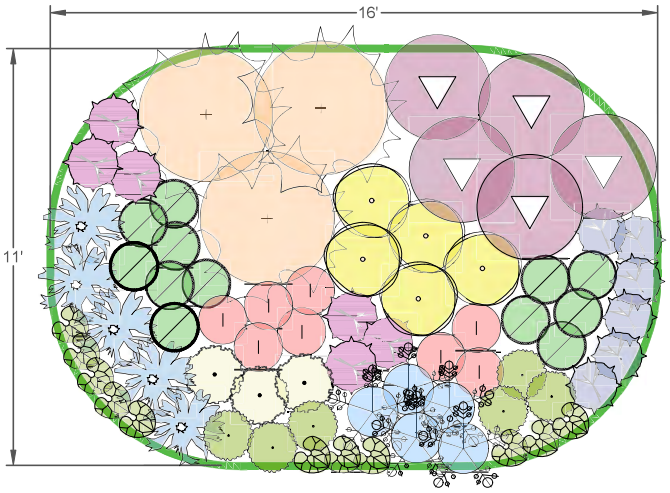
NATIVE GARDEN TEMPLATE

SHADE + 150 SF

Metro Blooms

Designed by:
Metro Blooms
651.699.2426
P.O. Box 17099
Minneapolis, MN 55417
www.metroblooms.org

PLANTING PLAN



PLANT LIST

ICON	QTY	COMMON NAME	SCIENTIFIC NAME	HT	SPACING	BLOOM
	11	Wild Ginger	Asarum canadense	6"	1'	Apr-May
	5	Jacob's Ladder	Polemonium reptans	1'	1'	Apr-June
	6	Virginia Bluebells	Mertensia virginica	1'-2'	1'	Apr-May
	6	Wild Geranium	Geranium maculatum	1'-2'	1'	May-June
	6	Maidenhair Fern	Adiantum pedatum	1'-2'	18"	n/a
	5	Big-Leaved Aster	Aster macrophyllus	1'-2'	18"	Aug-Sept
	3	Tall Thimbleweed	Anemone virginiana	1'-2'	18"	June-Aug
	5	Zig Zag Goldenrod	Solidago flexicaulis	1'-3'	18"	Aug-Oct
	12	Bottlebrush Grass	Elymus hystrix	2'-3'	1'	July-Sept
	8	Columbine	Aquilegia canadensis	2'-3'	1'	May-July
	5	Rose Turtlehead	Chelone lyonii 'Hot Lips'	2'-4'	2'	July-Sept
	3	Culver's Root	Veronicastrum virginicum	3'-5'	2'	July-Sept

GRAPHIC SCALE

0' 2' 4' 8'

1 inch = 4 feet

PLANTING NOTES

- If your native garden is a different shape than shown on this plan, that's ok. These notes will help you place the plants in the right spots.
- Consider where you will view the garden from when placing plants.
- Plant in clusters or groups of 3 or more.
- Put shorter plants near the outer edge.
- Put taller plants near the back or center.
- Use the plant list as a guide for heights. It is organized from shortest to tallest plants.
- Have fun. Don't stress. Enjoy your new garden and pollinator guests!

PLANT PHOTOS

RCWD
RICE CREEK WATERSHED DISTRICT
4325 Pheasant Ridge Drive, Suite 611 - Blaine, MN 55449
(763) 398-3070
www.ricecreek.org

Project Address
272 Chelsea Ave,
Mahtomedi, MN 55115

Project Manager
Lori Tella

Drawn LT
Reviewed LT
Revision 10/23/22

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Lori Tella Date 7.31.23
Reg. No. 58219

Project Title
Hillside Stabilization

Sheet Title
PLANTING PLAN - WOODLAND GARDEN

Date
8.15.24

L6
of
13

RAINGARDEN

SCIENTIFIC NAME	COMMON NAME	HEIGHT	BLOOM COLOR	BLOOM TIME	LIGHT
BOTTOM					
Trees & Shrubs					
Aronia melanocarpa	Chokeberry	6 to 8	White	5	**
Cephalanthus occidentalis	Buttonbush	6 to 12	White	6 7 8	**
Cornus sericea	Red-osier Dogwood	6 to 12	White	6 7	**
Ilex verticillata	Winterberry	6 to 8	White	6 7	**
Viburnum trilobum	Highbush Cranberry	8 to 12	White	5 6	**
Forbs & Ferns					
Asclepias incarnata	Swamp Milkweed	1.5 to 4	Rose Pink	6 7 8	**
Chelone glabra	Turtlehead	2 to 3	Cream	7 8 9	**
Eutrochium maculatum	Spotted Joe-Pye Weed	4 to 5	Pink	7 8 9	**
Gentiana andrewsii	Bottle Gentian	2 to 3	Blue	8 9 10	**
Helenium autumnale	Sneezeweed	2.5 to 4	Yellow	7 8 9 10	***
Iris versicolor	Northern Blue Flag Iris	2 to 3	Blue	6 7	**
Liatris pychnostachya	Prairie Blazing Star	3 to 4	Pink	7 8 9	***
Lobelia siphilitica	Great Blue Lobelia	1.5 to 2.5	Blue	7 8 9 10	**
Lobelia cardinalis	Cardinal Flower	2 to 3	Red	7 8 9 10	**
Mimulus ringens	Monkeyflower	1.5 to 2	Lavender	7 8 9	**
Onoclea sensibilis	Sensitive Fern	1 to 3	n/a	n/a	*
Osmunda regalis	Royal Fern	3 to 4	n/a	n/a	*
Physostegia virginiana	Obedient Plant	2 to 4	Pink	8 9	***
Rudbeckia subtomentosa	Sweet Black Eyed Susan	2 to 3	Yellow	7 8 9	***
Symphyotrichum novae-angliae	New England Aster	3 to 5	Deep Purple	8 9 10	***
Thalictrum dasycarpum	Tall Meadow Rue	3 to 4	White	6 7	***
Vernonia fasciculata	Ironweed	3 to 4	Purple	7 8 9	***
Verbena hastata	Blue Vervain	1 to 6	Blue/Violet	6 7 8 9	***
Veronicastrum virginianum	Culver's Root	3 to 4.5	White	6 7 8 9	***
Grasses & Sedges					
Carex bebbii	Bebb's Sedge	2.5 to 3	Green	6 7	**
Carex comosa	Bristly Sedge	1.5 to 2	Green	6 7	**
Carex lupulina	Hop Sedge	2 to 3.5	Green	5 6	**
Carex radiata	Eastern Star Sedge	2 to 3	Green	6 7	*
Carex stipata	Awl Fruit Sedge	2 to 3	Brown	6 7	**
Carex stricta	Tussock Sedge	3 to 4	Brown	6 7	**
Carex vulpinoidea	Fox Sedge	2 to 3	Brown	6 7	**
TOP & SIDE SLOPES					
Trees & Shrubs					
Amelanchier arborea	Downy Serviceberry	10 to 30	White	4 5	**
Amelanchier laevis	Smooth Serviceberry	12.0	White	4 5	**
Ceanothus americanus	New Jersey Tea	1 to 2	White	6 7 8	***
Cornus alternifolia	Pagoda Dogwood	16.0	White	5 6	**
Cornus racemosa	Gray Dogwood	6 to 8	White	5 6 7	**
Diervilla lonicera	Dwarf Bush Honeysuckle	2 to 3.5	Yellow	6 7 8 9	**
Hammemalis virginiana	Witch Hazel	4.0	Yellow	10	*
Ostrya virginiana	Hop Hornbeam	15 to 50	Yellow	5 6	**
Viburnum rafinesquianum	Downy Arrowwood	3 to 6	White	6	**

SCIENTIFIC NAME	COMMON NAME	HEIGHT	BLOOM COLOR	BLOOM TIME	LIGHT
TOP & SIDE SLOPES (cont'd.)					
Forbs & Ferns					
Adiantum pedatum	Maidenhair Fern	2 to 2.5	n/a	n/a	*
Agastache foeniculum	Anise Hyssop	2 to 4	Blue	7 8 9 10	**
Allium stellatum	Prairie Onion	1 to 1.5	Pink	7 8 9	***
Aquilegia canadensis	Wild Columbine	1 to 2	Red/Yellow	4 5 6	**
Asclepias tuberosa	Butterfly Weed	1 to 2	Orange	6 7 8 9	***
Athyrium felix-femina	Lady Fern	1 to 1.5	n/a	n/a	*
Baptisia alba	White Wild Indigo	2.5 to 3.5	White	6 7 8	***
Baptisia australis	Blue False Indigo	2.5 to 3.5	Blue	6 7	***
Coreopsis palmata	Prairie Coreopsis	1.5 to 2.5	Yellow	6 7 8 9	***
Dalea purpurea	Purple Prairie Clover	1.5 to 2.5	Purple	6 7 8 9	***
Echinacea angustifolia	Narrow-leaved Coneflower	3 to 4	Pale Pink	6 7	***
Eryngium yuccifolium	Rattlesnake Master	2.5 to 3.5	White	7 8 9 10	***
Euphorbia corollata	Flowering Spurge	2 to 3.5	White	5 6 7 8	***
Gaillardia aristata	Blanket Flower	1.5 to 2.5	Red/Yellow	6 7 8 9	***
Geranium maculatum	Wild Gernamium	2 to 3	Pink	4 5 6 7	***
Geum triflorum	Prairie Smoke	0.5 to 1	Red	5 6	***
Helianthus maxmilliani	Maxmillian Sunflower	6.0+	Yellow	8 9 10	***
Heliopsis helianthoides	False Sunflower	4 to 5	Yellow	6 7 8 9 10	***
Liatris aspera	Rough Blazing Star	1.5 to 3	Purple	7 8 9	***
Liatris punctata	Dotted Blazing Star	1.5 to 2.5	Purple	7 8 9	***
Lupinus perennis	Wild Lupine	1.5 to 2	Blue	5 6 7	***
Monarda fistulosa	Wild Bergamot	3 to 4	Lavender	7 8	**
Phlox pilosa	Prairie Phlox	1.5 to 2	Pink	5 6	***
Polemonium reptans	Jacob's Ladder	1 to 1.5	Blue	4 5 6	*
Ratibida pinnata	Yellow Coneflower	2 to 4.5	Yellow	7 8 9 10	***
Ruellia humilis	Wild Petunia	1.0	Pink	6 7 8 9	**
Solidago rigida	Stiff Goldenrod	2 to 3	Yellow	8 9	**
Solidago speciosa	Showy Goldenrod	2 to 3	Yellow	8 9	**
Symphyotrichum laevis	Smooth Aster	1.5 to 2.5	Blue	7 8 9 10	***
Symphyotrichum oblongifolius	Aromatic Aster	1 to 2	Violet	8 9 10	***
Symphyotrichum sericeus	Silky Aster	1 to 2	Purple	8 9 10	***
Tradescantia bracteata	Prairie Spiderwort	1.5 to 2.5	Blue	6 7 8	***
Zizia aptera	Heart-leaf Alexanders	1.5 to 2.5	Yellow	5 6	**
Grasses & Sedges					
Andropogon gerardii	Big Bluestem	3 to 6	Purplish	7 8 9	**
Bouteloua curtipendula	Side Oats Grama	1.5 to 2.5	Red-green	7 8 9	***
Bouteloua gracilis	Blue Grama	1.0	Purplish	7 8 9	***
Koeleria macrantha	June Grass	1 to 2	Green	6 7	***
Panicum virgatum	Switch Grass	3 to 6	Purplish	6 7 8 9 10	**
Schizachyrium scoparium	Little Bluestem	1.5 to 3	Amber	7 8 9	***
Sorghastrum nutans	Indian Grass	4 to 6	Amber	7 8 9	***
Sporobolus heterolepis	Prairie Dropseed	1.5 to 3	Green	8 9 10	**

RCWD RICE CREEK WATERSHED DISTRICT
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Project Address: 272 Chelsea Ave, Mahtomedi, MN 55115
Project Manager: Lori Tella
Drawn: LT
Reviewed: LT
Revision: 10/23/22

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Lori Tella Date 7.31.23 Reg. No. 58219

Project Title: Hillside Stabilization
Sheet Title: PLANT LIST RAIN GARDEN
CAD File Name: PLAN-Burdige 8.12.24 VE.vwx
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OAK FOREST & WOODLAND

SCIENTIFIC NAME	COMMON NAME	HEIGHT	BLOOM COLOR	BLOOM TIME	SUBTYPE
Trees, Shrubs & Vines					
Acer rubrum	Red Maple	50.0	Red	4 5	OW/MB
Acer saccharum	Sugar Maple	50 to 75	Yellow	4 5	MB
Amelanchier arborea	Downy Serviceberry	10 to 30	White	4 5	OW/MB
Amelanchier laevis	Smooth Serviceberry	12.0	White	4 5	OW/MB
Betula papyrifera	Paper Birch	80.0	Brown	4 5	OW/MB
Carpinus caroliniana	Blue Beach	20 to 35	Green/Red	4 5	OW/MB
Carya cordiformis	Bitternut Hickory	100.0	Yellow	5 6	MB
Celastrus scandens	American Bittersweet	uo to 30	White	5 6	OW/MB
Cornus alternifolia	Pagoda Dogwood	16.0	White	5 6	OW/MB
Cornus racemosa	Gray Dogwood	6 to 8	White	5 6 7	OW/MB
Cornus rugosa	Round-leaved Dogwood	6 to 10	White	6 7	OW/MB
Corylus americanus	Hazelnut	6 to 8	Purple/Green	3 4	OW/MB
Corylus cornuta	Beaked Hazelnut	12 to 20	Purple/Green	4 5	OW/MB
Diervilla lonicera	Dwarf Bush Honeysuckle	2 to 3.5	Yellow	6 7 8 9	OW/MB
Hammemalis virginiana	Witch Hazel	4.0	Yellow	10	OW/MB
Juniperus virginiana	Eastern Red Cedar	10 to 80	Beige	4 5	OW
Ostrya virginiana	Hop Hornbeam	15 to 50	Yellow	5 6	OW/MB
Pinus strobus	Eastern White Pine	80 to 120	Beige	6	OW/MB
Populus tremuloides	Quaking Aspen	90.0	Red	4 5	OW
Prunus Americana	Wild Plum	5 to 25	White	5	OW
Prunus serotina	Wild Black Cherry	30 to 70	White	6	OW/MB
Prunus virginiana	Chokecherry	10 to 25	White	5 6	OW/MB
Quercus alba	White Oak	75.0	Green	6	OW/MB
Quercus ellipsoidalis	Northern Pin Oak	75.0	Green	6	OW/MB
Quercus macrocarpa	Bur Oak	70 to 80	Green	6	OW/MB
Quercus rubra	Red Oak	80 to 90	Green	5 6	OW/MB
Parthenocissus quinquefolia	Virginia Creeper	up to 90	Green	6 7	OW/MB
Sambucus canadensis	Elberberry	5 to 15	White	7 8	MB
Sambucus racemosa	Red-berried Elder	5 to 15	White	4 5 6	OW
Symphoricarpos albus	Snowberry	1 to 4	Pink/White	6 7	OW
Symphoricarpos occidentalis	Wolfberry	1 to 4	Pink/White	6 7 8	OW
Ribes missouriensis	Missouri Gooseberry	3 to 8	White	4 5 6	OW/MB
Tilia americana	Basswood	100.0	Green	6	MB
Viburnum lentago	Nannyberry	10 to 25	White	5 6	OW/MB
Viburnum rafinesquianum	Downy Arrowwood	3 to 6	White	6	OW/MB
Forbs & Ferns					
Actaea rubra	Red Baneberry	1 to 3	White	5 6	MB
Adiantum pedatum	Maidenhair Fern	2.0	n/a		MB
Allium tricoccum	Wild Leek	0.5	White	6 7	MB
Anemone quinquefolia	Wood anemone	.5 to 1.5	White	4 5 6	OW/MB
Arisaema triphyllum	Jack-in-the-Pulpit	1 to 3	Green	4 5 6	MB
Asarum canadense	Wild Ginger	0.5	Pink	4 5	OW/MB

SCIENTIFIC NAME	COMMON NAME	HEIGHT	BLOOM COLOR	BLOOM TIME	SUBTYPE
Athyrium felix-femina	Lady Fern	3.0	n/a		OW/MB
Aquilegia canadensis	Wild Columbine	1.5 to 3	Red	5 6	OW/MB
Caulophyllum thalictroides	Blue Cohosh	1 to 3	Yellow	4 5	MB
Desmodium glutinosum	Pointed-leaf Tick-trefoil	1 to 4	Pink	6 7 8	OW/MB
Dicentra cucullaria	Dutchman's Breeches	0.5 to 1	White	4 5	MB
Eurybia macrophyllus	Big Leaf Aster	0.5 to 1.5	Blue	8 9 10	OW/MB
Fragaria virginiana	Wild Strawberry	0.5	White	5 6	OW/MB
Galium boreale	Northern Bedstraw	0.5 to 3	White	6 7 8	OW/MB
Galium concinnum	Shining Bedstraw	0.5 to 2	White	6 7 8	OW/MB
Geranium maculatum	Wild Geranium	1.5	Pink	5 6	OW/MB
Osmorhiza claytonii	Clayton's Sweet Cicely	1 to 3	White	5 6	OW/MB
Osmunda claytoniana	Interrupted Fern	2.5 to 4	n/a		OW/MB
Phlox divaricata	Woodland Phlox	1 to 1.5	Blue	6 7	MB
Polemonium reptans	Jacob's Ladder	1.5	Blue	5 6	MB
Maianthemum canadense	Canada Mayflower	0.5	White	5 6	MB
Maianthemum racemosa	False Solomon Seal	1.5 to 2	White	5 6	OW/MB
Maianthemum stellatum	Solomon's Plume	1 to 1.5	White	5 6	OW
Metteuccia struthiopteris	Ostrich Fern	2 to 6	n/a		MB
Sanguinaria canadensis	Bloodroot	0.5 to 1	White	3 4 5	MB
Solidago flexicaulis	Zig Zag Goldenrod	2.0	Yellow	8 9	OW/MB
Symphyotrichum cordifolium	Blue Wood Aster	1 to 4	Blue	8 9 10	OW/MB
Symphyotrichum lateriflorum	Calico aster	1 to 4	White	8 9 10	OW/MB
Thalictrum dioicum	Early Meadow Rue	2.0	White	5 6	OW/MB
Thalictrum thalictroides	Rue Anemone	0.5 to 1	Pink/White	5 6	OW/MB
Trientalis borealis	Starflower	0.5	White	5 6	OW/MB
Trillium grandiflorum	Large-flowered Trillium	0.5 to 1	White	5 6	MB
Trillium cernuum	Nodding Trillium	0.5 to 1.5	White	5 6	MB
Uvularia grandiflora	Large-flowered Bellwort	1 to 2.5	Yellow	4 5	OW/MB
Grasses & Sedges					
Carex blanda	Common Wood Sedge	1.5 to 2.5	Green	5 6	OW/MB
Carex rosea	Rosy sedge	1.5 to 2.5	Green	5 6	OW/MB
Carex gracillima	Graceful Sedge	1 to 2.5	Green	5 6	OW/MB
Carex pedunculata	Long-stalked Sedge	1 to 2.5	Green	5 6	MB
Carex pennsylvanica	Pennsylvania Sedge	0.5	Brown	5	OW/MB
Carex sprengelii	Long Beaked Sedge	1.5	Green	6 7	OW/MB
Elymus hystrix	Bottlebrush Grass	3 to 4	Green	6 7	OW/MB
Elymus villosus	Silky Wild Rye	1.5 to 3	Green	6 7 8	OW/MB
Festuca subverticillata	Nodding Fescue	2 to 4	Green	6 7 8	OW/MB
Piptatherum pungens	Mountain Rice Grass	1 to 2.5	Beige	5 6	OW/MB

OW = Oak Woodland (Dry/Mesic)
MB = Maple Basswood (Mesic)

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Project Manager: Lori Tella
Drawn: LT
Reviewed: LT
Revision: 10/23/22

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Lori Tella Date 7.31.23 Reg. No. 58219

Project Title: Hillside Stabilization
Sheet Title: PLANT LIST WOODLAND GARDEN
CAD File Name: PLAN-Blundge 8.12.24 VE.vwx
Date: 8.15.24
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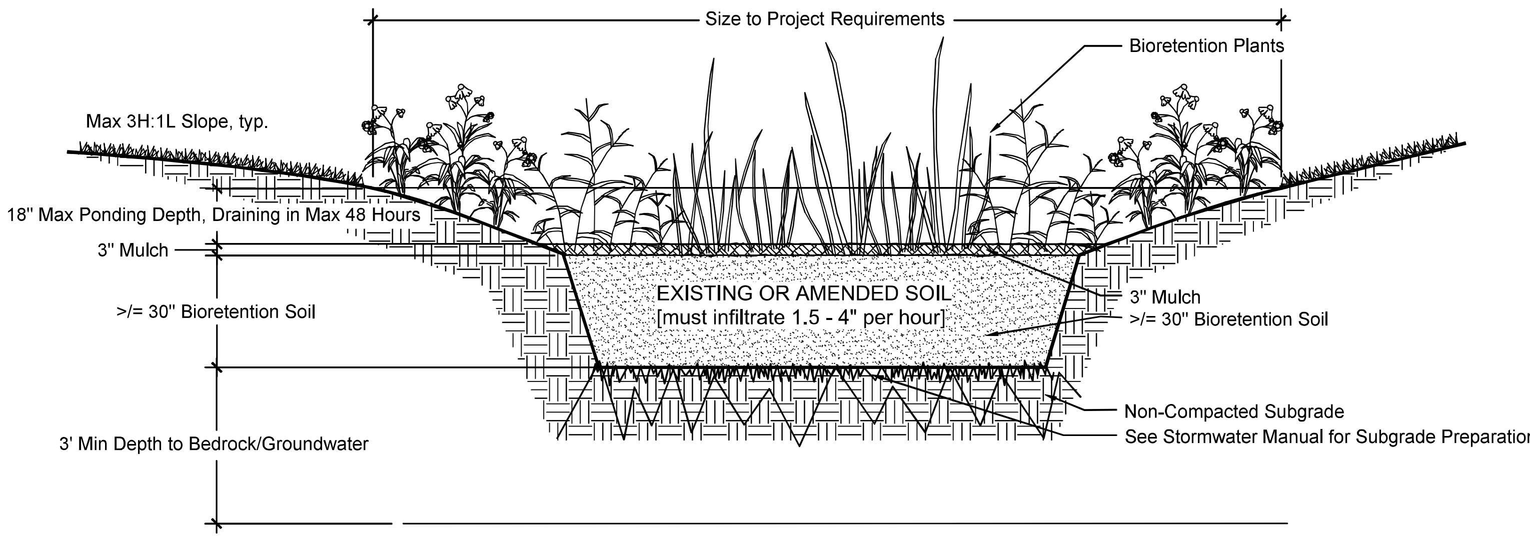

1 Rain Typical Detail

Scale: 3/8" = 1'-0"

General Notes

1. CALL BEFORE YOU DIG. LOCATE ALL UNDERGROUND UTILITIES BEFORE BEGINNING CONSTRUCTION.
2. LANDOWNER AND CONTRACTOR ARE RESPONSIBLE FOR PERMITS AND AGREEMENTS.
3. AVOID COMPACTION OF SOIL DURING CONSTRUCTION. KEEP ALL HEAVY EQUIPMENT OUT OF THE FOOTPRINT OF THE RAIN GARDEN.
4. ENSURE INFILTRATION RATE OF 1.5" - 4" PER HOUR PRIOR TO CONSTRUCTION. IF GARDEN INFILTRATES FASTER OR SLOWER THAN THE RQUIRED RATE CONTACT THE WCD PRIOR TO PROCEEDING.
5. RAIN GARDEN INSTALLATION SHALL FOLLOW MN STORMWATER MANUAL SPECIFICATIONS. RAIN GARDEN REQUIREMENTS INCLUDE: PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES; INCLUDE AN OVERFLOW TO THE STREET; RAIN GARDEN SIDE SLOPES SHALL NOT EXCEED 3H:1V.

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Lori Tella Date 7.31.23 Reg. No. 58219

Project Title: Hillside Stabilization

Sheet Title: RAIN GARDEN - DETAIL

CAD File Name: PLAN-Burridge 8.12.24 VE.vwx

Date 8.15.24

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GRAVELPAVE2 CUT SHEET

Flexible Plastice Porous Pavement

GRAVELPAVE2
BY INVISIBLE STRUCTURES™

PRODUCT DESCRIPTION

Gravelpave2 porous pavement allows you to park, drive, walk, or ride on a beautiful decorative gravel surface. Gravelpave2 consists of a geotextile fabric injection molded to the ring and grid structure. Gravelpave2 comes in 4 standard colors to match your aggregate fill. Gravelpave2 also requires a base course.

Gravelpave2 is a structure to provide heavy load bearing support and true containment of gravel to create a porous surface with unlimited traffic volume and/or duration time for parking. The system can be used for storage and filtration of rainwater. For example, a cross-section with an 12" deep base course (at 20% void space) and the one inch of Gravelapve2 (at 35%) would store 2.75" of rain. Although bacteria concentrations are lower than with Grasspave2, polluted runoff and vehicle drippings are consumed prior to reaching the water table.

CSI 32 12 43

Gravelpave2 is listed in the Construction Specifiers Master Spec Format in Section 32 12 43. You may also place it in the 1995 Master Format Version in section 02795.

BASE COURSE

Base thickness is determined by matching bearing capacity of existing soils with design loads. For instance, a golf cart path on sand soils may not need base course, while a fire lane over silt or expansive clay may need 12" of gravel over geogrid. Base must be determined by Engineer, or by site testing.

FILL MATERIAL

Choose your gravel fill, from local sources, to match the color of the Gravelpave2 mats, availability, and to meet the following criteria:

- Clean/Washed
- Sharp, hard and angular
- 3/16" to 3/8" uniform

COLORS

Gravelpave2 is available in 5 standard colors: Tan, Black, Granite Grey, and Terra Cotta. Non-woven geotextile fabric backing may vary depending on the supplier. Custom colors available for an additional price.

APPLICATIONS

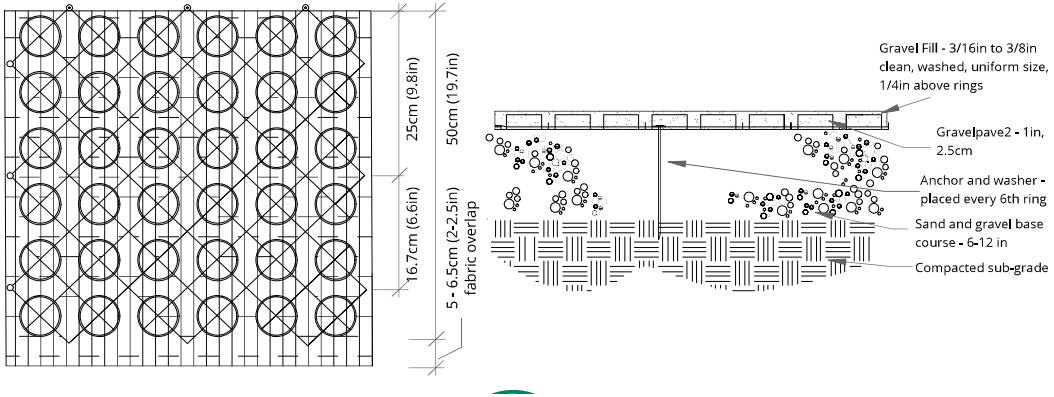
- All Parking Aisles and Bays
- Handicap Parking Spaces
- Automobile and Truck Storage Yards
- All Service and Access Drives
- Loading Dock Areas
- Trails for Multiple Uses
- Boat Ramps
- Outdoor Bulk Storage Areas
- Infiltration Basins
- High-Use Pedestrian Areas

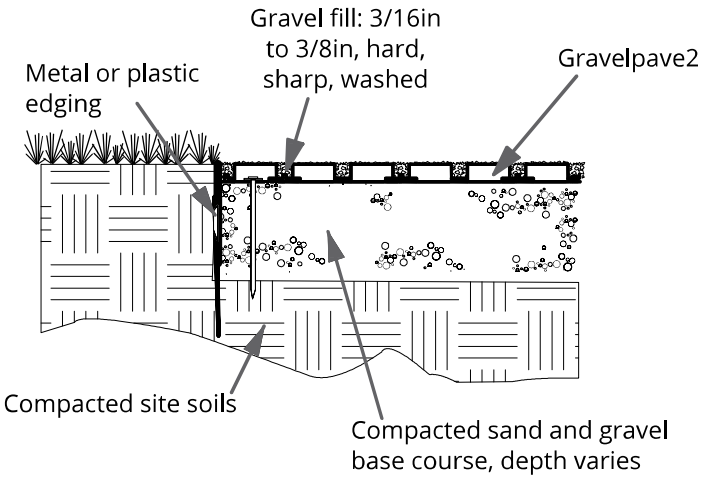
BENEFITS AND FEATURES

- Pervious Load Bearing Surface
- Stormwater Pollution Filtration and Treatment
- Heat Energy Reflection Reduction, "Cool" Surface
- Tree Growth within Parking Areasv
- 5,721 psi Compressive Strength
- Large Rolls for Easy Installation

SPECIFICATIONS

Unit Size – 20"x 20"x 1" (50 x 50 x 2.5cm)
Unit Weight – 18oz (510 grams)
Strength – 15,940 psi (109,906 kPa)
Connector Pull Apart Strength (Tensile) - 458 lbf/in
Color – Black, Granite, Grey, Tan, Terra Cotta
Resin – 100% recycled HDPE with 3% carbon black
Shipped in Rolls (430 sq. ft. standard, other roll sizes available)





METAL OR PLASTIC EDGING

AVAILABLE COLORS
Gravelpave2 is available in five colors (Granite, Black, Tan, Gray and Terra Cota). Granite is recommended as it blends with just about any color of aggregate.

RCWD
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Lori Tella
Date 7.31.23
Reg. No. 58219

Project Title: Hillside Stabilization
Sheet Title: GRID PAVERS - CUT SHEET
CAD File Name: PLAN-Average 8.1/2-1" VB.vwx
Date: 8.15.24

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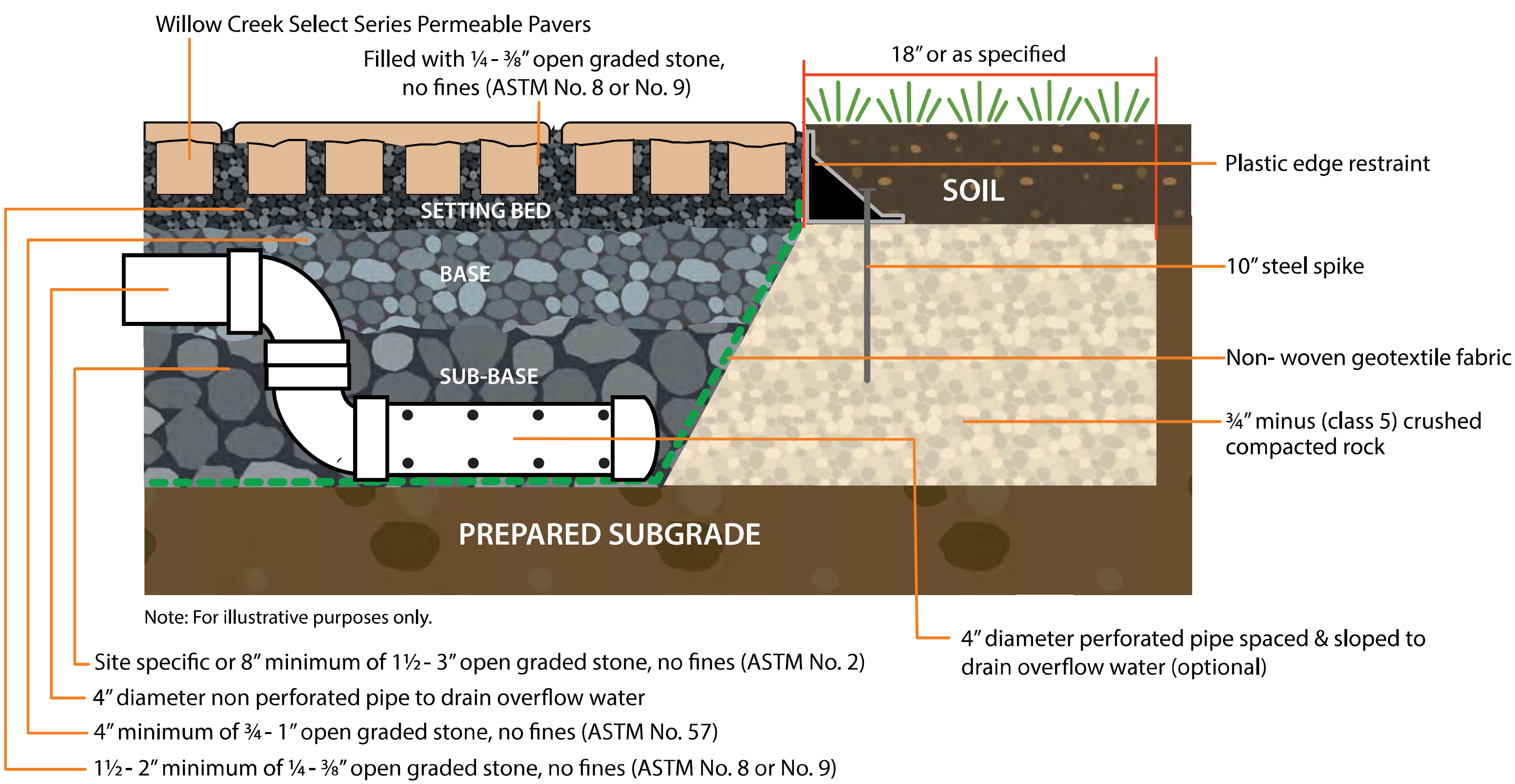

Permeable Paver Detail

General Notes

1. CALL BEFORE YOU DIG. LOCATE UTILITIES BEFORE STARTING WORK.
2. REFER TO MN STORMWATER MANUAL FOR DETAILED INSTALLATION INFORMATION.
3. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION.

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Lori Tella Date 7.31.23 Reg. No. 58219

Project Title: Hillside Stabilization

Sheet Title: PERMEABLE PAVERS - DETAIL

CAD File Name: PLAN-Burridge 8.12.24 VE.vwx

Date 8.15.24

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GENERAL NOTES

MNDOT SPECIFICATIONS - All material and construction specifications herein reference the MNDOT Division II and Division III sections of the 2020 MNDOT Specifications Manual.

WCD DESIGN STANDARDS - All work must comply with Washington Conservation Bioretention Design and Installation Standards where noted.

DESIGNER CONTACT / FIELD VERIFICATION - The Washington Conservation District (WCD) is providing quality control and field verifications of the bioretention installations. Call Lori Tella (WCD) at (651) 315-8964 to schedule field verifications prior to burying any work and/or installing any concrete, mulch, or erosion control materials.

FIELD VERIFICATION - Notify the WCD prior to placing any mulch or installing any plantings. The WCD shall field verify elevations, soil compaction and permeability. Note: Depending on conditions observed, compaction removal by hand may be needed prior to placing mulch and/or after plantings.

TESTING OF SOIL REPLACEMENT MEDIA - If infiltration rate is not 2" per hour, soil amendment may be required. Deliver sample materials and test results for WCD approval prior to delivery of materials to the site. If needed, soil media for infiltration basin shall be Plaisted's 70-30 Raingarden Peat Mix, or approved equal. Soil infiltration test results must be submitted to WCD at least 14 days prior to material delivery. Prior to beginning the installation, sufficient material quantities shall be onsite to complete the installation and stabilize exposed soil areas.

PERMITS - Contractor is responsible for all permits related to construction.

UTILITIES - It shall be contractor's responsibility to locate any existing utilities located within the project areas. Protect all existing utilities. Contractor is responsible for repairs of all damage that may occur to utilities during construction.

SITE CLEANUP - On completion of the work, remove all excess material, debris, and equipment. Repair all damage to other work resulting from conduct of the Project.

ACCESS, STAGING, AND EQUIPMENT

PROJECT BOUNDARIES - The project area must be staked off and marked to keep all construction traffic, equipment, and material stockpiles out of the proposed infiltration basin areas.

STORAGE OF EQUIPMENT - Overnight storage of equipment and materials shall not be allowed on public streets or within public right of ways. See Staging Area Map for location. Contractor is responsible for identifying and securing rights to stage vehicles, materials and equipment for the Project, as necessary, outside of approved Staging Area.

NOISE DISTURBANCE - Noise must be kept to a minimum prior to 8am

SITE RESTORATION (street and hardscape) - Contractor is responsible for replacing all sod at access points as well as repairing/replacing any other damage as result of construction activity. Contractor is responsible for repairing or replacing damaged bituminous and concrete surfaces in and around the construction, access, and staging zones.

SITE RESTORATION (vegetation) - Contractor shall repair damaged turf and open field areas within Project area and any Staging areas. Repair of these areas (MNDOT Spec 2574) shall be top dressed with topsoil (borrowed soil MNDOT Spec 3877 or purchased compost MNDOT Spec 3890) and seeded with MNDOT seed mixture 270.

TREE PROTECTION AND REPLACEMENT - Protection and care for existing trees, and replacement of damaged existing trees shall be per MNDOT Spec 2572.

WCD BIORETENTION DESIGN AND INSTALLATION STANDARDS

FIELD VERIFICATION - The Washington Conservation District (WCD) is providing quality control and field verifications of the infiltration basin installation. Call the WCD at (651) 330-8220 to schedule field verifications prior to burying any work and/or installing any concrete, seed, mulch, or erosion control materials.

DIVERSION OF DRAINAGE AREA - Upland drainage areas shall remain diverted from infiltration basin area until the infiltration basin has been fully stabilized.

TIMING AND WEATHER - Installation with dry soil conditions is critical to prevent smearing and compaction. Schedule work for periods of dry weather. Do not work if soil conditions are wet. Excavation, soil placement and rapid stabilization of perimeter slopes with must be completed before the next precipitation event.

OVERNIGHT EROSION CONTROL - Do not leave infiltration areas and/or perimeter slopes exposed overnight. Secure the site from risk of precipitation damages at the end of every work day. In the event of rain, take action to divert stormwater away from the work area and temporarily cover of all exposed soils with filter fabric or impermeable sheeting.

SOIL REPLACEMENT MEDIA - The replacement soil media shall be a well-blended mixture of 70% ASTM C-33 coarse washed sand (MNDOT 3126) and 30% peat from Plaisted's (or approved equal).

SUBSOIL PREPARATION - Manual site prep with option to use backhoe with tooth bucket for basin excavation to avoid compacting or smearing of soils. (Do not use skid steer for excavation within the basin) Use tooth bucket to scarify (rip) underlying soils 6" to 9" deep to remove compaction. Gently mix the first lift of engineered soils with the loosened underlying soils to avoid stratification and promote permeability. Use excavator bucket to loosely place materials. (Do not use skid steer to place or spread materials within the cell). Leveling and final grading within the cell must be completed by hand.

GATEVALVE - See Detail Sheet [option]

PIPE CONNECTIONS - Cleanout assemblies and solid pipe connections shall be 4" diameter Sch. 40 PVC pipe or equal. All connections will be made with flexible couplings, and filtersocks will be tucked into the coupling connections.

INSTALL CHECKPOINT - Notify the WCD prior to placing any seed, erosion control blanket, and/or plants as applicable to the project. The WCD shall field check elevations, soil compaction and permeability. Note: Depending on conditions observed, compaction removal by hand may be needed prior to seeding.

SIDESLOPE GRADING - All side slopes to bottom of garden shall be 3:1 or shallower.

BERM / EDGE GRADING - All basin edges at least 3" higher than overflow bypass/basin full elevation

GRADING SHELF - Basin edges should have a minimum 12" level shelf where practical. Shelf area typically extends from landscape edging to brow/top of slope.

EDGING - Aluminum or steel edging shall be used and shall be staked/stapled every 30". [option]

WCD PERMEABLE PAVERS AND GRID INSTALLATION STANDARDS

WCD DESIGN STANDARDS - All work must comply with the manufacturer's recommendations. Install edge restrain system. Paver maintenance includes regular surface cleaning to functionality. Permeable interlocking concrete paver systems (PICP) typically will require periodic visual inspections (preferably after a major rainstorm) to determine that the stormwater is infiltrating into the system. Areas that have pooled water standing on the surface need to be addressed as a remedial repair. Regular surface cleaning is key to maintaining surface infiltration rates throughout the pavement life. Sweep pavers annually.

WCD BIORETENTION DESIGN AND INSTALLATION STANDARDS
(continued)

BLOCK INLET - After installation, garden shall remain offline and inlet shall remain blocked for up to one year to facilitate healthy plant establishment. Confirm with WCD designer to determine the date that the inlet blocks shall be removed.

MULCH - Twice shredded hardwood mulch (Type 6 MNDOT 3882 or equal)

EROSION CONTROL BLANKET - When specified in plans, slopes shall be stabilized per MNDOT spec and use MNDOT Cat. 2 Natural Net Erosion Control Blanket. Net must be all natural fiber and biodegradable.

BOULDERS - Fieldstone boulders used for retaining wall shall be no less than 12 inches in diameter.

EROSION AND SEDIMENT CONTROL

EROSION CONTROL REQUIREMENTS - Contractor is responsible for all on-site implementation of erosion and sediment controls in compliance with the requirements of the State of Minnesota NPDES/SDS Construction Stormwater General Permit.

TEMPORARY STABILIZATION - Stabilization of all exposed soils must be initiated immediately whenever construction has permanently or temporarily ceased for 7 calendar days, including stockpiles; per MNDOT Spec.

TEMPORARY STABILIZATION - Use MNDOT approved Cat. 2 Curlex Natural Fiber Net Erosion Control Blanket

SEEDING/PLANTING/WATERING

SEED BED PREPARATION - must be completed in compliance with MnDOT 2574. Contractor must prepare the soil surface to provide a smooth, moist, and evenly textured foundation before sowing seed. Use cultivating equipment such as disks, harrows, field diggers, or tillers capable of loosening the soil to a depth of at least 3" on all areas except for slopes steeper than 1:2 (V:H). Till the soil surface to remove track imprints from wheeled or tracked equipment. Operate cultivating equipment on slopes at right angles to the direction of surface drainage. Soil clods, lumps, and tillage ridges 3"high may remain in place for seeding operations.

PLANT BED PREPARATION - must be completed in compliance with MnDOT 2574. Contractor must scarify existing soil at basin bottom of the raingarden to break compaction and allow fro effective infiltration of water. The Contractor must prepare the soil surface to provide a smooth, moist, and evenly textured foundation before planting. All plant material must be completely buried in growing media to the base of the plant as it sits in the nursery container. Roots of each plant should be surrounded by soil, not mulch.

INSTALL MAINTENANCE - Contractor is responsible to maintain and repair all areas for a minimum of 30days from planting or until acceptance, whichever is later. This includes provide mowing, watering, and weeding throughout maintenance period to ensure healthy, growing turf. Weed seeded areas by hand pulling or spot spraying with a contact herbicide only. Replace areas that are found to be dead, unhealthy, or not achieving normal growth. If maintenance responsibility is transferred to property owners, WCD designer must approve of transfer before any maintenance activity occurs.

WATERING - Contractor is responsible for the following minimum watering standards: 1. Apply water as needed in combination with rainfall to achieve the following: a. Minimum rate: 1 inch per week. b. Maximum interval between watering: 72 hours. c. Minimum application per watering: 0.25 inch. 2. During extreme heat or drought periods, increase watering to maintain moist soil to a depth of 4 inches. 3. Maintain adequate soil moisture in the upper 12-inches for 3 weeks after sodding, planting or seeding. If watering responsibility is transferred to property owners, WCD designer must approve of transfer before watering activity occurs.

RCWD
RICE CREEK WATERSHED DISTRICT
4325 Pheasant Ridge Drive, Suite 611 - Blaine, MN 55449
(763) 398-3070
www.ricecreek.org

Project Address
272 Chelsea Ave,
Mahtomedi, MN 55115

Project Manager: Lori Tella | Drawn: LT | Reviewed: LT | Revision: 10/23/22

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 PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Lori Tella   Date 7.31.23   Reg. No. 58219

Project Title: Hillside Stabilization
Sheet Title: SPECIFICATIONS
CAD File Name: PLAN-Burridge 8.12.24 VE.vwx
Date: 8.15.24

L12 of 13

Cost Estimate

RICE CREEK WATERSHED DISTRICT

RCWD Cost-Share

Landowner: Jeff Burridge
Project Address: 272 Chelsea Ave,
Mahtomedi, MN 55115
9/12/2024

4325 Pheasant Ridge Dr. NE #611
Blaine, MN 55449
phone: 651.714.3729

Job Description	Cost Summary
	Project Cost = $ 15,194.95 **Phosphorus Reduction** (lbs./yr.) **Cost Share =** TBD TP= TBD

Job Estimate

Rain Gardens and Native Planting	**Qty**	**Unit**	**Unit Cost**	**Amount**
Silt Fence/ Sediment Control Log Type Straw	50	LF	$ 3.00	$ 150.00
Site Preparation- Sod Cutter rental	1	LS	$ 50.00	$ 50.00
Rain Garden Excavation- Rental	1	LS	$ 200.00	$ 200.00
Plugs Rain Gardens	300	EA	$ 3.00	$ 900.00
Plugs Hillside Stabilization	400	EA	$ 3.00	$ 1,200.00
Seed Mix- Prairie Nursery Shady Woodland	1	EA	$ 500.00	$ 500.00
Seed Mix- No Mow Lawn	1	EA	$ 125.00	$ 125.00
River Rock	2	CY	$ 40.00	$ 80.00
Boulders	10	EA	$ 15.00	$ 150.00
Erosion Control Blanket [cat 30, all natural materials]	1	EA	$ 150.00	$ 150.00
Mulch (double shredded) 800 sf	8	CY	$ 35.00	$ 280.00
Straw Mulch (weed free) 4,000 sf	5	EA	$ 20.00	$ 100.00
			Native Planting/ Rain Gardens	$ 3,885.00
Trees and Shrubs	**Qty**	**Unit**	**Unit Cost**	**Amount**
Native Trees #2	8	EA	$ 20.00	$ 160.00
Native Shrubs #1	38	EA	$ 11.00	$ 418.00
			Trees and Shrubs	$ 578.00
Permeable Pavers	**Qty**	**Unit**	**Unit Cost**	**Amount**
Materials (cean aggregate, pipes, trench drain)	1	LS	$ 800.00	$ 800.00
Materials (pavers)	500	SF	$ 7.50	$ 3,750.00
Materials (Gravel Pave2, Trugrid or equal)	275	SF	$ 10.00	$ 2,750.00
Edging	250	LF	$ 5.00	$ 1,250.00
			Pavers Subtotal	$ 8,550.00
Paths and Seating Area				
Steps	1	LS	$ 200.00	$ 200.00
			Path Subtotal	$ 200.00

ADDITIONAL NOTES	**PROJECT SUBTOTALS**	
This estimate is preliminary and does not constitute a grant award or agreement to preform work.	Project Sub-total	$ 13,213.00
	Contingency 15%	$ 1,981.95
	Project Estimate	**$ 15,194.95**

Cost Share estimate available	**Cost-Share** TBD

RCWD Cost-Share

Summary	**Project Cost**	**Phosphorus Removed**	**Cost Share Grant**
RCWD Cost-Share	$15,194.95	TP= TBD	TBD

WCA APPLICATION REQUIRING BOARD ACTION

No.	Applicant	Location	Plan Type	Recommendation
24-040	Contour Land, LLC Menomonie Land 11, LLC Rechner, LLC JSN Properties, LLC BlaineSpec IRA, LLC	Blaine	Wetland Alteration	Denial

It was moved by Manager _____ and seconded by Manager _____, to deny WCA sequencing application 24-040 as outlined in the above Table of Contents in accordance with RCWD Regulatory Manager's Recommendations and on the basis that the sequencing application does not meet the impact avoidance requirements of sequencing 8420.0520, dated October 9, 2024.

BOARD OF WATER AND SOIL RESOURCES

Minnesota Wetland Conservation Act
Notice of Decision

Local Government Unit: Rice Creek Watershed District	**County:** Anoka
Applicant Name: Contour Land, LLC	**Applicant Representative:** Joseph Radach
Applicant Name: Menomonie Land 11, LLC	**Applicant Representative:** Luke Appert
Applicant Name: Rechner, LLC	**Applicant Representative:** Ben Drew
Applicant Name: JSN Properties, LLC	**Applicant Representative:** Jesse Neumann
Applicant Name: BlaineSpec IRA, LLC	**Applicant Representative:** Jon Rausch
Project Name: Radisson Business Center	**LGU Project No. (if any):** 24-040
Date Application Received by LGU: 06/04/2024	
Date of LGU Decision: 10/09/2024	
Date this Notice was Sent: 10/09/2024	

WCA Decision Type - check all that apply

☐ Wetland Boundary/Type ☒ Sequencing ☐ Replacement Plan ☐ Bank Plan (not credit purchase)
☐ No-Loss (8420.0415) ☐ Exemption (8420.0420)
Part: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ H Subpart: ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐ 7 ☐ 8 ☐ 9

Replacement Plan Impacts (replacement plan decisions only)

Total WCA Wetland Impact Area:
Wetland Replacement Type: ☐ Project Specific Credits: ☐ Bank Credits:
Bank Account Number(s):

Technical Evaluation Panel Findings and Recommendations (attach if any)

☐ Approve ☐ Approve w/Conditions ☒ Deny ☐ No TEP Recommendation
A WCA TEP Findings and Recommendations Form is attached to this decision document.

LGU Decision

☐ Approved with Conditions (specify below)[1] ☐ Approved[1] ☒ Denied
List Conditions:

Decision-Maker for this Application: ☐ Staff ☒ Governing Board/Council ☐ Other:

Decision is valid for: ☒ 5 years (default) ☐ Other (specify):

[1] *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[1].

☒ Attachment(s) (specify):
- WCA TEP Findings and Recommendations Form, signed 10/03/2024
- Joint Application Form (Sequencing Application), signed 06/03/2024 (RCWD received 06/04/2024)
- Email from Kjolhaug Environmental, response to TEP comments (RCWD received 08/07/2024)
- Email from Kjolhaug Environmental, response to additional TEP comments (RCWD received 09/04/2024)

- Updated concept plan with retaining wall (RCWD received 09/17/2024)

☒ Summary:

RCWD received a WCA sequencing application on 06/04/2024 for the construction of a ~60,000 ft^2 building with associated parking and loading docks in Blaine. The site is a former residential lot that was part of a two-lot subdivision in 2005, platted as Larson's Estates. A drainage and utility easement was established, in favor of the City of Blaine, over the onsite wetlands as part of the platting process. The other lot developed at the same time as the platting (RCWD #04-151) into a commercial pet care facility.

The original application submittal proposed 1.515 acres of wetland impact to achieve the project. The property is zoned as light industrial and reportedly office/warehouse space is in high demand for small manufacturing businesses. The building would house two tenants with two separate business types/operations (a sports apparel company and an auto body shop). The application included discussion of a no-build alternative as well as a complete wetland avoidance alternative. Both of these alternatives are said to be infeasible as they would not meet the needs of the end user and the light industrial zoning designation. The applicant also assessed off-site alternative sites where the project could be located. The search area included areas of Blaine, Lino Lakes along the Highway 65 and I-35W corridors.

RCWD reviewed the application with the TEP and provided comment to the applicant on 07/17/2024. The comments centered around purpose and need, avoidance, and minimization. A response to comments was provided by Kjolhaug Environmental on 08/07/2024, providing information on the end-users and the project design. Additional TEP comments were provided 08/22/2024 identifying that avoidance and minimization were still not met and expressed that the development of the property should accommodate the existing drainage & utility easement. A response to comments was again provided by Kjolhaug Environmental on 09/04/2024 identifying that the spaces have been pre-leased. A meeting was held between Contour Land, LLC Menomonie Land 11, LLC, Kjolhaug Environmental, RCWD, BWSR, and ACD on 09/17/2024 to discuss the remaining TEP comments. An updated design concepts was provided by Contour Land, LLC after the meeting that reduced the amount of proposed wetland impact to 0.777 acres by adding a retaining wall.

The LGU and the TEP find that the sequencing application does not meet impact avoidance requirements of sequencing 8420.0520.

8420.0520 Subpart 3. Impact Avoidance

Subpart 3.A. Avoidance is required when indicated by part 8420.0515.

- The sequencing application identifies that the construction of a stormwater pond will result in the take of a population of blunt-lobed grape-fern (Sceptridium oneidense). A DNR take permit, consistent with 8420.0515 Subpart 2, will be required prior to site development.
- A RCWD permit will need to be obtained prior to site development for Rule C (Stormwater Management), Rule D (Erosion & Sediment Control), Rule E (Floodplain Alteration), Rule F (Wetland Alteration), and others as applicable.

Subpart 3.B. Wetland dependence determination

- The LGU finds that the project is not wetland dependent.

Subpart 3.C. Alternatives analysis

1. The applicant has provided at least two alternatives, including a no build alternative, a no impact alternative, and assessment of alternative sites. The applicant identified in Alternative #2 that a design that avoids all wetland impacts would require a much smaller building that would not qualify as a warehouse. The LGU finds that it is feasible to have a smaller development footprint that avoids wetland impact and still meets the City of Blaine's light industrial zoning requirements. Additionally, the LGU finds that the project could be achieved by constructing a building supporting one tenant on this site and a separate building being provided on different property.
2. The LGU finds that a no impact design is a feasible and prudent alternative.
3. Evaluation of avoidance alternatives
    a) The proposed warehouse would house two tenants with different business types (sports apparel company and auto body shop). Beyond economic considerations, the LGU finds that a building supporting one tenant (with the greatest square footage need) on the site is feasible

without impacting wetland. The other anticipated tenant requires less square footage and could be achieved elsewhere within the same general area.

b) The project site was part of a two-lot subdivision in 2005, platted as Larson's Estates. The southern lot was developed at that time and a drainage and utility easement was established over the onsite wetlands on the northern lot (i.e. project site) as part of the platting process. The area outside of the city's easement has between 3 and 4 acres of contiguous upland that has access to both 101st Avenue NE and CSAH 52. The LGU finds that an alternative design can stay outside of the drainage and utility easement and still achieve development of the site to a light industrial use.

c) It is the LGU's finding that the upland acreage on the site is sufficient to accommodate a light industrial use. The applicant is proposing a warehouse building that would house two tenants with different business uses (sports apparel company and auto body shop). The applicant has indicated that they entered into pre-lease agreements with the two anticipated tenants ahead of any WCA/RCWD approval. Reducing the number of tenants would result in a site design that avoids wetland impacts.

d) The applicant has indicated that the City of Blaine staff are not in support of a variance for reduced setbacks as CSAH 52 is a heavily trafficked roadway. It is the LGU's understanding that formal applications have not been made to the City of Blaine.

e) The property is zoned for light industrial and development of the site is consistent with the City of Blaine's Comprehensive Plan. The plat being approved suggests to the LGU that the remaining upland provides sufficient use to develop and meet a light industrial designation.

f) The property is within the RCWD Anoka County Ditch 53-62 Comprehensive Wetland Protection and Management Plan Area (CWPMP). RCWD rule identifies that there is Wetland Management Corridor (WMC) on the parcel. The WMC is a contiguous corridor encompassing high priority wetland resources identified at a landscape scale and is refined at the time of individual project permitting at a site level. The sequencing application includes a MnRAM assessment of the wetland degradation type, indicating that the wetland to be impacted is severely degraded but is within the WMC, requiring a vegetated upland buffer and protection by easement and buffer maintenance declaration established at the time of development/permitting.

4. **If the LGU determines that a feasible and prudent alternative exists that would avoid impacts to wetlands, it must deny the replacement plan.** If no feasible and prudent alternative is available that would avoid impacts to wetlands, the LGU must evaluate the replacement plan for compliance with subparts 4 to 8.

8420.0520 Subpart 4. Impact Minimization

A. The applicant has identified that the sports apparel company needs approximately 40,000 ft^2 of building space and the auto body shop needs approximately 20,000 ft^2.

B. The property was delineated for wetlands under RCWD file #23-205R. A notice of decision approving the wetland boundaries was issued on 11/07/2023. The property is also within the RCWD regulatory floodplain. An application for compliance with RCWD Rule E (Floodplain Alteration) has not been submitted but would be required prior to development.

C. In addition to the building size, the development footprint includes space for parking, sidewalks, truck loading/docking area, fire access, and anticipated stormwater treatment needs.

D. The property drains to the onsite wetlands, which connect in the northeast corner to Anoka County Ditch 53-62 Branch 6 Lateral 1. Collectively, this system drains to Golden Lake in Circle Pines. The RCWD rule set includes requirements for water quality treatment prior to stormwater discharge to wetlands and runoff control prior to discharge from the project site downstream. Additionally, the RCWD rules have hydroperiod bounce and inundation requirements for down-gradient wetlands. A RCWD permit will need to be obtained, demonstrating compliance with RCWD rule criteria, prior to development.

E. As identified under paragraph B. above, the wetland boundaries were approved on 11/07/2023. The sequencing application includes a MnRAM assessment for the wetland to be impacted.

F. The proposed wetland impact is one connected impact associated with fill and grading.
G. The originally submitted application proposed 1.515 acres of wetland impact. Through review and TEP comment, the applicant has revised their design to reduce the amount of impact to 0.777 acres. The proposed impact was reduced by further tailoring the design specifically to the two end-users needs and adding a retaining wall along the wetland edge. This minimization is appreciated and recognized by the LGU and the TEP but avoidance must first be demonstrated.

Additional detail can be found in the WCA TEP Findings and Recommendations Form that is attached to this decision.

[1] *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

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

☐ Yes[1] ☒ No

[1] *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:

☒ SWCD TEP Member: **Becky Wozney**	☒ BWSR TEP Member: **Ben Meyer**
☐ LGU TEP Member (if different than LGU contact):	
☒ DNR Representative: **Melissa Collins, Wes Saunders-Pearce**	
☐ Watershed District or Watershed Mgmt. Org.:	
☒ Applicant (notice only): **Joseph Radach (Contour Land, LLC)**	
☒ Applicant (notice only): **Luke Appert (Menomonie Land, LLC)**	
☒ Applicant (notice only): **Ben Drew (Rechner, LLC)**	
☒ Applicant (notice only): **Jesse Neumann (JSN Properties, LLC)**	
☒ Applicant (notice only): **Jon Rausch (BlaineSpec IRA, LLC)**	
☒ Agent/Consultant (notice only): **Melissa Barrett (Kjolhaug Environmental Services)**	

Optional or As Applicable:

☒ Corps of Engineers: **Samantha Coungeris**
☐ BWSR Wetland Mitigation Coordinator (required for bank plan applications only): **Dennis Rodacker**
☒ Members of the Public (notice only): **Dan Schluender, Megan Hedstrom, Teresa Barnes (City of Blaine)** ☒ Members of the Public (notice only): **Mary Jo Truchon** ☒ Members of the Public (notice only): **Rebecca Haug**

Signature:	**Date:**

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.

BOARD OF WATER AND SOIL RESOURCES

Minnesota Wetland Conservation Act
Technical Evaluation Panel Form

This form can be used to document TEP findings and recommendations related to WCA decisions, determinations, enforcement and pre-application reviews.

Local Government Unit: Rice Creek Watershed District	**County:** Anoka
Landowner/Applicant: Contour Land, LLC	**Agent/Representative(s):** Joseph Radach
Landowner/Applicant: Menomonie Land 11, LLC	**Agent/Representative(s):** Luke Appert
Landowner/Applicant: Rechner, LLC	**Agent/Representative(s):** Ben Drew
Landowner/Applicant: JSN Properties, LLC	**Agent/Representative(s):** Jesse Neumann
Landowner/Applicant: BlaineSpec IRA, LLC	**Agent/Representative(s):** Jon Rausch
Project Name: Radisson Business Center	**Project No. (if any):** 24-040
Project Location: 3100 101st Ave NE Blaine, MN 55449	

Purpose of TEP Findings/Recommendation - check all that apply and describe

☐ Pre-application review ☒ Application Review (related to WCA Decision)
☐ Local Government Road Wetland Replacement Program Eligibility ☐ WCA Determination Request
☐ Other (specify):
Describe:

Meeting Type – check all that apply and specify dates as applicable

☐ In-Person Meeting(s), Date(s):
☒ Electronic Exchanges (email, skype, etc.): 07/02/2024 TEP meeting, 07/17/2024 TEP comment email, 08/14/2024 TEP meeting, 08/22/2024 TEP comment email, 09/17/2024 TEP meeting with applicant and their team, 09/27/2024 TEP meeting
☐ Onsite Review(s), Date(s): ☐ Other (specify):

Findings and Recommendations

RCWD received a WCA sequencing application on 06-04-2024 for the construction of a ~60,000 ft^2 warehouse building with associated parking and loading docks. The site is a former residential lot that was part of a two-lot subdivision in 2005, platted as Larson's Estates. A drainage and utility easement was established, in favor of the City of Blaine, over the onsite wetlands as part of the platting process. The other lot developed at the same time as the platting into a commercial pet care facility (RCWD #04-151).

The original application submittal proposed 1.515 acres of wetland impact to achieve the project. The property is zoned as light industrial and reportedly office/warehouse space is in high demand for small manufacturing businesses. The building would house two tenants with two separate business types/operations (a sports apparel company and an auto body shop). The application included discussion of a no-build alternative as well as a complete wetland avoidance alternative. Both of these alternatives are said to be infeasible as they would not meet the needs of the end user and the light industrial zoning designation. The applicant also assessed off-site alternative sites where the project could be located. The search area included areas of Blaine, Lino Lakes along the Highway 65 and I-35W corridors.

The LGU and TEP met to discuss the sequencing application on 07/02/2024. The LGU provided comments on 07/17/2024 regarding purpose and need, avoidance, minimization, alternatives, and more (attached). A response to comments was provided by Kjolhaug Environmental on 08/07/2024, providing information on the end-users and the project design. The LGU and TEP reconvened on 08/14/2024 and additional comments

were provided by the LGU on 08-22-2024 identifying that avoidance and minimization were still not met and expressed that the development of the property should accommodate the existing drainage and utility easement (attached). A response to comments was again provided by Kjolhaug Environmental on 09/04/2024 identifying that the spaces have been pre-leased. A meeting was held between Contour Land, LLC, Menomonie Land 11, LLC, Kjolhaug Environmental, RCWD, BWSR, and ACD on 09/17/2024 to discuss the remaining TEP comments. An updated design concept was provided by Contour Land, LLC after the meeting on 09/17/2024 that reduced the amount of proposed wetland impact to 0.777 acres. After review, the LGU finds that the project does not meet the impact avoidance requirement of sequencing 8420.0520 and the TEP supports the determination.

Per 8420.0240 Subpart C., the TEP, when requested by the LGU, must make technical findings and recommendations including but not limited to applications, wetland functions and the resulting public value, direct and indirect impacts, and comprehensive wetland protection and management plans and implement rules and ordinances. The property is within the RCWD Anoka County Ditch 53-62 Comprehensive Wetland Protection and Management Plan Area (CWPMP). RCWD rule identifies that there is Wetland Management Corridor (WMC) on the parcel. The WMC is a contiguous corridor encompassing high priority wetland resources identified at a landscape scale and is refined at the time of individual project permitting at a site level. The sequencing application includes a MnRAM assessment of the wetland degradation type, indicating that the wetland to be impacted is severely degraded but is within the WMC, requiring a vegetated upland buffer and protection by easement and buffer maintenance declaration established at the time of development/permitting. The WMC provides value as a large, connected corridor of wetland for habitat and water/flood storage for areas within the ACD 53-62 drainage system. In addition to the RCWD CWPMP requirements, the city's drainage and utility easement provides protection for the wetland resource and therefore should be preserved.

☒ Attachment(s) (specify):

- TEP comment email sent on 07/17/2024
- TEP comment email sent on 08/22/2024

DNR Protected Waters and Shoreland Protection Zone

Will the project/activity affect DNR public waters, DNR public waters wetlands or wetlands within the shoreland protection zone? ☐ Yes ☒ No If yes, DNR representative is a member of the TEP.

Signatures

☒ LGU TEP Member: Patrick Hughes (RCWD)	Agree with Findings & Recommendations: ☒ Yes ☐ No
Signature:	Date:
☒ SWCD TEP Member: Becky Wozney (ACD)	Agree with Findings & Recommendations: ☒ Yes ☐ No
Signature:	Date:
☒ BWSR TEP Member: Ben Meyer (BWSR)	Agree with Findings & Recommendations: ☒ Yes ☐ No
Signature:	Date:
☐ DNR TEP Member:	Agree with Findings & Recommendations: ☐ Yes ☐ No
Signature:	Date:

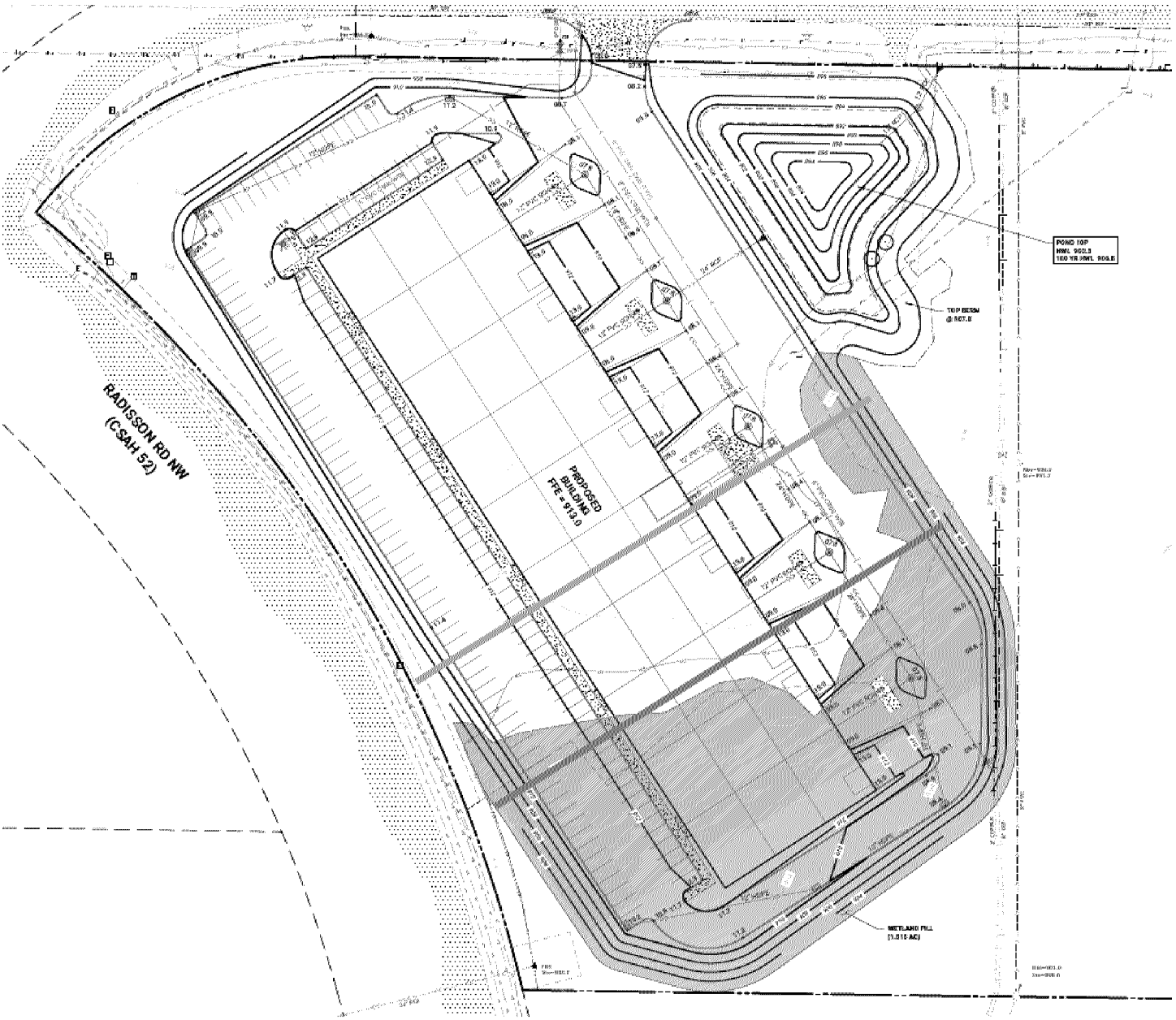
Patrick Hughes

From: Patrick Hughes
Sent: Wednesday, July 17, 2024 4:14 PM
To: Melissa Barrett
Cc: Joseph Radach; becky.wozney@anokaswcd.org; Meyer, Ben (BWSR); Kelsey White
Subject: TEP comments on Radisson Business Center (RCWD #24-040)
Attachments: LARSONS ESTATES.pdf

Good Afternoon Melissa,

RCWD discussed the Radison Business Center sequencing application with the TEP. Please provide a response to the following comments.

- In the application it is identified that the site size needs to be at least 7 acres to accommodate the scope of the project. The selected property was part of a 2005 2-lot subdivision called Larson's Estates. The southern lot developed without wetland impact and a drainage & utility easement was established over the undeveloped northern lot. The remaining portion of the lot not encumbered by easement is up to 4 acres. The TEP's argument is that this site therefore shouldn't qualify as a minimum 7-acre lot.
- Please provide further explanation on the minimum site design requirements. There was a similar discussion for the 35W Logistics Center site (RCWD #23-032). I recognize that each project and site is unique and it is challenging to compare the two, but both were for light industrial development. In that application it was identified that a minimum standard office/warehouse building is 100,000 ft^2 and that a preferred building depth is 260 feet. In this application, the proposed building is 60,000 ft^2 and it is identified that a standard truck court is 130 feet. Are these differences due to the anticipated end user?
- Alternative #2 identifies that a development that avoids all wetland impact would result in a smaller building size that would not qualify as a warehouse. Related to the comment above, is there a standard definition for "warehouse"? What are the minimum requirements?
- In Appendix D (Alternative Sites Figures and Zoning Maps), Figure E is missing. Please provide.
- If I understand the plan correctly, there are multiple truck bays on the northeast side of the building. Can the overall development be reduced in size and still be viable? Can one bay (orange) or two bays (pink) be removed [see markup below]? This would still have wetland impact but less than the proposed design.
- Has an application been made to the City of Blaine? Per WCA 8420.0515 Subpart 10, the proposed design needs to demonstrate consistency with all other agency local water management plans, land use plans, zoning, et cetera.
    - Similarly, the development would require a permit from RCWD for stormwater management, erosion and sediment control, floodplain alteration, and wetland alteration. I expect that this would be part of a future application with the wetland replacement plan but feel it is worth mentioning.
- It is the TEP's opinion that the offsite alternatives search area should be broader and should include the neighboring communities of the NE metro area. The Anoka County Regional Economic Development Available Property Map viewer and Ramsey County Available Sites & Buildings viewer support that there are industrial properties available. There are also undeveloped parcels in Hugo, off I-35E in Lino Lakes/Centerville, off I-35E in WBT/Vadnais/North Oaks, and off Lake Drive in Columbus (Waldoch plat).
- Has the DNR provided comment on the planned impact to the blunt-lobed grape-fern (Sceptridium oneidense) population?



Thank You

Patrick Hughes
Regulatory Manager
Rice Creek Watershed District
4325 Pheasant Ridge Dr. NE, #611
Blaine, MN 55449-4539
Ph: 763-398-3080
phughes@ricecreek.org

RCWD
RICE CREEK WATERSHED DISTRICT

Please consider following the RCWD on Facebook.

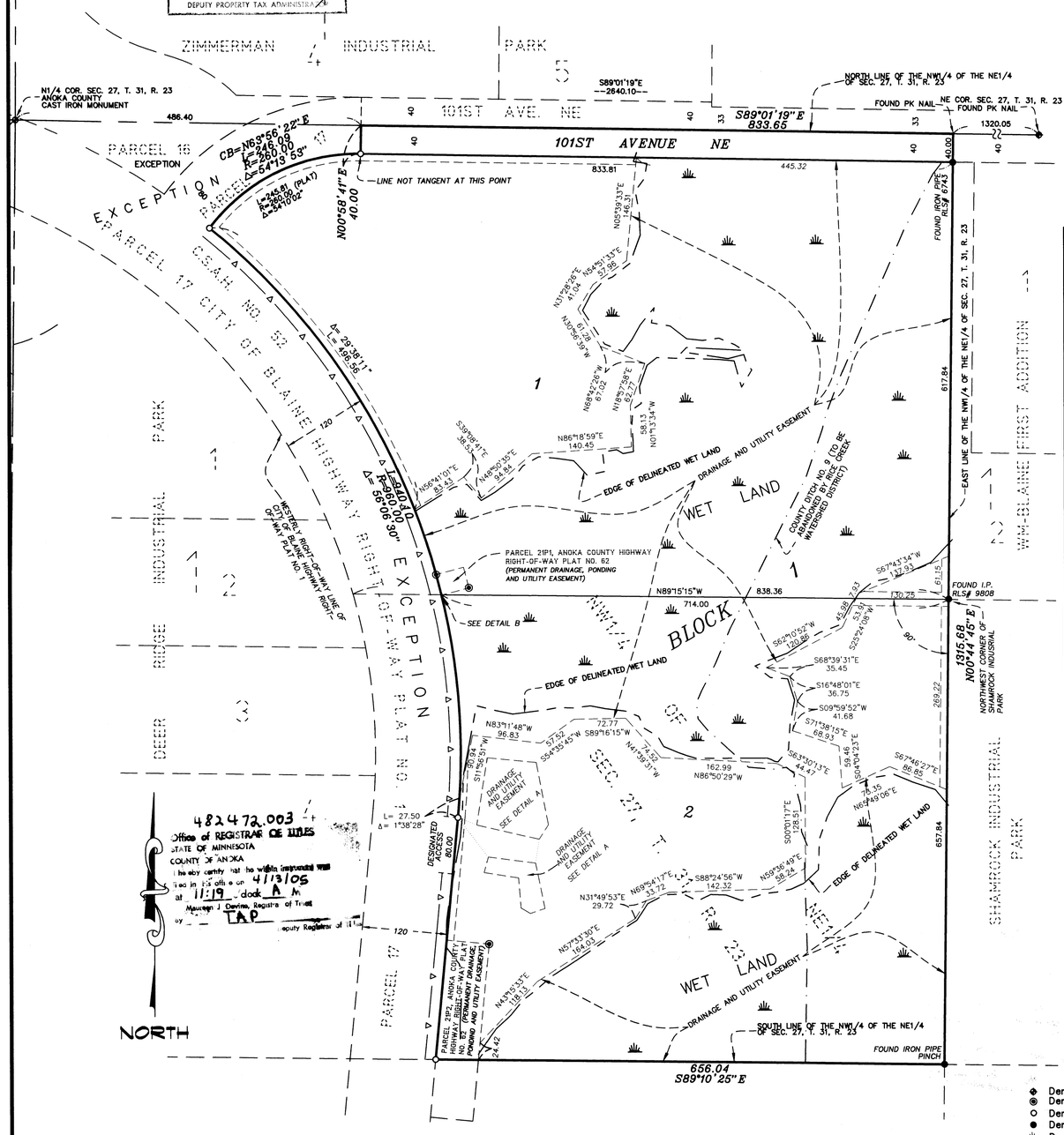
OFFICIAL PLAT

I HEREBY CERTIFY THAT THE CURRENT AND DELINQUENT TAXES ON THE LANDS DESCRIBED WITHIN ARE PAID AND THE TRANSFER IS ENTERED April 13, 2005
MAUREEN J. DERR
PROPERTY TAX ADMINISTRATOR
BY S. Culver
DEPUTY PROPERTY TAX ADMINISTRATOR

LARSON'S ESTATES

BK 19 of Torn Pg 46

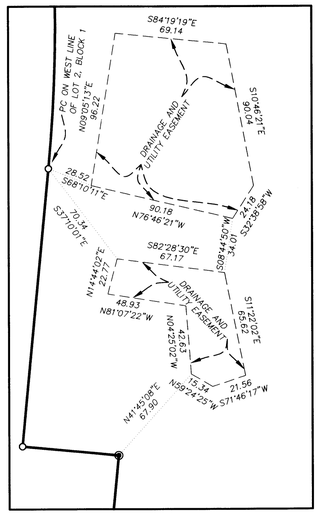
City of Blaine
County of Anoka
Section 27, T31, R23



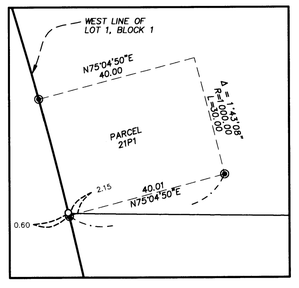
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

BEING 10 FEET IN WIDTH AND ADJOINING ALL LOT LINES UNLESS OTHERWISE SHOWN ON THIS PLAT.

DETAIL A
SCALE 1:50



DETAIL B
SCALE 1:20



KNOW ALL MEN BY THESE PRESENTS: That LeRoy Sellman and LaDonna Sellman, husband and wife, and David A. Larson, a single person, fee owners and 21st Century Bank, a Minnesota corporation, mortgagee of the following described property situated in the State of Minnesota, County of Anoka, to wit:

All that part of the Northwest Quarter of the Northeast Quarter of Section 27, Township 31, Range 23, Anoka County, Minnesota which lies easterly of the westerly right-of-way line of CITY OF BLAINE HIGHWAY RIGHT-OF-WAY PLAT NO. 1, and which lies northerly of a line beginning at the northwest corner of the plat of Shamrock Industrial Park, thence westerly at a right angle with the east line of said Northwest Quarter of the Northeast Quarter to the westerly right-of-way line of CITY OF BLAINE HIGHWAY RIGHT-OF-WAY PLAT NO. 1 and said line there terminating, except Parcels 16 and 17 of CITY OF BLAINE HIGHWAY RIGHT-OF-WAY PLAT NO. 1. Subject to easement across Parcel 21P1 of ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 62.

AND

All that part of the Northwest Quarter of the Northeast Quarter of Section 27, Township 31, Range 23, Anoka County, Minnesota, which lies easterly of the westerly right-of-way line of CITY OF BLAINE HIGHWAY RIGHT-OF-WAY PLAT NO. 1, and which lies southerly of a line beginning at the northwest corner of the plat of Shamrock Industrial Park, thence westerly at a right angle with the east line of said Northwest Quarter of the Northeast Quarter to the westerly right-of-way line of CITY OF BLAINE HIGHWAY RIGHT-OF-WAY PLAT NO. 1 and said line there terminating, except Parcel 17 of CITY OF BLAINE HIGHWAY RIGHT-OF-WAY PLAT NO. 1. Subject to easements across Parcel 21P1 and Parcel 21P2 of ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 62

Have caused the same to be surveyed and platted as LARSON'S ESTATES and do hereby dedicate to the public for public use forever the drainage and utility easements and avenue as shown on this plat and also dedicate to Anoka County the right of access along County State Aid Highway No. 52 as shown on this plat.

In witness whereof said LeRoy Sellman and LaDonna Sellman, husband and wife, have hereunto set their hands this 5th day of April, 2005

LeRoy Sellman — LaDonna Sellman

STATE OF MINNESOTA
COUNTY OF Anoka
The foregoing instrument was acknowledged before me this 5th day of April, 2005 by LeRoy Sellman and LaDonna Sellman, husband and wife.

John A. Rengo
Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2010

In witness whereof said David A. Larson, a single person, has hereunto set his hand this 5th day of April, 2005

David A. Larson

STATE OF MINNESOTA
COUNTY OF Anoka
The foregoing instrument was acknowledged before me this 5th day of April, 2005 by David A. Larson, a single person.

John A. Rengo
Notary Public, Anoka County, Minnesota
My Commission Expires January 31, 2010

In witness whereof said 21st Century Bank, a Minnesota corporation, has caused these presents to be signed by its proper officer this 6th day of April, 2005

Signed: 21st Century Bank
Thomas P. Dolphin as C.E.O.

STATE OF MINNESOTA
COUNTY OF Anoka
The foregoing instrument was acknowledged before me this 6th day of April, 2005 by Thomas P. Dolphin as C.E.O. of 21st Century Bank, a Minnesota corporation, on behalf of the corporation.

Terry W. Guaetta
Notary Public Anoka County, Minnesota
My Commission Expires 1-31-2010

I hereby certify that I have surveyed and platted the property described on this plat as LARSON'S ESTATES; that this plat is a correct representation of said survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on said plat and that there are no wet lands as defined in Minnesota Statutes, Sec. 505.02 Subd. 1 or public highways to be designated other than as shown on said plat.

John A. Rengo
John A. Rengo, Land Surveyor
Minnesota Registration No. 25344.

STATE OF MINNESOTA
COUNTY OF ANOKA
The foregoing Surveyor's Certificate was acknowledged before me this 1 day of APRIL, 2005 by John A. Rengo, Land Surveyor.

Notary Public, Anoka County, Minnesota
My Commission Expires JAN. 31, 2009

This plat of LARSON'S ESTATES was approved by the City Council of Blaine, Minnesota at a regular meeting thereof held this 20th day of January 2005, and if applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subd. 2.

By _____ Mayor — By _____ Clerk

This plat has been checked and approved this 13TH day of APRIL, 2005

Larry D. Holum
Anoka County Surveyor

For the purposes of this plat the South line of the NW 1/4 of the NE 1/4 of Sec. 27, T. 31, R. 23, Anoka County, Minnesota, is assumed to have a bearing of S89°10'25"E.

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

- ✥ Denotes Found Anoka County Cast Iron Monument
- ◉ Denotes Found Anoka County Aluminum R/W Monument
- ○ Denotes Set Iron Monument marked RLS# 41578
- ● Denotes Found Iron Monument
- Denotes Wet Land
- Denotes Wet Land Line
- (PLAT) Denotes recorded dimension or bearing from CITY OF BLAINE HIGHWAY RIGHT-OF-WAY PLAT NO. 1
- —Δ—Δ— Denotes Right of Access Dedicated to Anoka County

E. G. RUD & SONS, INC.
Land Surveyors

$159.50

Kelsey White

From: Patrick Hughes
Sent: Thursday, August 22, 2024 4:44 PM
To: Melissa Barrett; becky.wozney@anokaswcd.org; Ben Meyer (Ben.Meyer@state.mn.us); Kelsey White
Cc: Joseph Radach; Luke Appert/USA; Coungeris, Samantha S CIV USARMY CEMVP (USA)
Subject: RE: TEP comments on Radisson Business Center (RCWD #24-040) (MVP-2024-00630-SSC)

Good Afternoon Melissa,

Thank you for the detailed response to comments and the re-assessment of the tenant's building size needs and associated wetland impact. RCWD and the TEP aren't seeking the exact businesses that are hoping to utilize the building space, but it is helpful to understand the intended use to assess the purpose and need of the project. After review, we are still finding that the application does not demonstrate compliance with rule. Below is a list of remaining comments from the TEP.

- The TEP still finds that the building and associated parking/drives/etc. does not sufficiently avoid and minimize wetland impact.
    - If the tenants are looking to have both a warehouse and retail space, can the retail space be provided on a second story of the building to reduce the footprint?
    - Again we don't need to know the actual businesses, but it would seem that the amount of loading docks would be unnecessary for the intended use. As quick examples that I am aware of, Lettermen Sports in Blaine is an approximately 16,000 ft^2 building and has one truck bay and Dick's Sporting Goods in Coon Rapids is approximately 50,000 ft^2 and also has one truck bay. Anecdotally, auto body shops have vehicle bays but not loading docks. If the building design is tailored specific to the specific intended tenants, would its layout change?
    - It is understandable that this would be a desirable location for a sports apparel company being in close proximity to the National Sports Center and TPC. Can the building be designed for the sports apparel company only and the auto body portion be completed elsewhere? A google search identifies that there are 11 auto body shops within a 2-mile radius from this location. RCWD and the TEP do not dictate land use but that lessens the perceived need.
- The TEP is still of the opinion that development of the property should largely accommodate the existing plat and drainage & utility easement. There would be greater support for a design that "squares off" the existing wetland into a developable shape (and has lesser impact).
- Can the entire development be shifted further northwest? I recognize that the NW corner of the property is a challenging shape, but there is a bit of upland that is not being utilized. If there are setbacks or otherwise set by the City of Blaine, can the applicant have these requirements lessened? Sequencing 8420.0520 Subpart 3.C.(3)(d) discusses efforts by the applicant to accommodate or remove constraints on alternatives imposed by zoning standards or infrastructure, including requests for conditional use permits, variances, or planned unit developments.

If it would be helpful to meet and discuss, we'd be happy to facilitate a meeting.

Thanks

Patrick Hughes
Regulatory Manager
Rice Creek Watershed District
4325 Pheasant Ridge Dr. NE, #611

Submitted 6-3-2024

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: **Contour Land, LLC, Blainespec IRA, LLC, JSN Properties, LLC, Rechner, LLC, Menomonie Land 11, LLC**
Mailing Address:
Phone:
E-mail Address:

Authorized Contact (do not complete if same as above): **Luke Appert, Menomonie Land 11 L.L.C.**
Mailing Address: **3500 American Blvd W, Suite 200, Bloomington, MN 55431**
Phone: **952-893-8238**
E-mail Address: **Luke.Appert@cushwake.com**

Agent Name: Melissa Barrett, Kjolhaug Environmental Services
Mailing Address: 2500 Shadywood Road, Suite 130, Orono, MN 55331
Phone: 952-388-3752
E-mail Address: melissa@kjolhaugenv.com

PART TWO: Site Location Information

County: **Anoka** **City/Township:** **Blaine**
Parcel ID and/or Address: **27-31-23-12-0010**
Legal Description (Section, Township, Range): **Sec 27, T31N, R23W**
Lat/Long (decimal degrees): **45.15253, -93.1908**
Attach a map showing the location of the site in relation to local streets, roads, highways. See Figure 1.
Approximate size of site (acres) or if a linear project, length (feet): **12.25 ac**

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.

The site location and project area map is provided as Figure 1. The wetland on the site (Figure 2) was delineated by Kjolhaug Environmental Services in October of 2023. The RCWD issue a Notice of Decision approving the wetland boundary (RCWD project no. 23-205R; formerly called *3100 101st Ave NE*) on November 7, 2023 (Appendix A). Previously submitted information discussed the delineation in more detail and included National Wetland Inventory (NWI) and soil survey mapping. A copy of the previously submitted delineation report is available upon request. Table 1 summarizes the delineated wetland.

Table 1. Summary of the delineated wetland – Radisson Business Center

WL ID	Wetland Size (ac)	Circular 39	Cowardin	Eggers and Reed	Dominant Vegetation
1	7.8 ac onsite	Type 5/3/2/1	PUBG/C/B/ PFO1A	Open water, shallow marsh, wet meadow, with some deciduous forested fringe	Cattail, reed canary grass, Canda bluejoint, lake sedge, quaking aspen, black willow

RCWD Wetland Management Corridors (WMC)

The site is inside the boundaries of the Anoka County Ditch 53-62 Comprehensive Wetland Protection and Management Plan (CWPMP) area. The preliminary WMC overlaps Wetland 1 (Figure 2). Therefore, Wetland 1 on the site requires WMC buffer with site development and proposed impacts are inside of the WMC.

MNRAM Analysis

A MNRAM functional analysis was completed for existing Wetland 1. Full MnRAM output results are included in Appendix B. The MnRAM analysis was completed to determine the applicable RCWD Rule F wetland replacement ratio.

Replacement Ratio

MNRAM results were processed to determine classifications necessary for compliance with RCWD Rules. Specifically, MnRAM results were used to determine RCWD Wetland Degradation Types and RCWD Wetland Replacement Ratios (Table 2). RCWD Wetland Degradation Types were determined from Outlet Condition and Vegetative Diversity rankings. Outlet Condition was determined from Questions 13 of MnRAM (A = High, B = Medium, Low = C). RCWD Wetland Replacement Ratios correspond to wetland locations inside or outside of the WMC and Wetland Degradation Types, as set forth in RCWD Rules. Generally, USACE adheres to the CWPMP-specified replacement ratios for projects located in RCWD CWPMPs.

Table 2. MnRAM Result and Applied Replacement Ratio

Wetland	Outlet Condition	Vegetative Diversity/ Integrity [1]	RCWD Wetland Degradation Type [2]	In or Out of WMC [3]	Replacement Ratio [4]
Wetland 1	Medium (B)	Low	Severely Degraded	In	2:1

[1] **See Appendix B for MnRAM analyses output response records.**

[2] **Wetland Degradation Type is based on MnRAM results for Outlet condition/Veg Quality.**

[3] **See "RCWD Wetland Management Corridors" above.**

[4] **Replacement ratios based on Table F1 of RCWD permitting Rule F.**

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.

Menomonie Land 11 L.L.C. is proposing to develop the project area to light industrial/warehouse use (Appendix C). The development will include the construction of one 500 ft long and 120 ft wide (60,000 sf) building with employee/customer parking on the west and loading dock area on the east. One stormwater treatment pond will be located along the northeast edge of the building pad. More than one end user is interested in the proposed project (this is not speculative development).

It is anticipated that site grading for the proposed project will begin in fall of 2024.

The project area was formerly a vacant large-lot/residential lot with outbuildings surrounded by mowed lawn and planted/landscape trees, with wetland to the south and east. Upland on the site was cleared of trees and a reclamation plan that included a berm along 101st Ave NE and rough site grading was completed in late 2023/early 2024.

The site is located within the Mississippi River - Metro (#20) Major Watershed and Bank Service Area 7 (BSA7).

The project area (west half of the site) is constrained by Radisson Road NW to the west, 101st Ave NE to the north, an animal boarding facility to the south, and existing underground utilities to the east.

The project will involve 1.5150 ac of impact to Wetland 1. Wetland impacts result from the need to construct a warehouse building that is of an appropriate size to meet project needs.

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]
Wetland 1	Wetland	Fill	Permanent	1.5150 ac	>7 ac	Wet meadow and shallow marsh	Anoka, 20, 7

[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:

[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.**

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:	BlaineSpec IRA, LLC		Date:	6/3/24
Signature:	Contour Land LLC		Date:	6/3/24
Signature:	JSN Properties, LLC		Date:	6.03.2024
Signature:	Menomonie 11, LLC		Date:	6/3/24
Signature:	Rechner, LLC		Date:	6/3/24

I hereby authorize _____ 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.

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):

☐ **Wetland Type Confirmation**

☐ **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.).

☐ **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

Attachment B
Supporting Information for Applications Involving Exemptions, No Loss Determinations, and Activities Not Requiring Mitigation

Complete this part ***if*** you maintain that the identified aquatic resource impacts in Part Four do not require wetland replacement/compensatory mitigation OR ***if*** you are seeking verification that the proposed water resource impacts are either exempt from replacement or are not under CWA/WCA jurisdiction.

Identify the specific exemption or no-loss provision for which you believe your project or site qualifies:

NA

Provide a detailed explanation of how your project or site qualifies for the above. Be specific and provide and refer to attachments and exhibits that support your contention. Applicants should refer to rules (e.g. WCA rules), guidance documents (e.g. BWSR guidance, Corps guidance letters/public notices), and permit conditions (e.g. Corps General Permit conditions) to determine the necessary information to support the application. Applicants are strongly encouraged to contact the WCA LGU and Corps Project Manager prior to submitting an application if they are unsure of what type of information to provide:

Attachment C
Avoidance and Minimization

Project Purpose, Need, and Requirements. Clearly state the purpose of your project and need for your project. Also include a description of any specific requirements of the project as they relate to project location, project footprint, water management, and any other applicable requirements. Attach an overhead plan sheet showing all relevant features of the project (buildings, roads, etc.), aquatic resource features (impact areas noted) and construction details (grading plans, storm water management plans, etc.), referencing these as necessary:

The purpose of the Radisson Business Center project is to construct a light industrial manufacturing warehouse facility with convenient access to a major transportation corridor in the City of Blaine.

There is currently a high demand for office/warehouse space for small manufacturing businesses. These types of businesses receive, manufacture, and distribute various goods. Business locations that offer the right type of facility with convenient access to major transportation routes so that goods and materials can be transported quickly and efficiently are in high demand. The end user of the Radisson Business Center project is looking for a location and facility such as the one proposed in this application.

Excluding the Anoka County Airport, more than one third of the City's land area is covered by wetlands and open water; therefore, the potential for substantial wetland impacts is likely with any warehouse development project in the city, especially when considering the limited number of remaining available parcels guided/zoned for industrial development.

In addition to existing conditions (project area size/shape, delineated wetland boundary) and City of Blaine planning and zoning requirements, the following design requirements and site constraints were considered with the development of a project layout that is both feasible and prudent.

1. **<u>Site Access</u> - The site will be accessed from one location along 101st Ave NE at a location set by the City of Blaine.**
2. **<u>Warehouse Design, Parking, & Truck Court</u> – The facility design must meet the minimum standard depths for employee parking, sidewalk, landscaping, and truck loading/docking area (truck court). The project plan shows a truck court for semi-truck docking/loading to the east of the building. The standard truck court width is 130 feet; the proposed plan has reduced the width to 120 feet. The width of the truck dock has also been shortened to minimize wetland impacts.**
3. **<u>Parking & Safety Requirements</u> – For safety reasons, employee parking should be separate from semi-truck activity areas. Parking for this project is shown to the west and north of the building. A road that loops around the building is shown. This provides access to all sides of the building in case of a fire.**
4. **<u>Stormwater Requirements</u> – The project plan will provide effective drainage for the site while capturing and treating stormwater runoff in a manner consistent with local (City and Watershed District), state, and federal standards.**

Avoidance. Both the CWA and the WCA require that impacts to aquatic resources be avoided if practicable alternatives exist. Clearly describe all on-site measures considered to avoid impacts to aquatic resources and discuss at least two project alternatives that avoid all impacts to aquatic resources on the site. These alternatives may include alternative site plans, alternate sites, and/or not doing the project. Alternatives should be feasible and prudent (see MN Rules 8420.0520 Subp. 2 C). Applicants are encouraged to attach drawings and plans to support their analysis:

Alternative #1 - WCA No-Build Alternative

The No-Build Alternative was considered as a way to eliminate wetland impacts associated with the project. Although the No-Build Alternative would completely avoid wetland impacts, it would not fulfill the project purpose, need, or requirements nor would it be consistent with local land use planning which guides the site for light industrial development.

Even if the No-Build Alternative were implemented, development pressure would continue to affect the proposed site. Based on: (1) demand for this type of project in this location of the metro area, (2) the limited number of available and feasible parcels for the proposed use, and (3) local land use planning, this would likely cause similar development proposals to arise for the property. For these reasons, the No-Build Alternative was rejected as an approach to avoiding wetland impacts.

Alternative #2 - WCA Complete Avoidance/USACE No Action Alternative – Smaller Warehouse

An alternative that would completely avoid impact to all wetlands would require that a much smaller warehouse be built on the site. An alternative that provides a smaller warehouse would not meet the needs of the end user, nor would it be appropriate for light industrial use (i.e., building size would not qualify as a warehouse) and was therefore eliminated from consideration.

Minimization. Both the CWA and the WCA require that all unavoidable impacts to aquatic resources be minimized to the greatest extent practicable. Discuss all features of the proposed project that have been modified to minimize the impacts to water resources (see MN Rules 8420.0520 Subp. 4):

Alternative #3 - Proposed Alternative

The proposed plan showing wetland impacts for the Radisson Business Center project is provided in Appendix C. A general overview of impact area is shown on Figure 3. The proposed design considers site constraints and meets all of the project requirements as described previously.

In compliance with RCWD Rule F 5(a), avoidance and minimization alternatives for *each individual contiguous wetland impact area* was considered.

Impacts to Wetland 1 result from the construction of the warehouse facility, employee parking, loading lock, and fire lane. At 60,000 sf this facility is smaller than many new warehouse facilities; however, it meets the needs of the end user. Complete avoidance of Wetland 1 was discussed in the previous section of this application. Impacts to Wetland 1 have been minimized to the extent possible by constructing ~3.75 to 1 side slopes along the edge of wetland fill.

In summary, the proposed project design meets the project purpose, need, and requirements. The proposed project represents an orderly and logical use of the subject property and is consistent with applicable land use and policy plans envisioned by the City of Blaine.

Off-Site Alternatives. An off-site alternatives analysis is not required for all permit applications. If you know that your proposal will require an individual permit (standard permit or letter of permission) from the U.S. Army Corps of Engineers, you may be required to provide an off-site alternatives analysis. The alternatives analysis is not required for a complete application but must be provided during the review process in order for the Corps to complete the evaluation of your application and reach a final decision. Applicants with questions about when an off-site alternatives analysis is required should contact their Corps Project Manager.

Geographic Area and Alternative Sites

The geographic area considered for potential project locations was comprised of those portions of the City of Blaine and the City of Lino Lakes along the Highway 65 and I35W corridors. Light industrial businesses are in high demand in these cities and specifically when able to be accessed via these two high-use roadways.

City zoning maps were used to identify properties within the geographic area that would potentially meet the project needs. Twelve potential alternative sites, not including the proposed site, were selected based on the following site screening/selection criteria.

1. **Located within City of Blaine or City of Lino Lakes (the geographic area).**
2. **Site size that is at least 7 acres. 7 acres represents the minimum site size that can accommodate the scope of the project (warehouse building, employee parking, semi-truck loading/docking). 7 acres does not include area needed for stormwater treatment purposes.**
3. **Convenient access to the major transportation corridors of Highway 65 or I35W, and**
4. **Undeveloped land guided for light industrial development (zoning maps attached – Appendix D).**

The location of twelve (12) potential alternative sites plus the proposed site are shown on Figures A, B, C, and D (Appendix D). The practicability of the identified sites plus the proposed site are summarized in Table A on the following page.

Site Level LEDPA Determination

Of the twelve potential alternative sites, four (4) of the sites were determined to be practicable alternative sites (Alternative Sites H, I, J, and K – Appendix D). The four practicable alternative site and the Proposed Site were examined further to identify the site that represents the Least Environmentally Damaging Practicable Alternative (LEDPA).

The LEDPA evaluation focused on predicted wetland impacts. Wetland areas were based on known/available delineated wetland boundary data (Alternative Sites H and J) or estimated based on NWI mapping information (Alternative Sites I and K).

***The Proposed Site is the LEDPA (Least Environmentally Damaging Practicable Alternative)* because, compared to viable practicable Alternative Sites H, I, J, and K, development of the project on the Proposed Site will result in the least amount of total impact to wetlands/aquatic resources while meeting project purpose, need, and requirements.**

Table A – Radisson Business Center - LEDPA Determination			
Alternative Site	**Site Size (ac)**	**Factors**	**LEDPA**
Site A	**2.76**	**Zoned light industrial. Two (2) adjacent parcels which are both 1.28 acres in size. One-third mile from I35W.**	**Not Practicable Site - too small**
Site B	**2.70**	**Zoned light industrial. One (1) parcel 2.70 acres in size. One-tenth mile from I35W.**	**Not Practicable Site - too small**
Site C	**4.80**	**Zoned light industrial. One (1) parcel 4.80 acres in size ~3.0 acres of which is east of a ditch/tributary and accessible via I35W frontage road. Less than one-half mile from I35W.**	**Not Practicable Site - too small**
Site D	**3.77**	**Zoned light industrial. One (1) parcel 3.77 acres in size. ~1.3 miles from I35W via primary roadways.**	**Not Practicable Site - too small**
Site E	**4.03**	**Zoned light industrial. One (1) parcel 4.03 acres in size. Less than one-half mile from Highway 65 via city roadway.**	**Not Practicable Site - too small**
Site F	**16.21**	**Zoned light industrial. One (1) parcel 16.21 acres in size. Immediately adjacent to Highway 65 but currently inaccessible until the city frontage road is constructed. Highway project is on hold until Federal obligations are satisfied (unknown time period).**	**Not Practicable Site - not accessible for development for foreseeable future**
Site G	**24.11**	**Zoned light industrial. Five (5) parcels totaling 24.11 acres in size. Immediately adjacent to Highway 65 but currently inaccessible until the city frontage road is constructed. Highway project is on hold until Federal obligations are satisfied (unknown time period).**	**Not Practicable Site - not accessible for development for foreseeable future**
Site H	**19.36**	**Zoned light industrial. One (1) parcel totaling 19.36 acres in size. ~1.0 mile from I35W. Extensive wetland with varying/mosaic boundary. Estimated 4.18 ac fill needed to accommodate proposed project.**	**Practicable Site but more wetland impacts - Not LEDPA**
Site I	**17.64**	**Zoned light industrial. One (1) parcel totaling 17.64 acres in size. ~1.1 miles from I35W. Majority of site is wetland. Estimated 2.89 ac fill needed to accommodate proposed project.**	**Practicable Site but more wetland impacts - Not LEDPA**
Site J	**14.79**	**Zoned light industrial. One (1) parcel totaling 14.79 acres in size. ~1.5 miles from I35W. Extensive wetland with varying/mosaic boundary. Estimated 5.07 ac fill needed to accommodate proposed project.**	**Practicable Site but more wetland impacts - Not LEDPA**
Site K	**11.49**	**Zoned light industrial. One (1) parcel totaling 11.49 acres in size. ~0.70 miles from I35W. Entirety of site is wetland. Estimated 6.5+ ac fill needed to accommodate proposed project.**	**Practicable Site but more wetland impacts - Not LEDPA**
Site L	**3.09**	**Zoned light industrial. One (1) parcel 3.77 acres in size. ~1.3 miles from I35W via primary roadways.**	**Not Practicable Site - too small**
Proposed Site	**12.25**	**Zoned light industrial. One (1) parcel totaling 12.25 acres in size. ~1.0 mile from I35W. The majority of the east half of the site is wetland. 1.5 ac fill needed to accommodate proposed project.**	**Practicable Site - Yes LEDPA**

Wetland Impact Rectification

Temporary impacts to wetlands are not proposed; impact rectification does not apply.

Wetland Impact Reduction or Elimination Over Time

Implementation of the stormwater management plan will help to reduce or eliminate potential effects of impervious stormwater runoff from the proposed development to onsite and offsite water resources including wetlands.

Prior to and during construction, erosion and sediment controls (BMPs such as silt fence, etc.) will be installed and maintained per the Stormwater Pollution Prevention Plan (SWPPP) and NPDES Construction Stormwater permit requirements.

Known Local, State, Federal Permits

Multiple permits will be needed from the City of Blaine, MPCA (NPDES permit), and RCWD. WCA Replacement Plan approval is needed from the WCA LGU (RCWD), and an Individual Permit for commercial development is needed from the USACE. A take permit from the MN DNR is also anticipated to be needed.

MN Rare Species Considerations

Minnesota Rules Part 8420.0515 specifies that endangered and threatened species must be considered when submitting a wetland replacement plan.

A rare plant survey was completed by Midwest Natural Resources (MNR) in October of 2023 (Appendix E). One population of blunt-lobed grape-fern (S*ceptridium oneidense*), a state-threatened species, was observed just west of the boundary of Wetland 1 in an area that appears to be periodically disturbed for overhead utility clearing. The population consists of 2 individuals.

The identified rare plants are proposed for impact for construction of a stormwater pond (Figure 3). A take permit application will be submitted to MN DNR for proposed impacts to protected species.

Federal Rare Species Considerations

Approval of wetland impacts under Section 404 of the Federal Clean Water Act must comply with Section 7 of the Endangered Species Act. Review of the USFWS Information for Planning and Consultation (IPaC) website with a polygon encompassing the project area identified the federally-threatened northern long-eared bat (NLEB) for review (Appendix F) and provided a letter stating that "*Based upon your IPaC submission and a standing analysis, your project is not reasonably certain to cause incidental take of the northern long-eared bat. Unless the Service advises you within 15 days of the date of this letter that your IPaC-assisted determination was incorrect, this letter verifies that the Action is not likely to result in unauthorized take of the northern long-eared bat*" (Appendix G).

The NLEB hibernates in caves during winter and establishes maternity roosting colonies under the loose bark of trees during the summer. There are no known NLEB hibernacula or roosting colonies in the project vicinity (Appendix H).

Other federally protected species potentially found within or near the site include:

- **Monarch Butterfly (*Danaus plexippus)* - Candidate – No Effect**
- **Rusty Patched Bumble Bee (*Bombus a*ffinis) - Endangered – Not Likely to Adversely Affect**
- **Tricolored Bat (*Perimyotis subflavus)* - Proposed Endangered – No Effect**

The No Effect determination letter is included in Appendix I.

There are no critical habitats at this location.

Attachment D
Replacement/Compensatory Mitigation

Complete this part ***if*** your application involves wetland replacement/compensatory mitigation not associated with the local road wetland replacement program. Applicants should consult Corps mitigation guidelines and WCA rules for requirements.

Replacement/Compensatory Mitigation via Wetland Banking. Complete this section if you are proposing to use credits from an existing wetland bank (with an account number in the State wetland banking system) for all or part of your replacement/compensatory mitigation requirements.

Wetland Bank Account #	County	Major Watershed #	Bank Service Area #	Credit Type (if applicable)	Number of Credits
TBD	TBD	TBD	7	TBD	3.0300

Replacement Overview

The project site is located in the Anoka County Ditch 53-62 area. The intent of the RCWD CWPMPs is to preserve/enhance high-priority wetland/wetland corridors as identified by the landscape scale/preliminary Wetland Management Corridor (WMC). Because the site lacks wetland creation or restoration potential, onsite mitigation was not considered to be a feasible mitigation plan.

Instead, required replacement will be accomplished via the purchase of wetland banking credits from a qualifying wetland bank. Additionally, because replacement will be via an established wetland bank, the replacement plan will not adversely affect other habitat types or ecological communities that are important in maintaining the overall biological diversity of the area.

Replacement ratios follow those outlined in RCWD Rule F as presented in Table 2 of this document. Wetland impacts will be replaced at a 2:1 ratio via the purchase of wetland bank credits from a qualifying wetland bank located within the RCWD contributing drainage area, Major Watershed #20 (Mississippi Metro), and Bank Service Area 7 (BSA7) which is the same Bank service Area as the project location. A wetland bank will be chosen after initial review of this application by the regulatory agencies has occurred.

Applicants should attach documentation indicating that they have contacted the wetland bank account owner and reached at least a tentative agreement to utilize the identified credits for the project. This documentation could be a signed purchase agreement, signed application for withdrawal of credits or some other correspondence indicating an agreement between the applicant and the bank owner. *However, applicants are advised not to enter into a binding agreement to purchase credits until the mitigation plan is approved by the Corps and LGU.*

Project-Specific Replacement/Permittee Responsible Mitigation. Complete this section if you are proposing to pursue actions (restoration, creation, preservation, etc.) to generate wetland replacement/compensatory mitigation credits for this proposed project.

WCA Action Eligible for Credit[1]	Corps Mitigation Compensation Technique[2]	Acres	Credit % Requested	Credits Anticipated[3]	County	Major Watershed #	Bank Service Area #
NA							

[1]Refer to the name and subpart number in MN Rule 8420.0526.
[2]Refer to the technique listed in *St. Paul District Policy for Wetland Compensatory Mitigation in Minnesota*.
[3]If WCA and Corps crediting differs, then enter both numbers and distinguish which is Corps and which is WCA.

Explain how each proposed action or technique will be completed (e.g. wetland hydrology will be restored by breaking the tile……) and how the proposal meets the crediting criteria associated with it. Applicants should refer to the Corps mitigation policy language, WCA rule language, and all associated Corps and WCA guidance related to the action or technique:

NA

Attach a site location map, soils map, recent aerial photograph, and any other maps to show the location and other relevant features of each wetland replacement/mitigation site. Discuss in detail existing vegetation, existing landscape features, land use (on and surrounding the site), existing soils, drainage systems (if present), and water sources and movement. Include a topographic map showing key features related to hydrology and water flow (inlets, outlets, ditches, pumps, etc.):

NA

Attach a map of the existing aquatic resources, associated delineation report, and any documentation of regulatory review or approval. Discuss as necessary:

NA

For actions involving construction activities, attach construction plans and specifications with all relevant details. Discuss and provide documentation of a hydrologic and hydraulic analysis of the site to define existing conditions, predict project outcomes, identify specific project performance standards and avoid adverse offsite impacts. Plans and specifications should be prepared by a licensed engineer following standard engineering practices. Discuss anticipated construction sequence and timing:

NA

For projects involving vegetation restoration, provide a vegetation establishment plan that includes information on site preparation, seed mixes and plant materials, seeding/planting plan (attach seeding/planting zone map), planting/seeding methods, vegetation maintenance, and an anticipated schedule of activities:

NA

For projects involving construction or vegetation restoration, identify and discuss goals and specific outcomes that can be determined for credit allocation. Provide a proposed credit allocation table tied to outcomes:

NA

Provide a five-year monitoring plan to address project outcomes and credit allocation:

NA

Discuss and provide evidence of ownership or rights to conduct wetland replacement/mitigation on each site:

NA

Quantify all proposed wetland credits and compare to wetland impacts to identify a proposed wetland replacement ratio. Discuss how this replacement ratio is consistent with Corps and WCA requirements:

NA

By signature below, the applicant attests to the following (only required if application involves project-specific/permittee responsible replacement):

- All proposed replacement wetlands were not:
  - Previously restored or created under a prior approved replacement plan or permit
  - Drained or filled under an exemption during the previous 10 years
  - Restored with financial assistance from public conservation programs

- Restored using private funds, other than landowner funds, unless the funds are paid back with interest to the individual or organization that funded the restoration and the individual or organization notifies the local government unit in writing that the restored wetland may be considered for replacement.

- The wetland will be replaced before or concurrent with the actual draining or filling of a wetland.
- An irrevocable bank letter of credit, performance bond, or other acceptable security will be provided to guarantee successful completion of the wetland replacement.
- Within 30 days of either receiving approval of this application or beginning work on the project, I will record the Declaration of Restrictions and Covenants on the deed for the property on which the replacement wetland(s) will be located and submit proof of such recording to the LGU and the Corps.

Applicant or Representative: Title:

Signature: _____ Date:

Project Name and/or Number:

Radisson Business Center, Blaine

Sequencing Application

FIGURES

1. Site Location & Major Watershed
2. Existing Conditions
3. Proposed Plan and Wetland Impact

Figure 1 - Site Location & Major Watershed

N

0 500 Feet

KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

Source: ESRI Streets Basemap

Radisson Business Center (KES 2023-141)
Blaine, Minnesota

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

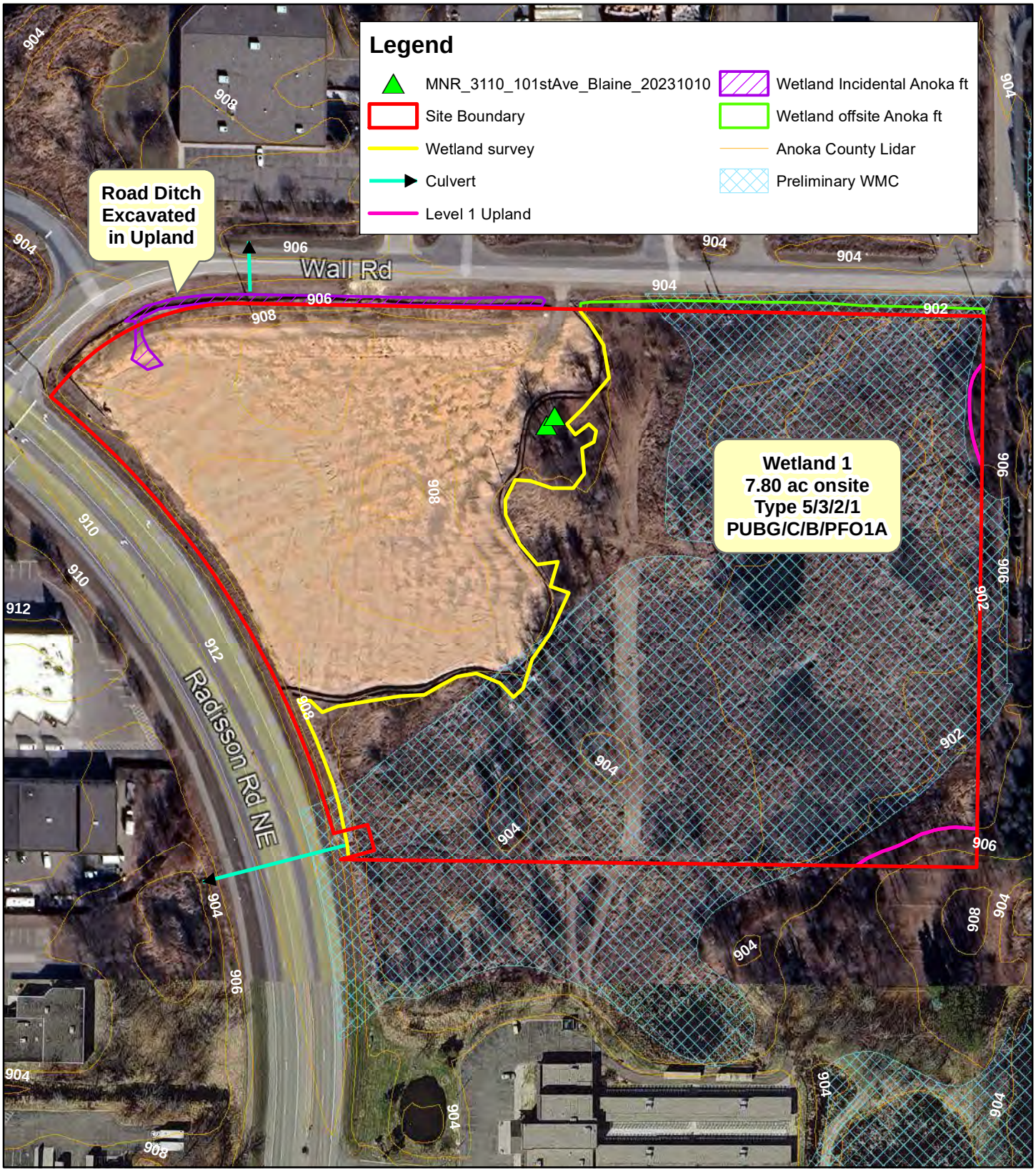


Figure 2 - Existing Conditions (March 2024 Google Earth Photo)

N

0 250 Feet

KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

Source: MNGEO Spatial Commons

Radisson Business Center (KES 2023-141)
Blaine, Minnesota

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

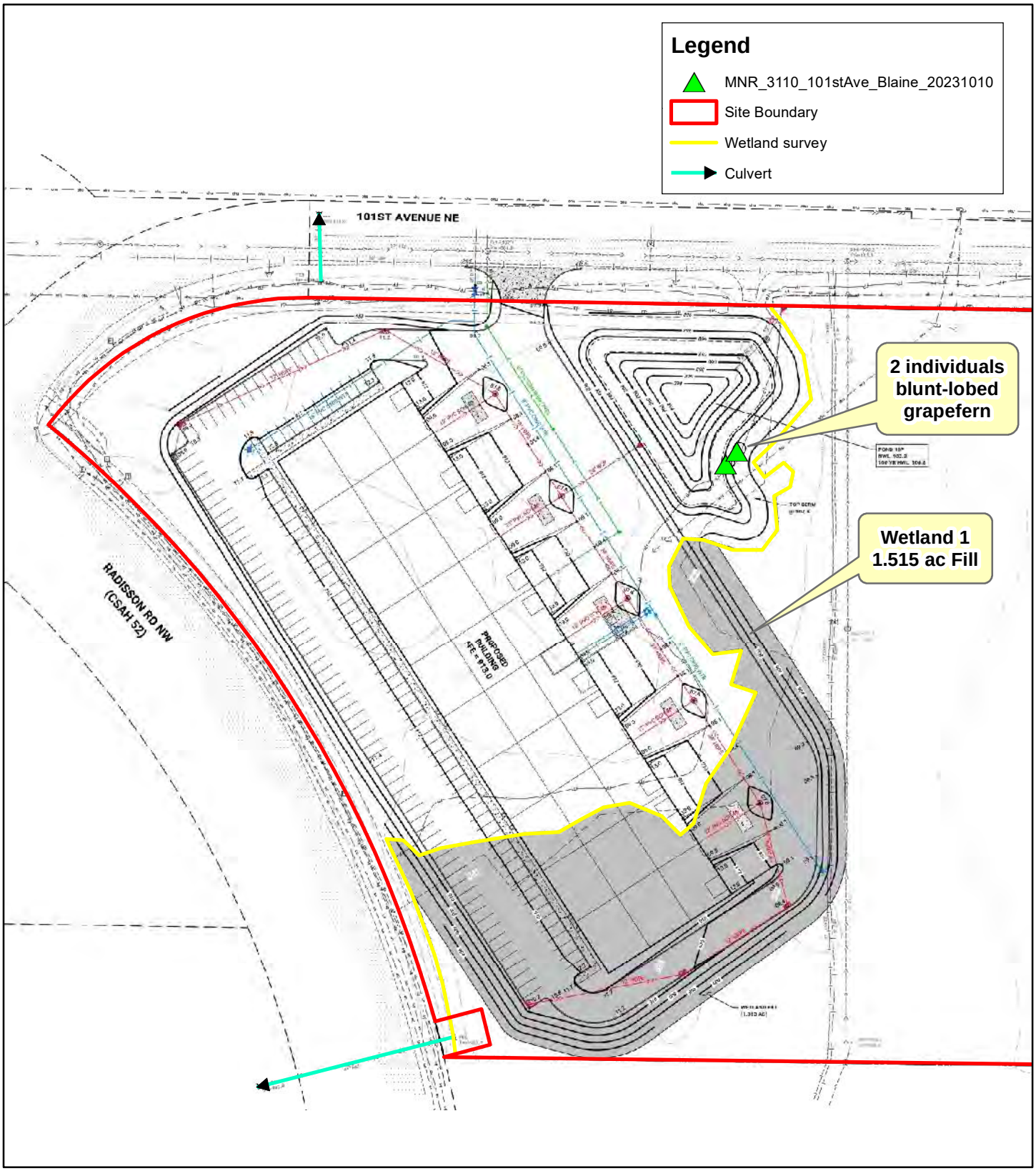


Figure 3 - Proposed Plan and Wetland Impact

N

0 150 Feet

KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

Source: MNGEO Spatial Commons

Radisson Business Center (KES 2023-141)
Blaine, Minnesota

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

Radisson Business Center, Blaine

Sequencing Application

APPENDIX A

WCA Delineation Notice of Decision

BOARD OF WATER AND SOIL RESOURCES

Minnesota Wetland Conservation Act
Notice of Decision

Local Government Unit: Rice Creek Watershed District	**County:** Anoka
Applicant Name: Mohammed Ahmed	**Applicant Representative:**
Project Name: 3100 101st Ave NE	**LGU Project No. (if any):** 23-205R
Date Application Received by LGU: 10/5/2023	
Date of LGU Decision: 11/7/2023	
Date this Notice was Sent: 11/7/2023	

WCA Decision Type - check all that apply

☒ Wetland Boundary/Type ☐ Sequencing ☐ Replacement Plan ☐ Bank Plan (not credit purchase)
☐ No-Loss (8420.0415) ☐ Exemption (8420.0420)
Part: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ H Subpart: ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐ 7 ☐ 8 ☐ 9

Replacement Plan Impacts (replacement plan decisions only)

Total WCA Wetland Impact Area:
Wetland Replacement Type: ☐ Project Specific Credits: ☐ Bank Credits:
Bank Account Number(s):

Technical Evaluation Panel Findings and Recommendations (attach if any)

☐ Approve ☒ Approve w/Conditions ☐ Deny ☐ No TEP Recommendation
A joint application for wetland boundary/type was provided by Kjolhaug Environmental Services on 10/5/2023. A site visit was attended on 10/30/2023 by representatives from BWSR, ACD, RCWD, and Kjolhaug Environmental Services. No formal comments were provided.

LGU Decision

☒ Approved with Conditions (specify below)[1] ☐ Approved[1] ☐ Denied
List Conditions: The applicant needs to submit a survey of the wetland boundary as well as gps points of the wetland delineation in a form acceptable to the RCWD.

Decision-Maker for this Application: ☐ Staff ☐ Governing Board/Council ☐ Other:

Decision is valid for: ☐ 5 years (default) ☐ Other (specify):

[1] *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[1].

☒ Attachment(s) (specify):
- Figure 2 Existing Conditions by Kjolhaug Environmental Services, no date (RCWD received 10/5/2023).

☒ Summary: The LGU finds the wetland boundaries illustrated in the attached figure titled: Figure 2 Existing Conditions by Kjolhaug Environmental Services, no date (RCWD received 10/5/2023) accurate and supported by the submitted wetland delineation for the LGU administration of the WCA.

This decision is not intended to define boundaries of MN DNR jurisdiction or regulate activities under the jurisdiction of the MN DNR, except to the extent that MN DNR finds the decision consistent with their requirements.

The local government unit decision is valid for five years. However, the decision will cease to be valid before then, if the Technical Evaluation Panel determines that the wetland boundary or type has changed due to

natural or artificial changes to the hydrology, vegetation, or soils of the area. The LGU finds that the wetland typing may need to be reviewed in conjunction with any future project.

Advisory Note:

A Wetland Replacement Plan application must include a statement from the MnDNR, or the applicant's licensed professional, based on MnDNR database review, as to the potential presence of an endangered or threatened species or potential impact to a rare natural community (Minn. Rules 8420.0330, subp. 3.A(5); 8420.0525). Applicants should initiate this review early.

[1] *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

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

☒ Yes[1] ☐ No

[1] *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)

See RCWD Board of Managers Resolution 2019-13 regarding delegated decisions and appeal, available at www.ricecreek.org on the Board Agendas, Minutes & Resolutions page.

Notice Distribution (include name)

Required on all notices:

☒ SWCD TEP Member: **Becky Wozney**	☒ BWSR TEP Member: **Ben Meyer**
☐ LGU TEP Member (if different than LGU contact):	
☐ DNR Representative: **Melissa Collins**	
☐ Watershed District or Watershed Mgmt. Org.:	
☒ Applicant (notice only): **Mohammed Ahmed**	☒ Agent/Consultant (notice only): **Melissa Barrett**

Optional or As Applicable:

☐ Corps of Engineers: **TBD**	
☐ BWSR Wetland Mitigation Coordinator (required for bank plan applications only):	
☒ Members of the Public (notice only): **Dan Schluender**	☐ Other:

Signature:	**Date:** 11/07/2023

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.

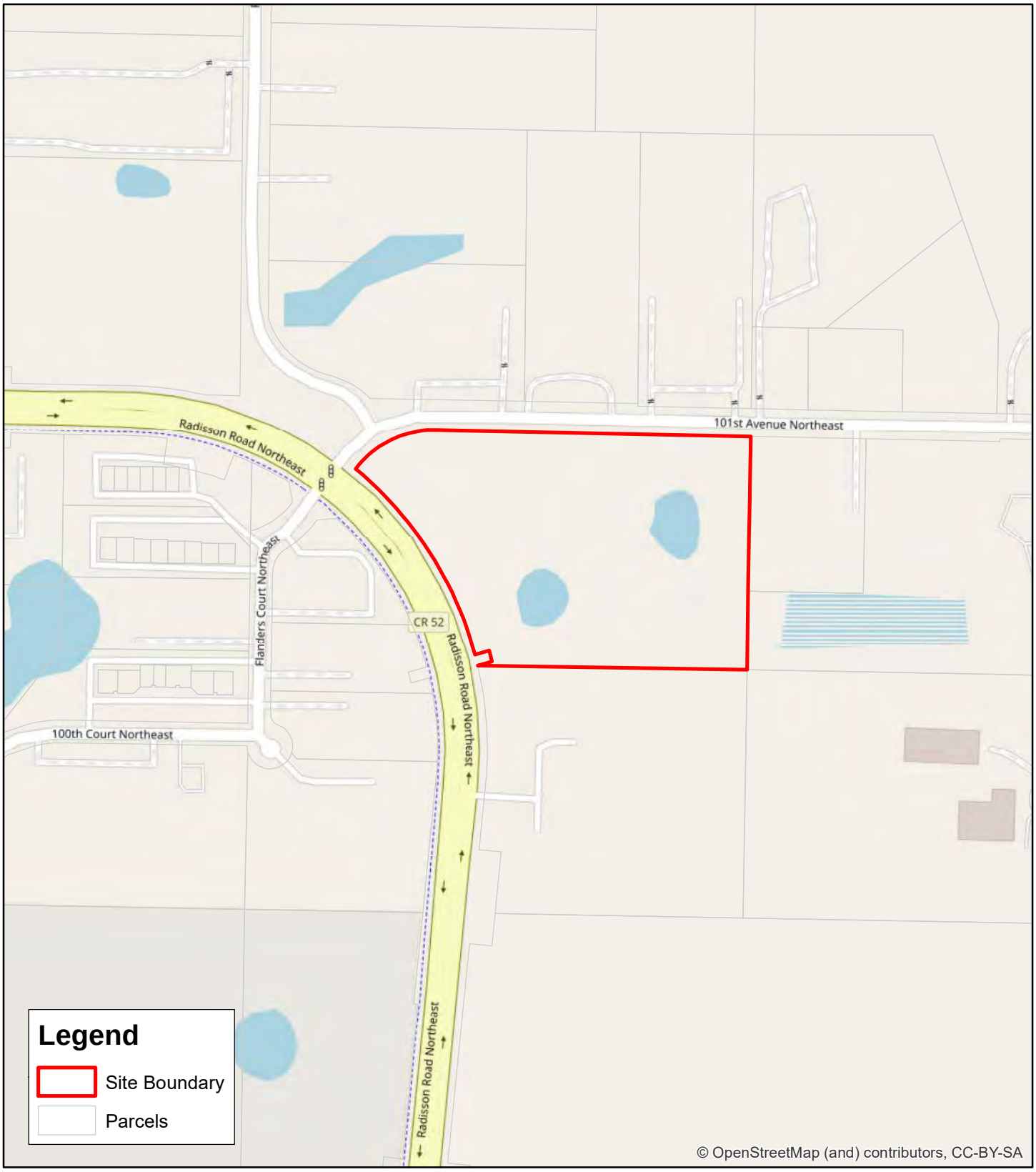


Figure 1 - Site Location

N

0 500 Feet

KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

Source: ESRI Streets Basemap

3100 101st Ave NE (KES 2023-141)
Blaine, Minnesota

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

Figure 2 - Existing Conditions (April 2020 Metro Photo)

N

0 250 Feet

KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

Source: MNGEO Spatial Commons

3100 101st Ave NE (KES 2023-141)
Blaine, Minnesota

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

Radisson Business Center, Blaine

Sequencing Application

APPENDIX B

MnRAM Results

	Date	Wetland name / ID _____WL1_____		Wetland name / ID _____		Wetland name / ID _____		Wetland name / ID _____	
	Special Features (from list, p.2--enter letter/s)	- ____		- ____		- ____		- ____	
#1	Community Number (circle each community which represents at least 10% of the wetland)	3A, 3B, 4A, 4B, 7A, 7B, 8A, 8B, 10A, 13A, 13B, 12B, 14A, 15A, 15B, 16A, 16B		3A, 3B, 4A, 4B, 7A, 7B, 8A, 8B, 10A, 13A, 13B, 12B, 14A, 15A, 15B, 16A, 16B		3A, 3B, 4A, 4B, 7A, 7B, 8A, 8B, 10A, 13A, 13B, 12B, 14A, 15A, 15B, 16A, 16B		3A, 3B, 4A, 4B, 7A, 7B, 8A, 8B, 10A, 13A, 13B, 12B, 14A, 15A, 15B, 16A, 16B	
#2 & #3	~ Describe each community type individually below ~					~ Describe each community type individually below ~			
Plant Community #1	Community Type (wet meadow, marsh)	13B	Shallow Marsh	-	-	-	-	-	-
	Community Proportion (% of total)		50%						
	Dominant Vegetation / Cover Class								
	Invasive/exotic Vegetation / Cover Class								
	Community Quality (E, H, M, L)	L	0.1		0		0		0
Plant Community #2	Community Type (wet meadow, marsh)	9B	Shallow, Open Water	-	-	-	-	-	-
	Community Proportion (% of total)		25%						
	Dominant Vegetation / Cover Class								
	Invasive/exotic Vegetation / Cover Class								
	Community Quality (E, H, M, L)	L	0.1		0		0		0
Plant Community #3	Community Type (wet meadow, marsh)	15B	Fresh(wet) Meadow	-	-	-	-	-	-
	Community Proportion (% of total)		15%						
	Dominant Vegetation / Cover Class								
	Invasive/exotic Vegetation / Cover Class								
	Community Quality (E, H, M, L)	M	0.5		0		0		0
Plant Community #4*	Community Type (wet meadow, marsh)	16B	Seasonally Flooded Basin	-	-	-	-	-	-
	Community Proportion (% of total)		10%						
	Dominant Vegetation / Cover Class								
	Invasive/exotic Vegetation / Cover Class								
	Community Quality (E, H, M, L)	M	0.5		0		0		0
	Circular 39 Types (primary <TAB> others)								
	Cowardin Types								
	Photo ID								
Highest rated community veg. div./integ:		0.5	Medium	0	-	0	-	0	-
Average vegetative diversity/integrity:		0.30	Low	-	-	-	-	-	-
Weighted Average veg. diversity/integrity:		0.20	Low	0.00	-	0.00	-	0.00	-
#4	Listed, rare, special plant species?	n	Y N		Y N		Y N		Y N
#5	**Rare community or habitat?**	**n**	**Y N**		**Y N**		**Y N**		**Y N**
#6	Pre-European-settlement conditions?	n	Y N		Y N		Y N		Y N

Floodplain Forest [1A, 2A, 3A] * Hardwood Swamp [3B] * Coniferous Bog [2A, 4B] * Coniferous Swamp [4B] * Open Bog [1B, 5A, 5B, 6A, 7A, 9A, 10A] * Calcareous Fen [7B, 11B, 14A] * Shrub Swamp [6B] * Alder Thicket [8A] * Shrub-carr [8B] * Sedge Meadow [10B, 11A, 12A, 13A] * Shallow Marsh [13B] * Deep Marsh [12B] * Wet to Wet-Mesic Prairie [14B, 15A] * Fresh (Wet) Meadow [15B] * Shallow, Open Water [9B, 16A] * Seasonally Flooded Basin [16B]

Cover Class	Class Range
1	0 - 3%
2	3 - 10%
3	10 - 25%
4	25 - 50%
5	50 - 75%
6	75 - 100%

*If there are more than four plant community types, use the next column over to enter the rest and do not rely on the automatic average calculations.

MnRAM 3.2 Digital Worksheet, Side 2

		Question Description	User entry	Rating								
	1	Veg. Table 2, Option 4		0.20								
		TOTAL VEG Rating	0.2	L								
	4	Listed, rare, special plant species?	n	next								
	5	Rare community or habitat?	n	next								
	6	Pre-European-settlement conditions?	n	next								
	7	hydrogeo & topo		#N/A								
	8	Water depth (inches)										
		Water depth (% inundation)										
	9	Local watershed/immedita drainage (acres)										
	10	Existing wetland size	7									
	11	SOILS: Up/Wetland (survey classification + site)										
Digital worksheet, section I	12	Outlet characteristics for flood retention	C	0.1								
	13	Outlet characteristics for hydrologic regime	B	0.5								
	14	Dominant upland land use (within 500 ft)	C	0.1	1							
	15	Soil condition (wetland)	B	0.5								
	16	Vegetation (% cover)	75%	M	0.5							
	17	Emerg. veg. flood resistance	B	0.5								
	18	Sediment delivery	A	1								
	19	Upland soils (based on soil group)	A	0.1								
	20	Stormwater runoff pretreatment & detention	A	1	0.1							
	21	Subwatershed wetland density	C	0.1								
	22	Channels/sheet flow	A	1								
	23	Adjacent naturalized buffer average width (feet)	20	L	WQ	0.1	L		0.1			
	24	Adjacent Area Management: % Full	80%	0.8	2	**0.82**						
		adjacent area mgmt: % Manicured	0%	0								
		adjacent area mgmt: % Bare	20%	0.02								
	25	Adjacent Area Diversity & Structure: % Native	0%	0	1	**0.5**						
		adjacent area diversity: % Mixed	100%	0.5								
		adjacent area diversity: % Sparse/Inv./Exotic	0%	0								
	26	Adjacent Area Slope: % Gentle	100%	1	1	**1**						
		adjacent area slope: % Moderate	0%	0								
		adjacent area slope: % Steep	0%	0								
Digital worksheet, section II	27	Downstream sensitivity/WQ protection	A	1								
	28	Nutrient loading	B	0.5								
	29	Shoreline wetland?	N	N								
	30	Rooted shoreline vegetation (%cover)		Enter a percentage								
	31	Wetland in-water width (in feet, average)		Enter a percentage								
	32	Emergent vegetation erosion resistance		Enter valid choice								
	33	Shoreline erosion potential		Enter valid cho								
	34	Bank protection/upslope veg.		Enter valid choice								
	35	Rare Wildlife	N	N								
	36	Scarce/Rare/S1/S2 local community	N	N								
	37	Vegetation interspersion cover (see diagram 1)	3	M	0.5							
	38	Community interspersion (see diagram 2)	2	M	0.5					0		
	39	Wetland detritus	N/A	N/A								
	40	Wetland interspersion on landscape	B	0.5	0.5							
	41	Wildlife barriers	B	0.5								
	42	Amphibian breeding potential-hydroperiod	A	1								
	43	Amphibian breeding potential--fish presence	A	1								
	44	Amphibian & reptile overwintering habitat	B	0.5								
	45	Wildlife species (list)										
	46	Fish habitat quality	N/A	N/A								
	47	Fish species (list)										
	48	Unique/rare educ./cultural/rec.opportunity	N	N								
	49	Wetland visibility	B	0.5								
	50	Proximity to population	N	0.1								
	51	Public ownership	C	0.1								
	52	Public access	C	0.1								
	53	Human influence on wetland	C	0.1								
	54	Human influence on viewshed	C	0.1								
	55	Spatial buffer	A	1								
	56	Recreational activity potential	C	0.1								
	57	Commercial crop--hydrologic impact	N/A	N/A								

This comes in from Side 1 automatically using the weighted average. To use the highest rated veg. Community rating, please manually overwrite that value (shown to the right) into the field at E5.

Highest-rated: 0.5

Enter data starting here. Yellow boxes are used in calculations.

Scroll down to answer more questions and see formula calculations

Additional questions

58	*GW - Wetland soils*	-	R or D	Enter "R" or "D"
59	*GW - Subwatershed land use*	-	R or D	Enter "R" or "D"
60	*GW - Wetland size and soil group*	-	R or D	Enter "R" or "D"
61	GW - Wetland hydroperiod	-	R or D	Enter "R" or "D"
62	GW - Inlet/Outlet configuration	-	R or D	Enter "R" or "D"
63	GW - Surrounding upland topographic relief	-	R or D	Enter "R" or "D"
64	Restoration potential w/o flooding		Y or N	0
65	*Landowners affected by restoration*		*E a b c*	Enter valid choice
66A	*Existing wetland size (acres) [from #10]*	7	__ acres	
66B	Total wetland restoration size (acres)		__ acres	0.1
66C	(Calculated) Potential New Wetland Area [B-A]	-7	__ acres	% effectively drained: ####
67	Average width of naturalized upland buffer (poten	0	__ feet	0.1 value: ####
68	Likelihood of restoration success		a b c	Enter valid choice
69	Hydrologic alteration type		Outlet, Tile, Ditch, GW pump, Wtrshd div., Filling	
70	Potential wetland type (Circ. 39)		1, 2, 3, 4, 5, 6, 7, 8	
71	Wetland sensitivity to stormwater		E a b c	
72	Additional stormwater treatment needs		a b c	

Functional Rating Summaries

Function Name	Raw score	Final Rating	Rating Category
Vegetative Diversity/Integrity		0.20	L
Hydrology - Characteristic		0.30	Low
Flood Attenuation		0.52	Med
Water Quality--Downstream		0.62	Med
Water Quality--Wetland		0.39	Med
Shoreline Protection		N/A	N/A
Characteristic Wildlife Habitat Structure	0.39	0.39	Med
Maintenance of Characteristic Fish Habitat	######	N/A	N/A
Maintenance of Characteristic Amphibian Habitat		0.23	Low
Aesthetics/Recreation/Education/Cultural	0.21	0.21	Low
Commercial use		N/A	N/A

Formula shown to the right.

0

Special Features listing: -

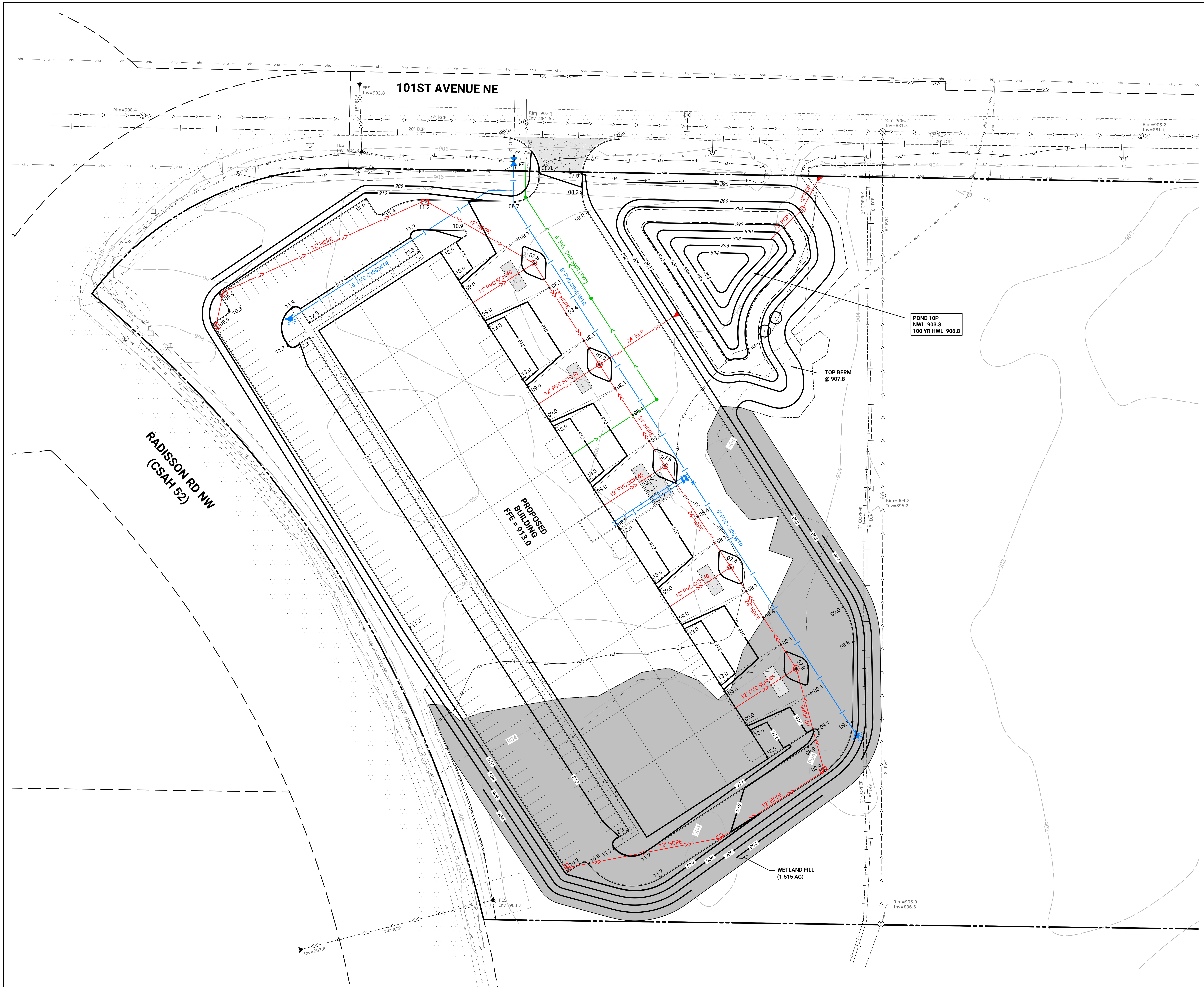
Groundwater Interaction	recharge	
Groundwater Functional Index		no special indicators
Restoration Potential (draft formula)	#VALUE!	#####
Stormwater Sensitivity (not active)		

Radisson Business Center, Blaine

Sequencing Application

APPENDIX C

Grading Plan



LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		EASEMENT LINE
		BITUMINOUS PAVEMENT
		CONCRETE PAVEMENT
		STORM SEWER
		SANITARY SEWER
		WATER MAIN
ohu		OVERHEAD UTILITY
ue		UNDERGROUND ELECTRIC
ug		UNDERGROUND GAS
uc		UNDERGROUND CABLE
ut		UNDERGROUND TELEPHONE
SEE SURVEY		STORM CATCH BASIN
SEE SURVEY		STORM MANHOLE
SEE SURVEY		STORM FLARED END SECTION
SEE SURVEY	HYD	HYDRANT
SEE SURVEY		GATE VALVE
SEE SURVEY		OTHER SYMBOLS
		WETLAND LINE
FP		RCWD REGULATORY FLOOD LINE (905.1)
910	910	10' CONTOUR
908	908	2' CONTOUR
57.1	57.1	SPOT ELEVATION (CURB ELEVATIONS ARE TO GUTTER LINE)
		SILT FENCE
		BIO ROLL
		ROCK ENTRANCE

BENCHMARK

MINNESOTA DEPARTMENT OF TRANSPORTATION
GSID STATION #101670, NAMED 0280 Z

ELEVATION: 908.07 (NAVD 88)

GOVERNING SPECIFICATIONS

1. THE LATEST EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND THE CITY OF BLAINE SPECIFICATIONS.
2. THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).
3. THE LATEST EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATIONS.

GRADING NOTES

1. VEHICLE TRACKING REDUCTION DEVICE, SILT FENCE, AND EXISTING CATCH BASIN INLET PROTECTION SHALL BE INSTALLED PRIOR TO GRADING CONSTRUCTION, AND SHALL BE MAINTAINED UNTIL THE SITE HAS BEEN STABILIZED.
2. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF GRADING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES OR VARIATIONS FROM THE PLAN.
3. CONTRACTOR SHALL STRIP, STOCKPILE AND RESPREAD SUFFICIENT TOPSOIL TO PROVIDE A MINIMUM OF 4" OF TOPSOIL OVER ALL DISTURBED AREAS THAT WILL BE SODDED, SEEDED OR LANDSCAPED.
4. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 7 CALENDARS DAYS AFTER LAND-DISTURBING WORK HAS TEMPORARILY OR PERMANENTLY CEASED.
5. ALL SLOPES STEEPER THAN 3:1 SHALL HAVE MNDOT CAT.1 EROSION CONTROL BLANKET AND SEED, OR APPROVED EQUAL.
6. STOCKPILES SHALL BE STABILIZED WITHIN 7 DAYS OF ROUGH GRADING OR INACTIVITY.

WETLAND SUMMARY

WETLAND IMPACT: 1.515 AC

CALL BEFORE YOU DIG

811 Know what's below. Call before you dig.

CONTOUR CIVIL DESIGN
8195 VERNON STREET, ROCKFORD, MN 55373
TEL: 612.730.2265 | WWW.CONTOURCD.COM

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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

NAME: JOSEPH T RAD[illegible]
SIGNATURE:
DATE: 04/05/24 LIC #: 45889

PRELIMINARY

REVISIONS | ISSUE DATE: 04/05/24 | BY: JTR
1.
2.
3.
4.
5.
6.
7.

OWNER
MENOMONIE LAND 11 L.L.C.
4558 TRADING POST TRAIL SOUTH
AFTON, MN 55001

GRADING & DRAINAGE PLAN

LOT 1, BLOCK 1, LARSON'S ESTATE
3100 101ST AVENUE NE
BLAINE, MINNESOTA

SHEET NUMBER
C3.1

Radisson Business Center, Blaine

Sequencing Application

APPENDIX D

Alternative Sites Figures and Zoning Maps

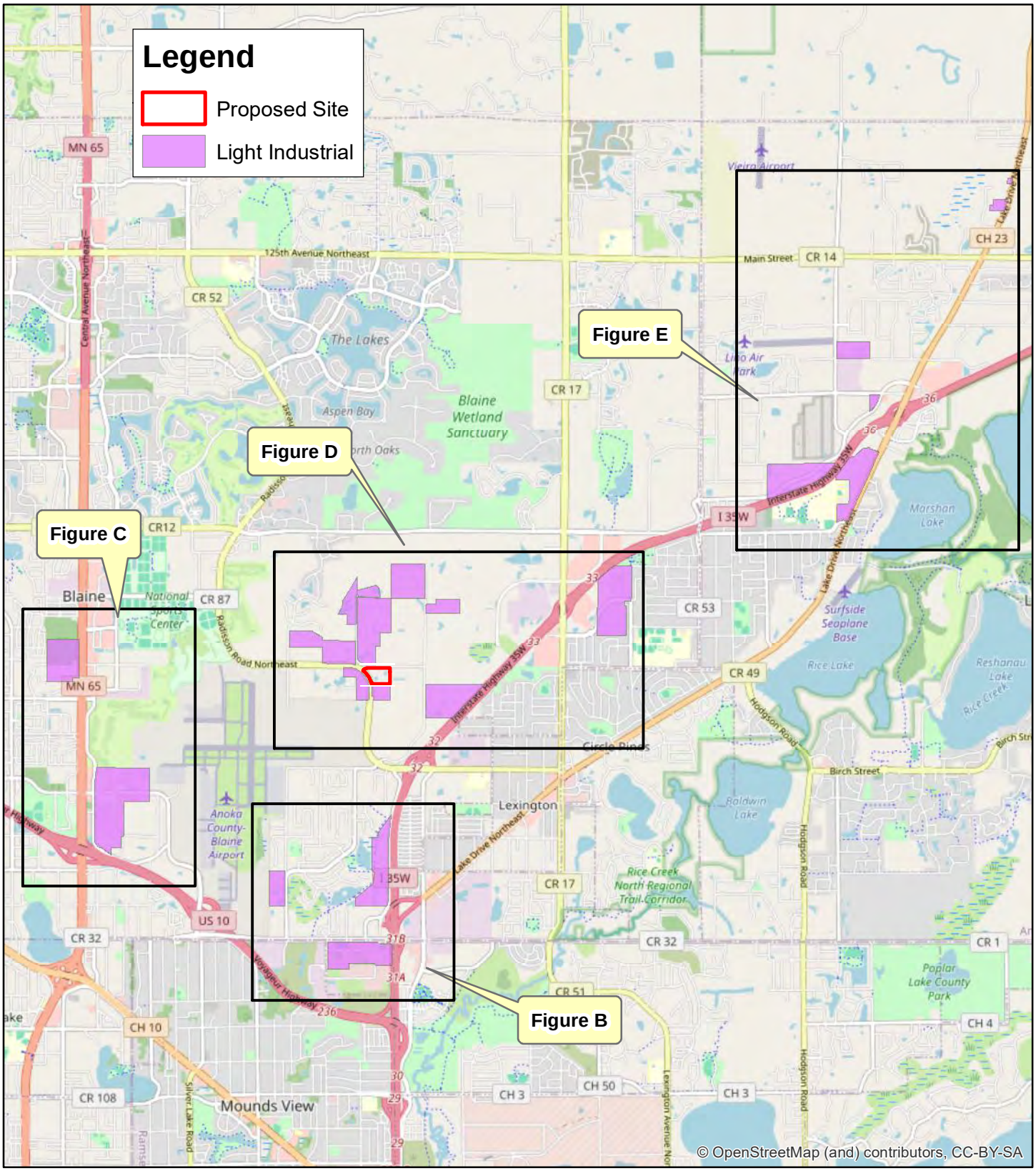


Figure A - Alternative Sites Overview

N

0 5,280 Feet

KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

Source: MNGEO Spatial Commons

Larson's Estate (KES 2023-141)
Blaine, Minnesota

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

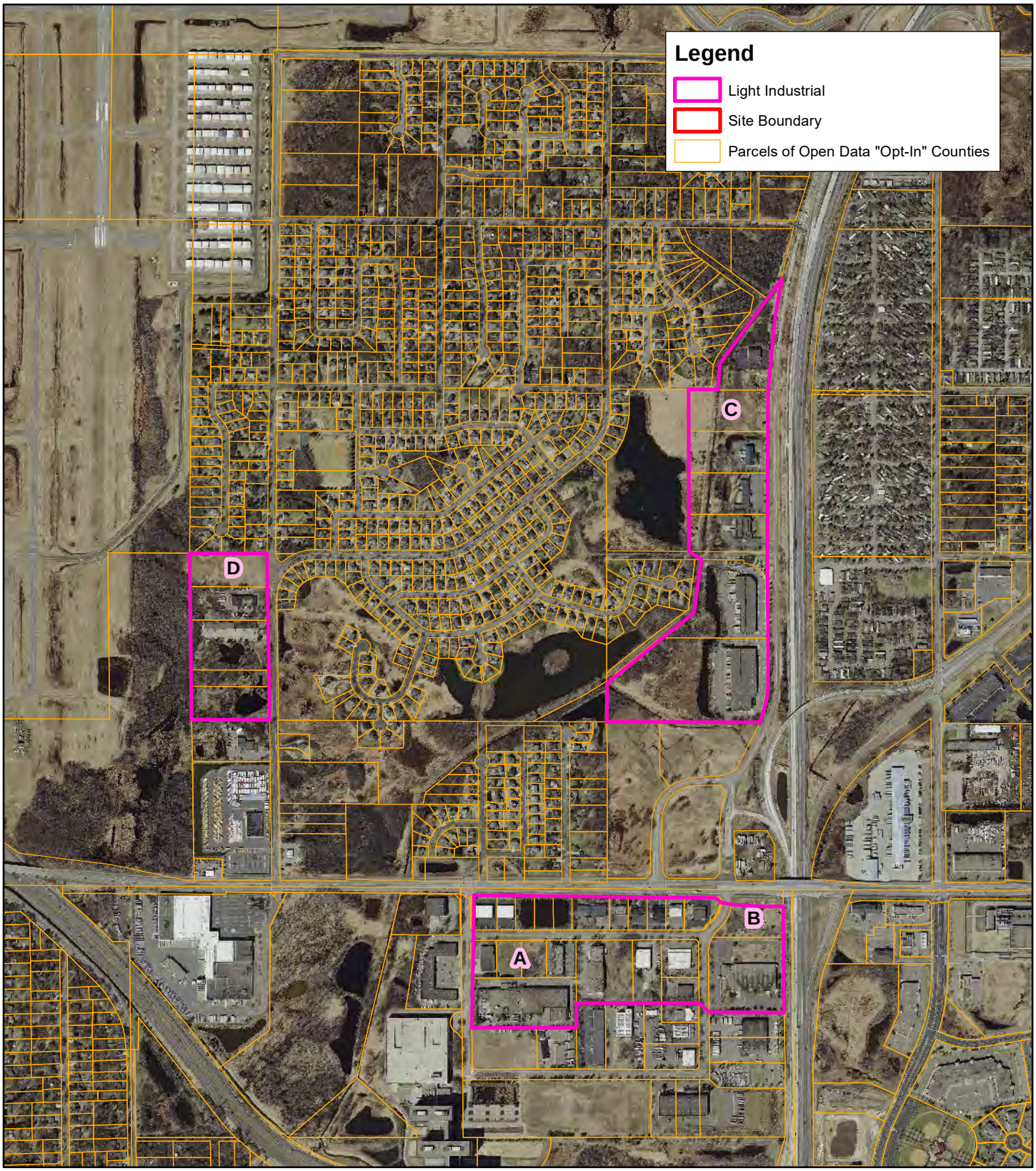


Figure B - Light Industrial - south Blaine

N

0 2,500 Feet

KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

Source: MNGEO Spatial Commons

Larson's Estate (KES 2023-141)
Blaine, Minnesota

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

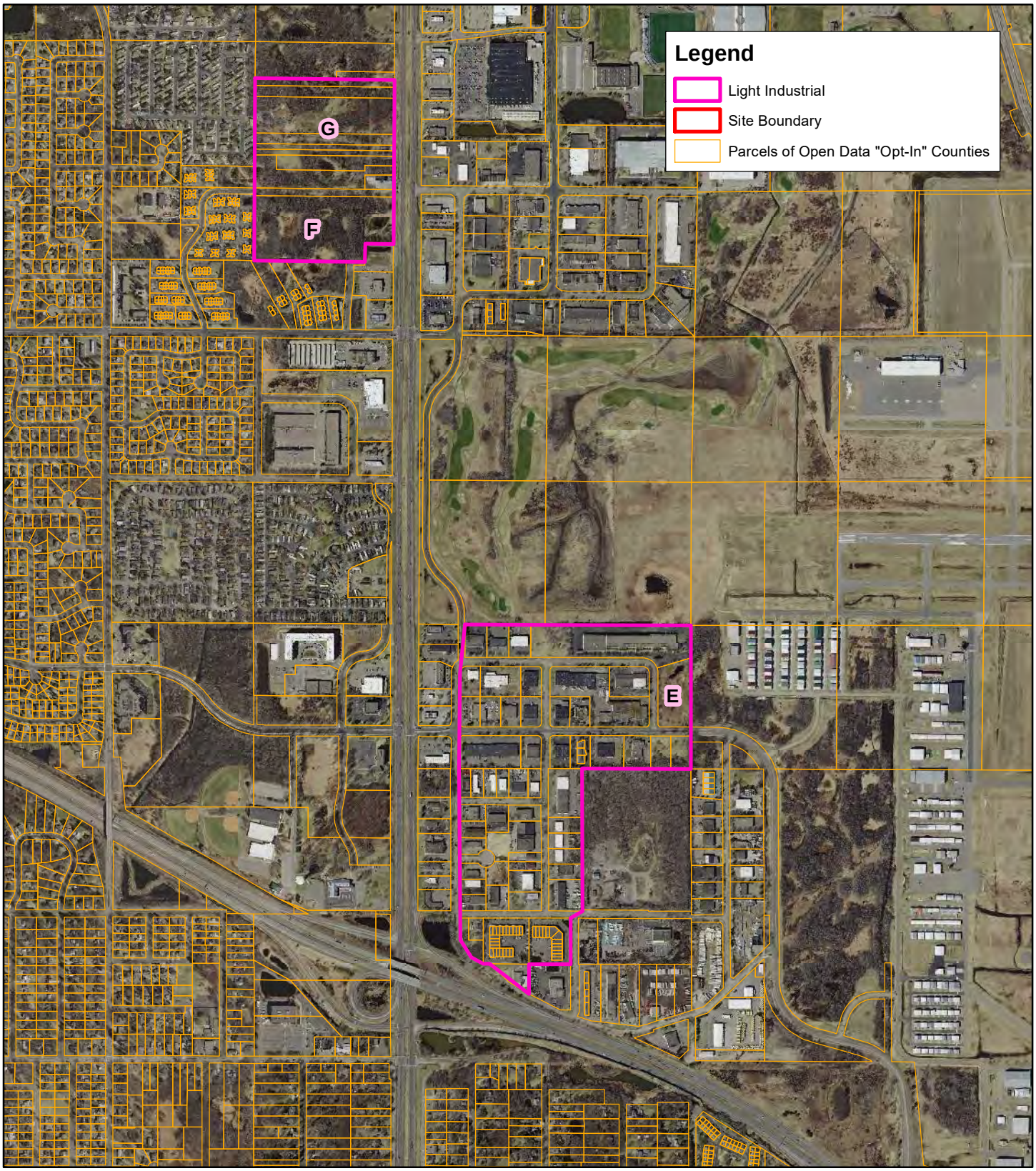


Figure C - Light Industrial - west Blaine

N

0 2,500 Feet

KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

Source: MNGEO Spatial Commons

Larson's Estate (KES 2023-141)
Blaine, Minnesota

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

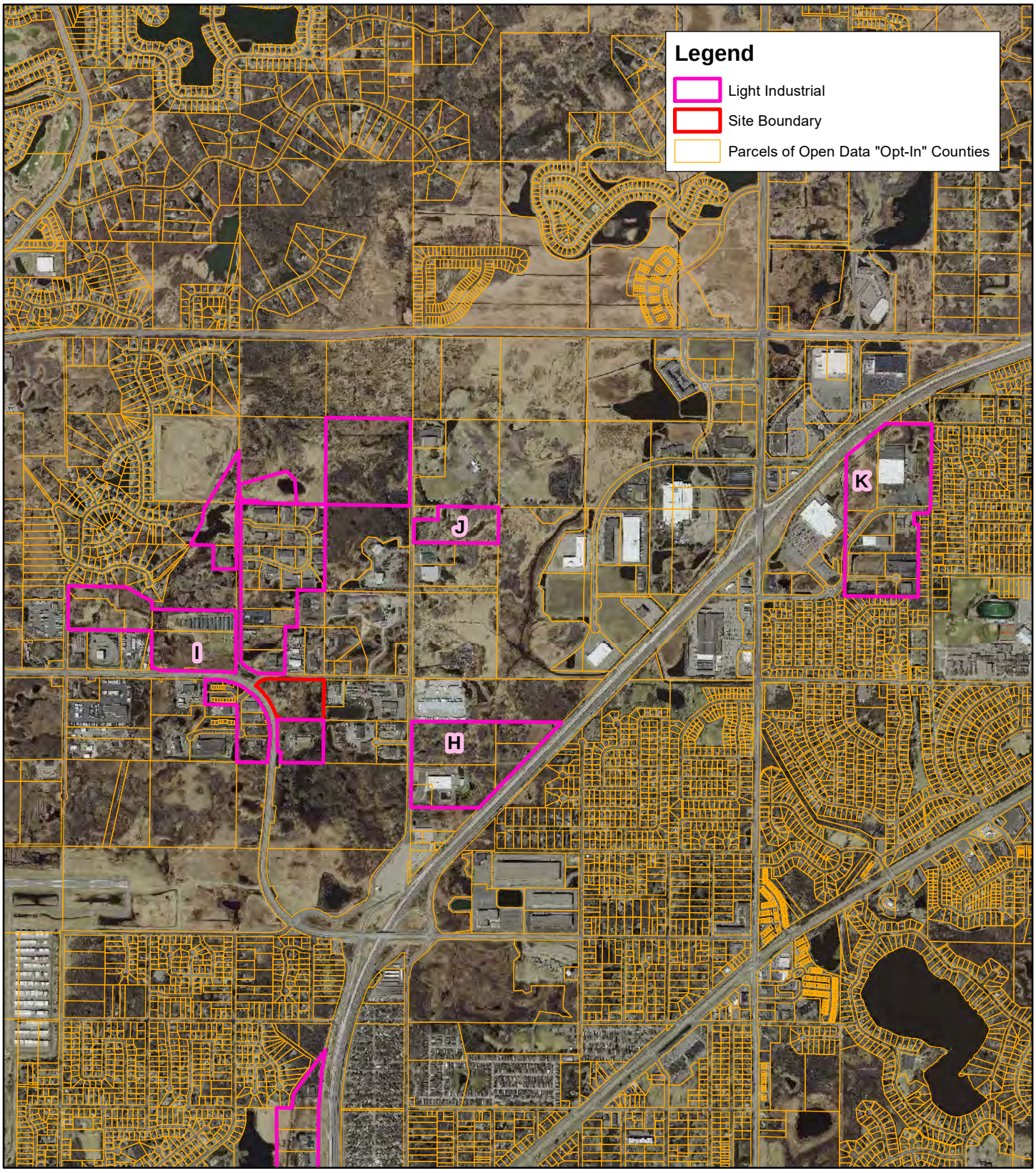


Figure D - Light Industrial - central Blaine

N

0 2,500 Feet

KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

Source: MNGEO Spatial Commons

Larson's Estate (KES 2023-141)
Blaine, Minnesota

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

Figure E - Alternative Site H

N

0 250 Feet

KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

Source: MNGEO Spatial Commons

Larson's Estate (KES 2023-141)
Blaine, Minnesota

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

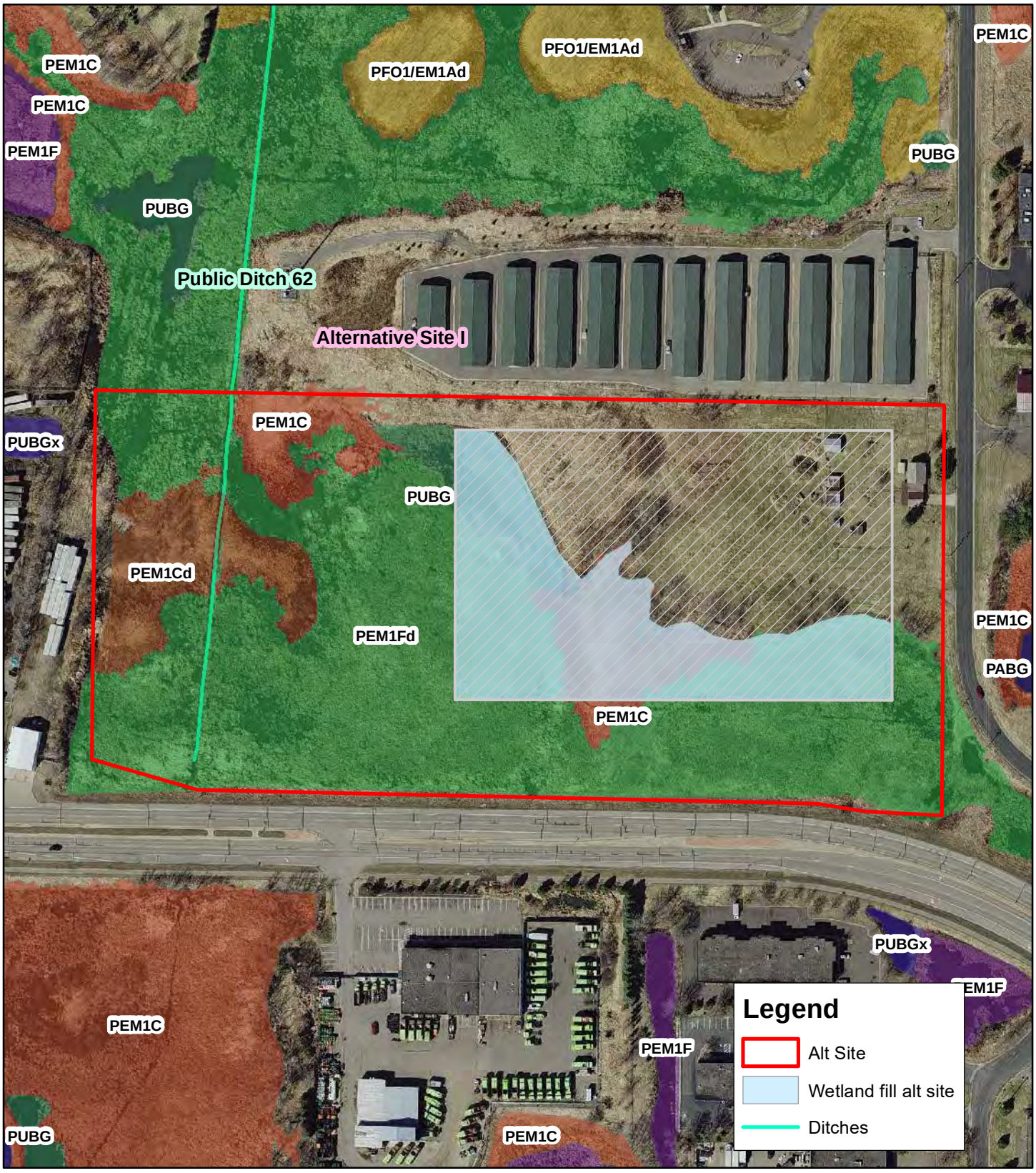


Figure F - Alternative Site I (with NWI overlay)

N

0 250 Feet

KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

Source: MNGEO Spatial Commons

Larson's Estate (KES 2023-141)
Blaine, Minnesota

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

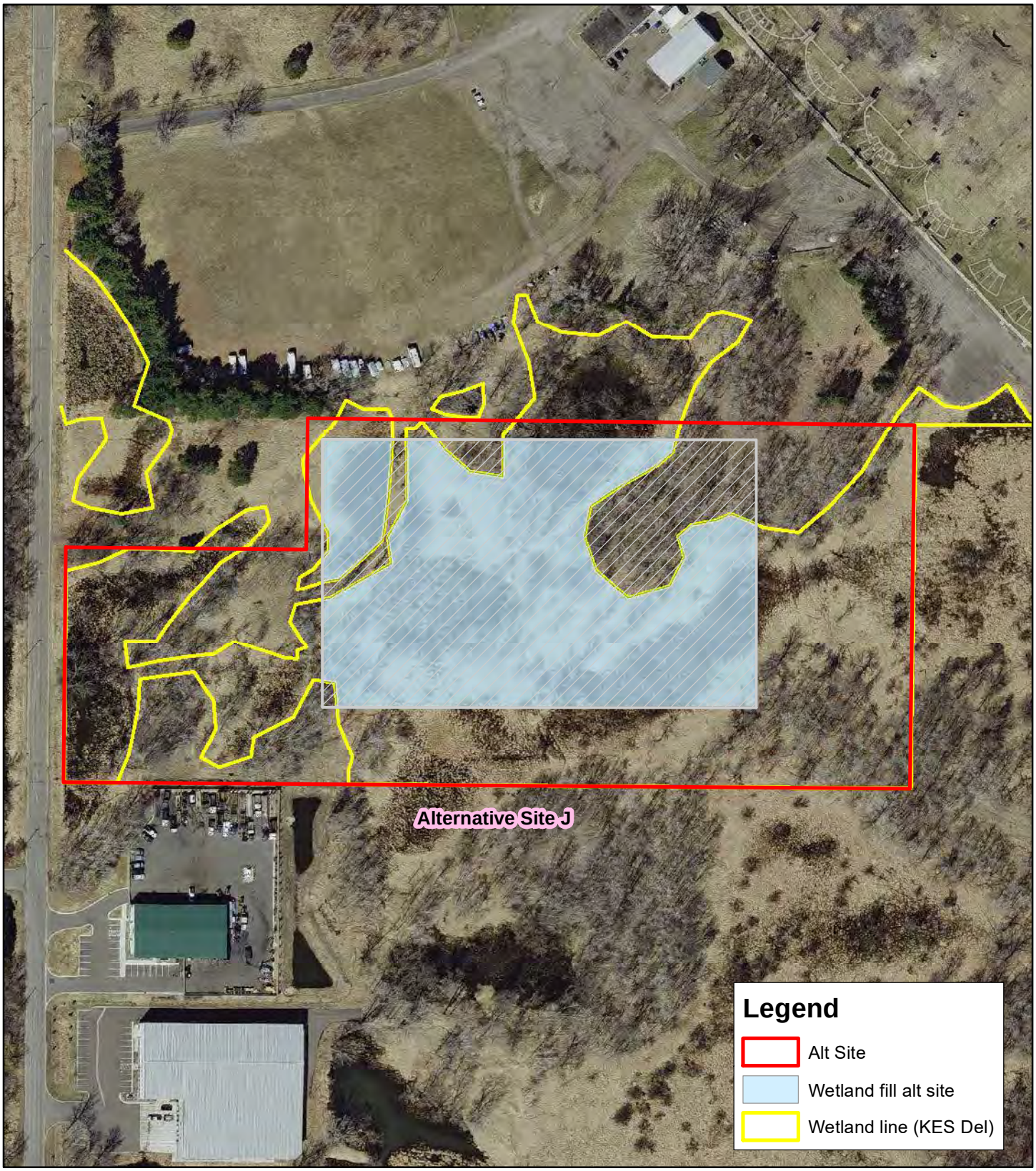


Figure G - Alternative Site J

N

0 250 Feet

KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

Source: MNGEO Spatial Commons

Larson's Estate (KES 2023-141)
Blaine, Minnesota

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

Figure H - Alternative Site K

N

0 250 Feet

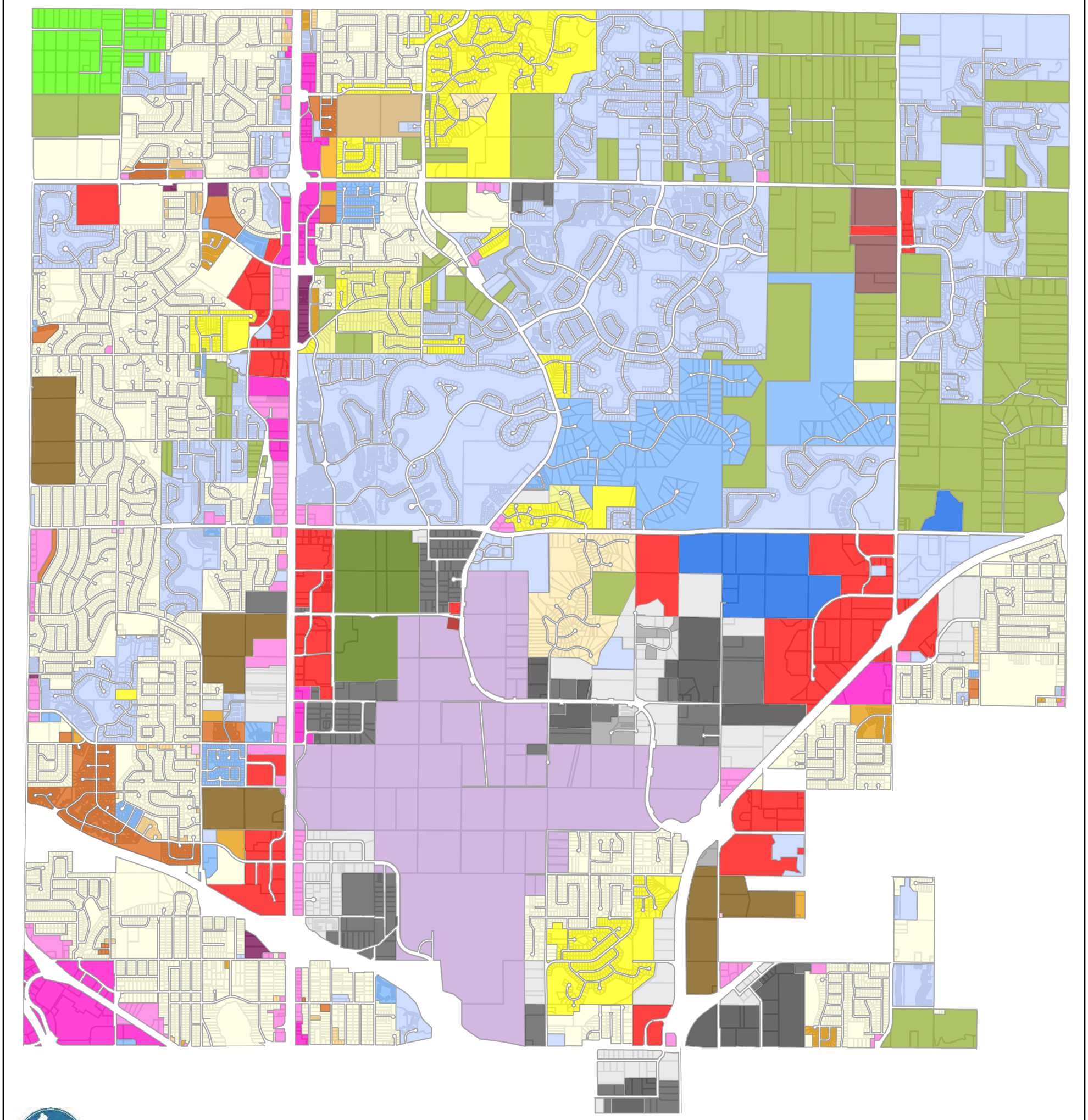
KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

Source: MNGEO Spatial Commons

Larson's Estate (KES 2023-141)
Blaine, Minnesota

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

Zoning Map



0 ¼ ½ ¾ 1 Miles

BlaineMN.gov

Disclaimer: This document has been compiled using information gathered from various governmental offices and other sources and is to be used for reference purposes only. Every effort has been made to make sure the completeness and accuracy on this document. The City of Blaine does not represent that the data can be used for exact measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found, please contact (763) 717-2639.

This map is in draft form and should not be looked upon as a legal document.
Map Created By City of Blaine GIS
Data provided by City of Blaine Planning Department
Map Date: June 2022

Legend

- B-1 - Neighborhood Business
- B-2 - Community Commercial
- B-3 - Regional Commercial
- B-4 - Office Research Park
- B-5 - Town Commercial
- PBD - Planned Business District
- PBD-A - Planned Business District - Airport
- RR - Regional Recreation
- I-1 - Light Industrial
- I-1A - Light Industrial
- I-2 - Heavy Industrial
- I-2A - Heavy Industrial
- POD - Planned Office District
- R-1 - Single Family
- R-1A - Single Family
- R-1AA - Single Family
- R-1B - Single Family
- R-2 - Two Family
- R-3A - Low Density Multi-Family
- R-3B - Medium Density Multi-Family
- R-3C - High Density Multi-Family
- R-4 - Mobile Homes
- RE - Residential Estate
- RF - Residential Flex
- FR - Farm Residence
- AG - Agriculture
- DF - Development Flex
- Airport

Zoning Map of Lino Lakes

Legend

ZONING

- R Rural
- R-X Rural Executive
- R-1 Single Family Residential
- R-1X Single Family Executive
- R-2 Two Family Residential
- R-3 Medium Density Residential
- R-4 High Density Residential
- R-5 High Density Residential and Business
- R-6 Manufactured Home Park
- NB Neighborhood Business
- LB Limited Business
- GB General Business
- LI Light Industrial
- GI General Industrial
- BC Business Campus
- PSP Public Semi-Public
- PUD Planned Unit Development

HOUSE NUMBERING SYSTEM

odd odd even even

DRAWING SCALE IN FEET

0 1,000 2,000 4,000

N W E S

Lino Lakes
Community Development
600 Town Center Parkway
Lino Lakes, Minnesota 55014

Phone (651) 982-2400

Maps are for illustrative purposes only. Recent changes may not be included. Land Use and Zoning Information should be verified with City Staff.

Coordinate System: *Anoka County NAD83 Feet Lambert Conformal Conic*

Anoka County Parcel Data: *April 2023 Release*

Updated Through Ord. No. 08-22
Effective January 5, 2023