

**INVER GROVE HEIGHTS
ENVIRONMENTAL ADVISORY COMMISSION MEETING AGENDA
Thursday, August 27, 2020**

NOTICE TO RESIDENTS: The Environmental Commission is taking proactive steps to prevent the spread of COVID-19 by meeting remote. People wishing to testify at the public hearing should call into the meeting using the following information: Phone number: 651-450-2471. Individuals may submit written public comments in advance of the meeting by emailing comments to Ally Sutherland (asutherland@invergroveheights.org). Comments received prior to 4:00 p.m. on Wednesday, August 26, 2020, will be provided to the Commission before the August 27, 2020 meeting.

1. CALL TO ORDER

2. ROLL CALL

3. PRESENTATIONS – Items that do not require action.

4. ANNOUNCEMENTS

A. Next meeting – Thursday, September 24th, 2020 – Virtual Regular Meeting
7:00pm

5. CONSENT AGENDA – All items on the Consent Agenda are considered routine and have been made available to the Environmental Commission at least two days prior to the meeting; the items will be enacted in one motion. There will be no separate discussion of these items unless a Commission member or citizen so requests, in which event the item will be removed from this Agenda and considered in normal sequence.

A. Minutes of Thursday, July 23rd, 2020 Environmental Commission Meeting

6. PUBLIC COMMENT – Public comment provides an opportunity for the public to address the Commission on items that are not on the Agenda. Comments will be limited to three (3) minutes per person

7. REGULAR AGENDA – Items requiring an action.

A. Consider Revised Wetland Replacement Plan for 9697 Inver Grove Trail,
Alliant Ventures III, LLC

8. ADMINISTRATIVE PRESENTATIONS – Items that need to be discussed without any actions.

9. COMMISSION COMMENTS – An opportunity for Commissions to raise additional questions or comments.

10. ADJOURN

**INVER GROVE HEIGHTS
ENVIRONMENTAL ADVISORY COMMISSION MEETING MINUTES
Thursday, July 23, 2020
8150 Barbara Avenue
7:00 P.M.**

1. CALL TO ORDER

The Environmental Advisory Commission of Inver Grove Heights met in regular session virtually via Zoom on Thursday, July 23, 2020. Chair Trenzeluk called the meeting to order at 7:00 p.m.

2. ROLL CALL

Present: Chair Ted Trenzeluk, Commissioners; Aditya Jayam, Sarah Brass, Patricia Todd, Larry Moehring, Matt Mills, and Robert Heidenreich

Absent: Commissioners; Katherine Teiken and Nichole Boehmke (Excused)

3. PRESENTATIONS

4. ANNOUNCEMENTS

A. Next meeting – Thursday, August 27th, 2020 – Virtual Regular Meeting 7:00pm

5. CONSENT AGENDA

A. Minutes of January 23, 2020 Environmental Commission Meeting

Motion by Commissioner Heidenreich, seconded by Commissioner Mills to approve the minutes from January 23, 2020 as submitted.

Ayes: 7

Nays: 0 Motion carried.

6. PUBLIC COMMENT

7. REGULAR AGENDA

A. Consider a Wetland Replacement Plan for 9697 Inver Grove Trail, Alliant Ventures III, LLC

Ally Sutherland presented a Wetland Replacement Plan for 9697 Inver Grove Trail, Alliant Ventures III, LLC. Alliant Capital III, LLC is proposing a new single-family residential housing development in the City of Inver Grove Heights called Inver Grove Trails. This proposed development will be located north of Cahill Avenue and west of Inver Grove Trail in the southeastern part of the City. The site covers approximately 15 acres of land that consists of a vacated residence with outbuildings, deciduous woodlands, areas of mixed native and non-native grassland, and two wetland areas. A transmission line and associated utility easement intersects the property in a north south orientation within the western half of the site. Of the approximate 15 total acres of the site, approximately 8-10 acres is being developed with the remainder of the site being left in its current land use of undeveloped open space. Throughout the site two wetlands were delineated in 2019. Project construction will consist of site grading for infrastructure including roads, utilities, storm water facilities, and building pads. Construction is expected to begin in 2020 and will continue until fully built.

Based on the design of the project, one wetland (Wetland A) will be impacted and therefore a wetland replacement plan must be approved by the City for the project to move forward. There would be a total of 0.1122 acres (4,887 square feet) of permanent wetland impacts with this construction. Wetland impacts would be mitigated at a 2:1 ratio through purchase of wetland credits.

Ms. Sutherland stated one duty of the Environmental Commission is to review wetland replacement plans and make recommendation to the City Council. Dakota County Soil and Water Conservation District (DCSWCD) reviews and processes wetland applications under the Wetland Conservation Act for the City of Inver Grove Heights. City Staff prepares a summary memo for the Environmental Commission and City Council based on the information provided by and action taken by the DCSWCD.

Ms. Sutherland stated DCSWCD's staff report is included in the agenda packet which includes a timeline of their review, and public comment period which was between May 26, 2020 through June 19, 2020. The DCSWCD's has no objections to the plan and recommends approval of the plan as submitted. City staff, as part of the technical review panel with DCSWCD and the Board of Soil and Water, recommend approval for the request.

Ms. Sutherland showed the Commission a map of the site (Figure 1), which indicates the property is east of Highway 52 and north of Cahill Avenue. An satellite image of the site (Figure 2) was shown which indicates the locations of Wetland A and Wetland B.

Ms. Sutherland noted the Commission can recommend approval or denial of the plan for staff to take forward to the City Council.

Chair Trenzeluk asked if the city received any comments and Ms. Sutherland responded in the negative.

Chair Trenzeluk asked if stormwater ponds will be created on the site during development. Ms. Sutherland stated that the Engineering division is responsible for reviewing stormwater plans during the site review and final plat approval process. This approval will be brought forward to City Council at a later date.

Commissioner Todd asked why the applicant is purchasing a wetland located in Anoka County instead of a wetland closer to Inver Grove Heights. Ms. Sutherland noted the wetlands being purchased are located in the Mississippi-Metro Watershed and Service Bank Area 7, which are the same watershed and service bank area as Wetland A on 9697 Inver Grove Trail.

B. Motion by Chair Trenzeluk, seconded by Commissioner Jayam to recommend approval for the Wetland Replacement Plan for 9697 Inver Grove Trail, Alliant Ventures III, LLC.

Ayes: 7

Nays: 0 Motion carried.

C. Environmental Commissioners Appointments

Ms. Sutherland noted the Commission should appoint a Chair and Vice Chair. Vice Chair will act as the Commission Chair if the Commission Chair is unable to attend a meeting.

Motion by Commissioner Brass, seconded by Commissioner Todd to appoint Chair Trenzeluk as Chair of the Environmental Commission.

Ayes: 7

Nays: 0 Motion carried.

Motion by Commissioner Todd, seconded by Chair Trenzeluk to appoint Commissioner Brass as Vice Chair of the Environmental Commission.

Ayes: 7

Nays: 0 Motion carried.

8. ADMINISTRATIVE PRESENTATIONS

A. Partners in Energy Update

Ms. Sutherland noted the Environmental Commission recommended the City apply to the Xcel Energy Partners in Energy Program in November 2019. Xcel Energy presented the Partners Energy program to the Environmental Commission and City Council at regular meetings. Ms. Sutherland stated the program will assist the city in developing community energy goals, for example goals related to energy efficiency, emissions reductions, and renewable energy, with an energy action stakeholder group.

Ms. Sutherland stated the city applied for and was accepted into the program as of February 2020. The program start date had been slightly delayed due to COVID-19 but the stakeholder group, called the Energy Action Team, met virtually for their first workshop on Wednesday, July 22, 2020. At this time, there are 11 stakeholders including a diverse group of representatives of residents, a local non-profit, Environmental Commission, Planning Commission, Housing Committee, City Council, School District 199 and the Inver Hills Community College. So far, the team has reviewed local energy data to learn more about the community's energy usage patterns before setting goals.

Chair Trenzeluk noted he is happy to serve on the Commission and hopes to bring materials from the Energy Action Team to the Environmental Commission to collect feedback and questions throughout the planning process. Ms. Sutherland noted she will assist with soliciting feedback from the Environmental Commission during future Commission meetings. She will send the first workshop material to the Commission via email once it is made available.

Ms. Sutherland also stated that the stakeholder group is still hoping to add more business representation on the planning team.

Commissioner Moehring asked if there are any goals and metrics already developed through the program and Ms. Sutherland responded that the Energy Action Team will develop these goals during the 5-workshops over a 6-month planning phase. The goals will be developed into an Energy Action Plan at the end of the planning phase which subsequently will be approved by the City Council. After that the city moves in the implementation phase, the goals of the Energy Action Plan will be implemented over at least an 18-month period.

B. Minnesota GreenStep Cities

Ms. Sutherland noted the city has achieved Step 4 of the Minnesota GreenStep Cities Program as of June 2020. The city achieved this through documenting operational and development metrics related to city buildings and lighting, city fleets, parks and natural areas, stormwater, renewable

energy, jobs and more. The primary purpose and benefit of Step 4 is for cities to gather data against which a city can compare itself to over time. Data was collected with the help of several city divisions and external partners. The next step is for staff to help make the data more readable so the city can easily learn from the information.

Commission Brass asked if there are other ways for us to share this data publicly, such as in the Community Center. Ms. Sutherland agreed it is important to share the takeaway with the community as well as staff and that it is her next goal. Ms. Sutherland noted they are working on developing an internal Green Team, including the Communications divisions, which she anticipates will assist in sharing this information.

9. COMMISSION COMMENTS

10. ADJOURN

Meeting adjourn unanimously at 7:36pm.

Ayes: 7

Nays: 0

Motion carried.

**PLANNING REPORT
CITY OF INVER GROVE HEIGHTS**

CASE NO: 20-18S

APPLICANT: Alliant Ventures III, LLC / Bob Machacek

PROPERTY OWNER: Alliant Ventures III, LLC

REQUEST: Approval of a Wetland Replacement Plan

MEETING DATE: August 27, 2020

LOCATION: 9697 Inver Grove Trail

COMPREHENSIVE PLAN: N/A

ZONING: N/A

REVIEWING DIVISIONS: Environmental Commission, WCA TEP

PREPARED BY: Ally Sutherland, Environmental Specialist

REVISED APPLICATION

On July 23, 2020, the Environmental Commission reviewed and recommended the Wetland Replacement Plan for 9697 Inver Grove Trail. On August 4, 2020, the Wetland Replacement Plan was re-submitted by the applicant proposing to completely fill Wetland A (0.1122 acre) and partially fill Wetland B (0.0149 acre), totaling 0.1271 acre. All impacts related to Wetland A included in revised application submitted on August 4, 2020 remain the same as the Wetland Replacement Plan reviewed by the Commission on July 23, 2020. The only changes are additional minor impacts related to Wetland B. The total of permanent wetland impacts has increased from 0.1122 acres (4,887 square feet) to 0.1271 (5,536 square feet), a difference of 0.0149 acres (649 square feet).

BACKGROUND

Alliant Capital III, LLC is proposing a new single-family residential housing development in the City of Inver Grove Heights called Inver Grove Trails. This proposed development will be located north of Cahill Avenue and west of Inver Grove Trail in the southeastern part of the City (Figure 1).

The site itself covers approximately 15 acres of land that consists of a vacated residence with outbuildings, deciduous woodlands, areas of mixed native and non-native grassland, and two wetland areas (Figure 2). A transmission line and associated utility easement intersects the property in a north south orientation within the western half of the site. Of the approximate 15 total acres of the site, approximately 8-10 acres is being developed with the remainder of the site being left in its current land use (undeveloped open space). Throughout the site two wetlands were delineated in 2019. Project construction will consist of site grading for infrastructure including roads, utilities, storm water facilities, and building pads. Construction is expected to begin in 2020 and will continue until fully built.

Based on the design of the project, two wetlands; Wetland A and Wetland B (Figure 2) will be impacted and therefore a wetland replacement plan must be approved by the City for the project to move forward. There would be a total of 0.1271 acres (5,536 square feet) of permanent wetland impacts with this construction. Wetland impacts would be mitigated at a 2:1 ratio through purchase of wetland credits.

One duty of the Environmental Commission is to review wetland replacement plans and make recommendation to the City Council.

Dakota County Soil and Water Conservation District (DCSWCD) reviews and processes wetland applications under the Wetland Conservation Act for the City of Inver Grove Heights. City Staff prepares a summary memo for the Environmental Commission and City Council based on the information provided by and action taken by the DCSWCD.

EVALUATION OF THE REQUEST

DCSWCD has prepared a memo on their review of the replacement plan which is attached to this report.

DCSWCD noticed the application on May 26, 2020 and the comment period ended on June 19, 2020.

The updated request received on August 4, 2020 was reviewed by the WCA Technical Evaluation Panel, including the Board of Soil and Water and DCSWCD. The WCA Technical Evaluation Panel has no objection to the proposed wetland impacts and recommends approval of the wetland replacement plan.

ALTERNATIVES

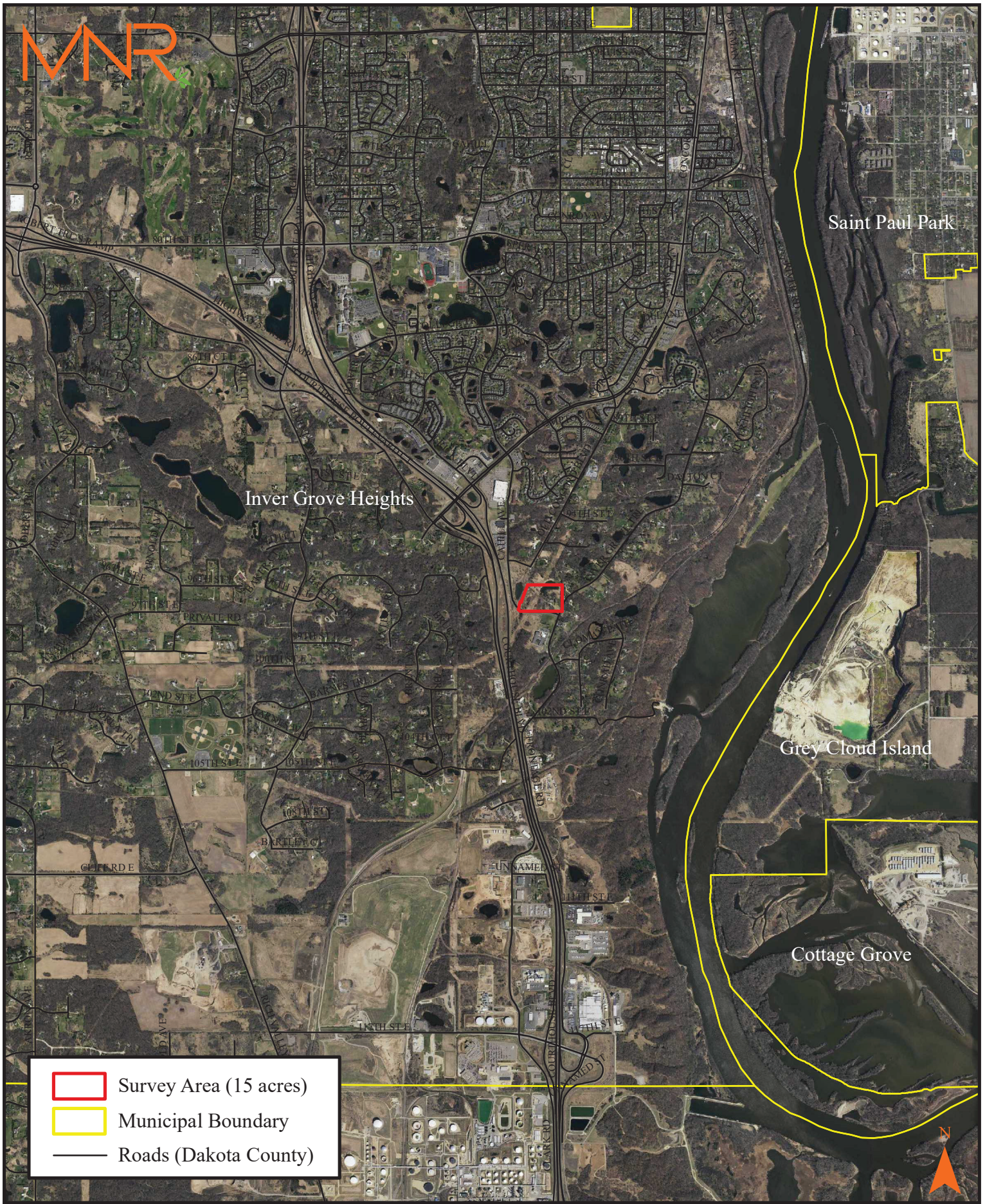
The Environmental Commission has the following actions available on the following requests:

- A. **Approval**: If the Environmental Commission finds the application to be acceptable, the following action should be taken:
 - Recommend Approval of the **Wetland Replacement Plan** as proposed.
- B. **Denial**: If the Environmental Commission does not favor the proposed application the above request should be recommended for denial. With a recommendation for denial, findings or the basis for the denial should be given.

RECOMMENDATION

City Staff, as part of the WCA Technical Evaluation Panel, recommends approval of the wetland replacement.

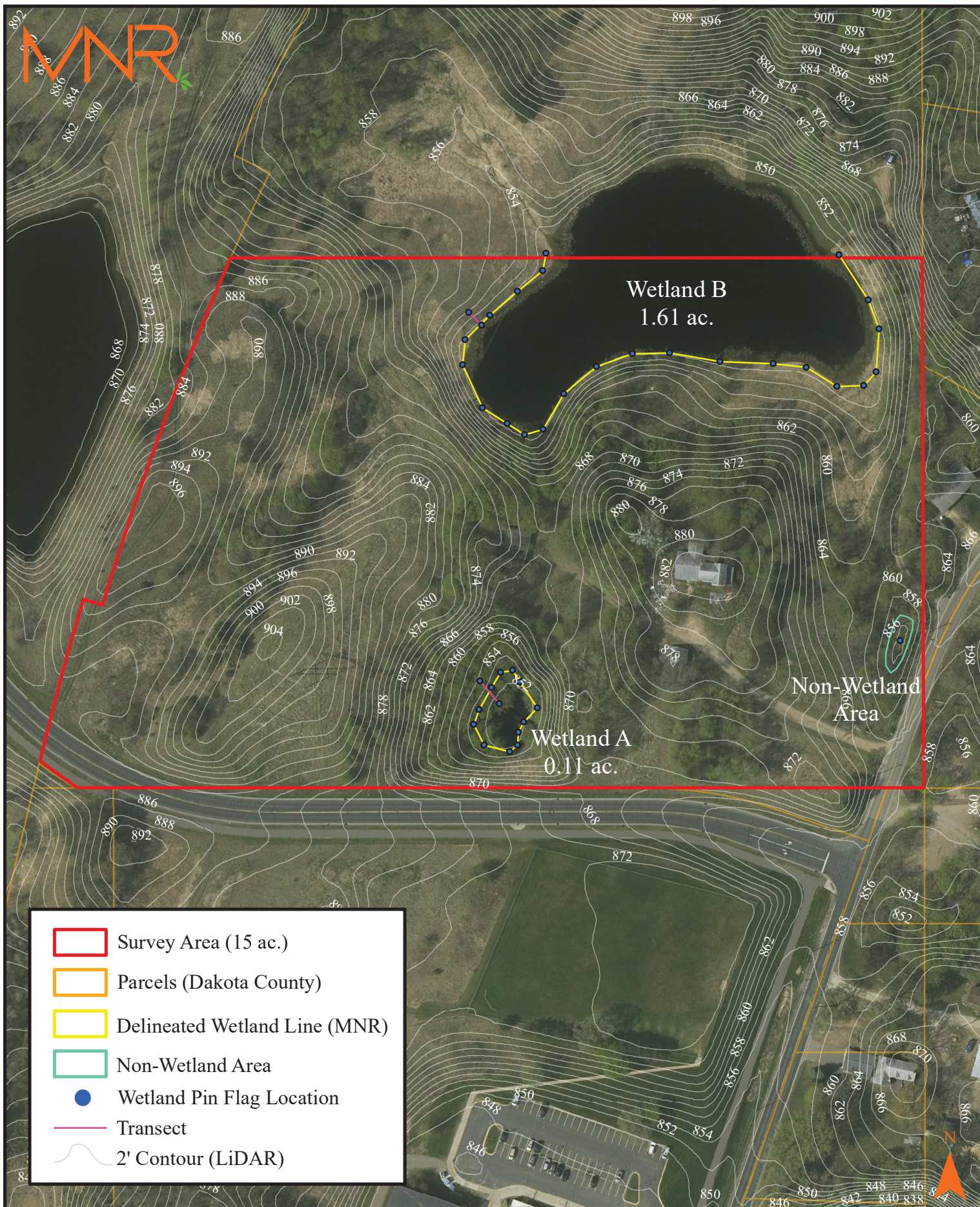
Attachments: Location Maps; Figure 1 & 2
 Final Plat of Pine Bend Estates
 Wetland Permit Application prepared by Midwest Natural Resources, Inc. (MNR)
 DCSWCD Review Memo



Source: 2016 color 7-county

Site Location
Inver Grove Trail
Inver Grove Heights, MN

Figure 1



**Delineated Wetlands
Inver Grove Trail
Inver Grove Heights, MN**

Figure 2

PINE BEND ESTATES

KNOW ALL PERSONS BY THESE PRESENTS: That Alliant Ventures III, LLC, a Minnesota limited liability company, owner, of the following described property:

The North Half of the Southwest Quarter of Section 22, Township 27, Range 22, lying East Roadway Thoroughfare No. 56 Except the North 659.16 feet.

Except: All that part of the North Half of the Southwest Quarter of Section 22, Township 27, Range 22 lying East of the Easterly right of way of Highway 56 except the North 659.16 feet thereof, Dakota County, Minnesota, lying southerly of a line 36 feet southerly of and parallel with the following described line A Point H to its termination.

Line A: Commencing at the South Quarter corner of Section 22, Township 27 N. Range 22 W; thence South 89 degrees 47 minutes 04 seconds West, along the South line of the Southwest Quarter of said Section 22, 209.09 feet to the point of beginning; thence northwesterly 133.05 feet, along a non-tangential curve, concave to the northeast, having a radius of 1432.39 feet, a central angle of 5 degrees 19 minutes 20 seconds, and the chord of said curve bears North 24 degrees 33 minutes 17 seconds West; thence North 21 degrees 53 minutes 37 seconds West, tangent to last described curve, 115.94 feet; thence northerly 172.68 feet, along a tangential curve, concave to the east, having a radius of 477.46 feet, and a central angle of 20 degrees 43 minutes 20 seconds, to Point A; thence continuing northerly 54.83 feet, along the extension of last described curve, having a radius of 477.46 and a central angle of 6 degrees 34 minutes, 45 seconds, to Point B; thence continuing northerly 113.14 feet, along the extension of last described curve, having a radius of 477.46, and a central angle of 13 degrees 34 minutes 38 seconds, to Point C; thence North 18 degrees 59 minutes 06 seconds East, tangent to last described curve, 330.00 feet to Point D; thence continuing North 18 degrees 59 minutes 06 seconds East, 325.08 feet to Point E; thence continuing North 18 degrees 59 minutes 06 seconds East 48.00 feet to Point F; thence North 71 degrees 00 minutes 41 seconds West , 33.00 feet to the westerly line of Inver Grove Trail; thence continuing North 71 degrees 00 minutes 41 seconds West, 85.63 feet, thence westerly 154.23 feet, along a tangential curve, concave to the south, having a radius of 460.00 feet, and a central angle of 19 degrees 12 minutes 39 seconds, to the intersection with a line 30 feet southerly of and parallel with the north line of the Southeast Quarter of the Southwest Quarter of said Section 22, said intersection being Point G, thence South 89 degrees 46 minutes 31 seconds West, along said parallel line, 467.89 feet to Point H; thence Northwesterly 670.27 feet, along a tangential curve, concave to the northeast, having a radius of 460.00 feet, and a central angle of 83 degrees 29 minutes 11 seconds, and said line there terminating.

Together with:

All that part of the Southeast Quarter of the Southwest Quarter (SE1/4 of the SW1/4) in Section 22, Township 27, Range 22, Dakota County, Minnesota, lying westerly of Inver Grove Trail and lying northerly of a line 30 feet northerly of and parallel with said Line A from Point F to Point G.

Line A: Commencing at the South Quarter Corner of Section 22, Township 27 North, Range 22 West; thence South 89 degrees 47 minutes 04 seconds West, along the South line of the Southwest Quarter of said Section 22, 209.09 feet to the point of beginning; thence northwesterly 133.05 feet, along a non-tangential curve, concave to the northeast, having a radius of 1432.39 feet, a central angle of 5 degrees 19 minutes 20 seconds, and the chord of said curve bears North 24 degrees 33 minutes 17 seconds West; thence North 21 degree 53 minutes 37 seconds West, tangent to last described curve, 115.94 feet; thence northerly 172.68 feet, along a tangential curve, concave to the east, having a radius of 477.46 feet, and a central angle of 20 degrees 43 minutes 20 seconds, to Point A; thence continuing northerly 54.83 feet, along the extension of the last described curve, having a radius of 477.46 feet and a central angle of 6 degrees 34 minutes 45 seconds, to Point B; thence continuing northerly 113.14 feet, along the extension of last described curve, having a radius of 477.46 feet and a central angle of 13 degrees 34 minutes 38 seconds, to Point C; thence North 18 degrees 59 minutes 06 seconds East, tangent to last described curve, 330.00 feet to Point D; thence continuing North 18 degrees 59 minutes 06 seconds East, 325.08 feet to Point E; thence continuing North 18 degrees 59 minutes 06 seconds East, 48.00 feet to Point F; thence North 71 degrees 00 minutes 41 seconds West, 33.00 feet to the westerly line of Inver Grove Trail; thence continuing North 71 degrees 00 minutes 41 seconds West, 85.63 feet; thence westerly 154.23 feet, along a tangential curve, concave to the south, having a radius of 460.00 feet, and a central angle of 19 degrees 12 minutes 39 seconds, to the intersection with a line 30 feet southerly of and parallel with the north line of the SE1/4 of the SW1/4 of said Section 22, said intersection being Point G; thence South 89 degrees 46 minutes 31 seconds West, along said parallel line, 467.89 feet to Point H; thence northwesterly 670.27 feet, along a tangential curve, concave to the northeast, having a radius of 460.00 feet, and a central angle of 83 degrees 29 minutes 11 seconds, and said line there terminating.

Has caused the same to be surveyed and platted as PINE BEND ESTATES and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said Alliant Ventures III, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this ____ day of _____, 20____.

Alliant Ventures III, LLC, a Minnesota limited liability company

as _____

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on _____, by _____ as _____ of Alliant Ventures III, LLC, a Minnesota limited liability company, on behalf of the company.

Signature

Printed Name

Notary Public, _____, County, Minnesota

My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Peter J. Hawkinson, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20____.

Peter J. Hawkinson, Licensed Land Surveyor

Minnesota License No. 42299

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on _____, by Peter J. Hawkinson.

Signature

Printed Name

Notary Public, _____, County, Minnesota

My Commission Expires _____

CITY COUNCIL, Inver Grove Heights, County of Dakota, State of Minnesota

This plat was approved by the City Council of the City of Inver Grove Heights, Minnesota, this ____ day of _____, 20____, and hereby certifies compliance with all requirements asset forth in Minnesota Statutes, Section 505.03, Subd. 2.

By: _____

Mayor

By: _____

Clerk

CITY PLANNING COMMISSION, Inver Grove Heights, County of Dakota, State of Minnesota

Approved by the Planning Commission of the City of Inver Grove Heights, Minnesota this ____ day of _____, 20____

By: _____

Chair

By: _____

Secretary

COUNTY SURVEYOR, Dakota County, State of Minnesota

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ____ day of _____, 20____.

By: _____

Todd B. Tollefson
Dakota County Surveyor

COUNTY BOARD, County of Dakota, State of Minnesota

We do hereby certify that on the ____ day of _____, 20____, the Board of Commissioners of Dakota County, Minnesota, approved this plat of PINE BEND ESTATES, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2 and pursuant to the Dakota County Contiguous Plat Ordinance.

By: _____

Chair, County Board

Attest: _____

County Treasurer-Auditor

DEPARTMENT OF PROPERTY TAXATION AND RECORDS, County of Dakota, State of Minnesota

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9., taxes payable in the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ____ day of _____, 20____.

By: _____

Amy A. Koethe
Director, Department of Property Taxation and Records

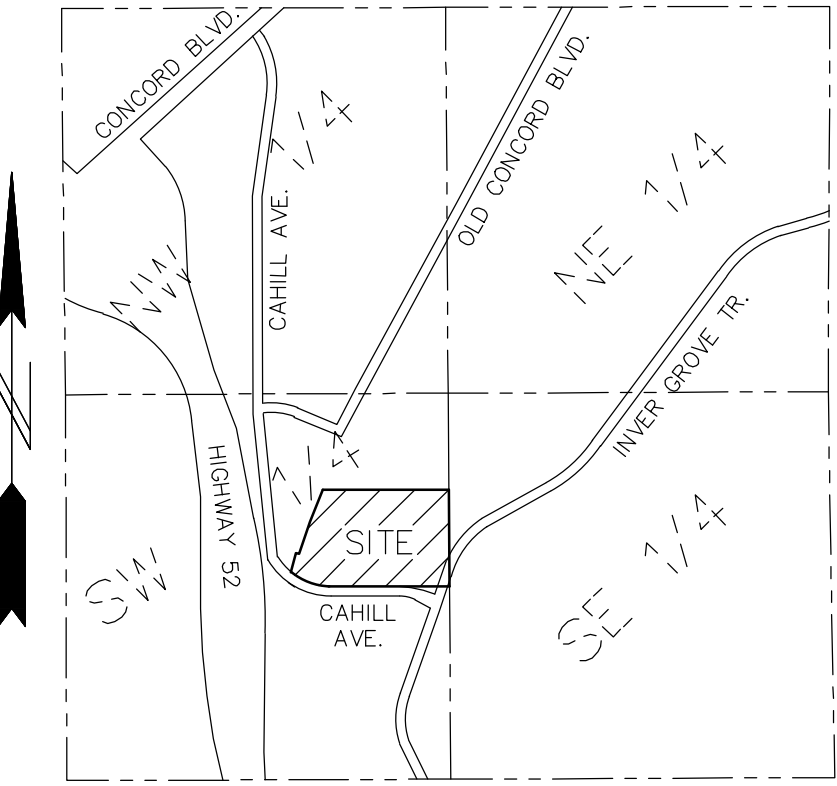
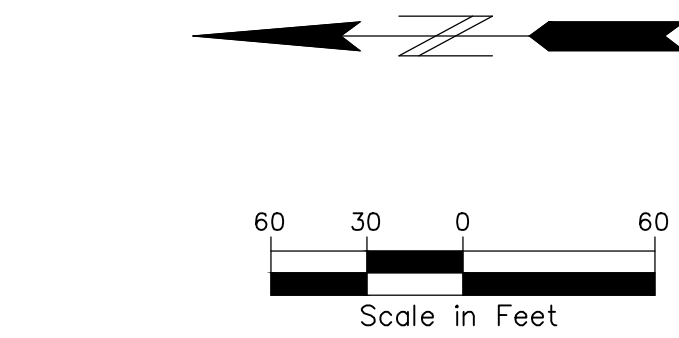
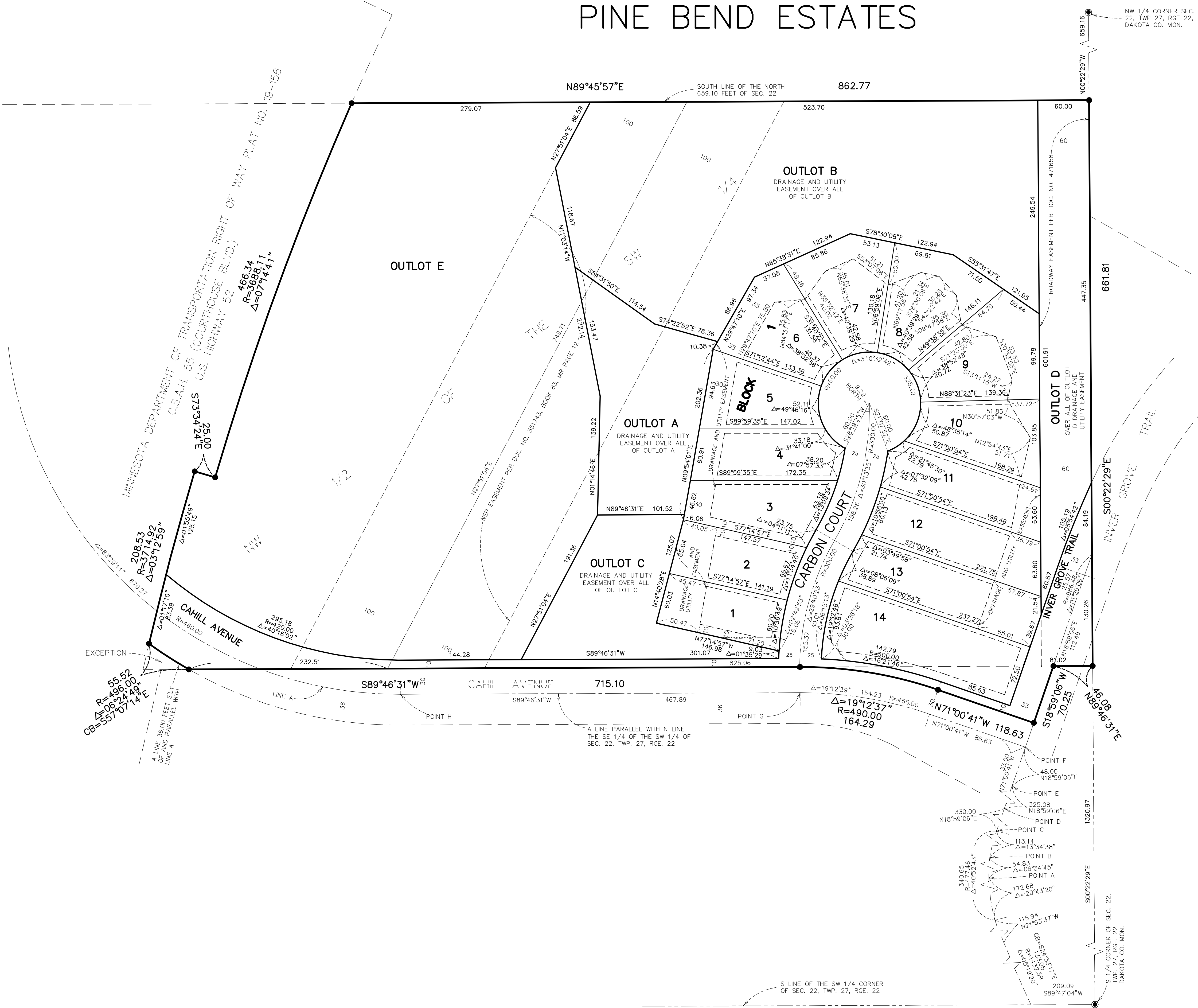
COUNTY RECORDER, County of Dakota, State of Minnesota

I hereby certify that this plat of PINE BEND ESTATES was filed in the office of the County Recorder for public record on this day of _____, 20____, at ____ o'clock ____ .M. and was duly filed in Book _____ of Plats, Page _____ as Document No. _____.

By: _____

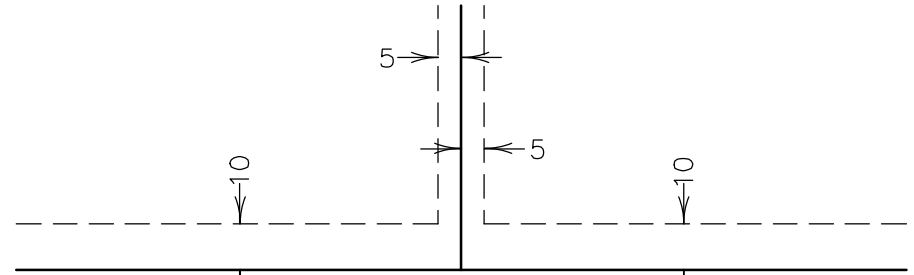
Amy A. Koethe
Dakota County Recorder

PINE BEND ESTATES



SECTION 22, TWP. 27, RGE. 22
LOCATION MAP
NOT TO SCALE

DRAINAGE AND UTILITY
EASEMENTS ARE SHOWN THUS:



Being 5 feet in width, and adjoining side lot lines unless otherwise indicated, and 10 feet in width and adjoining rear lot lines and right of way unless otherwise indicated on the plat.

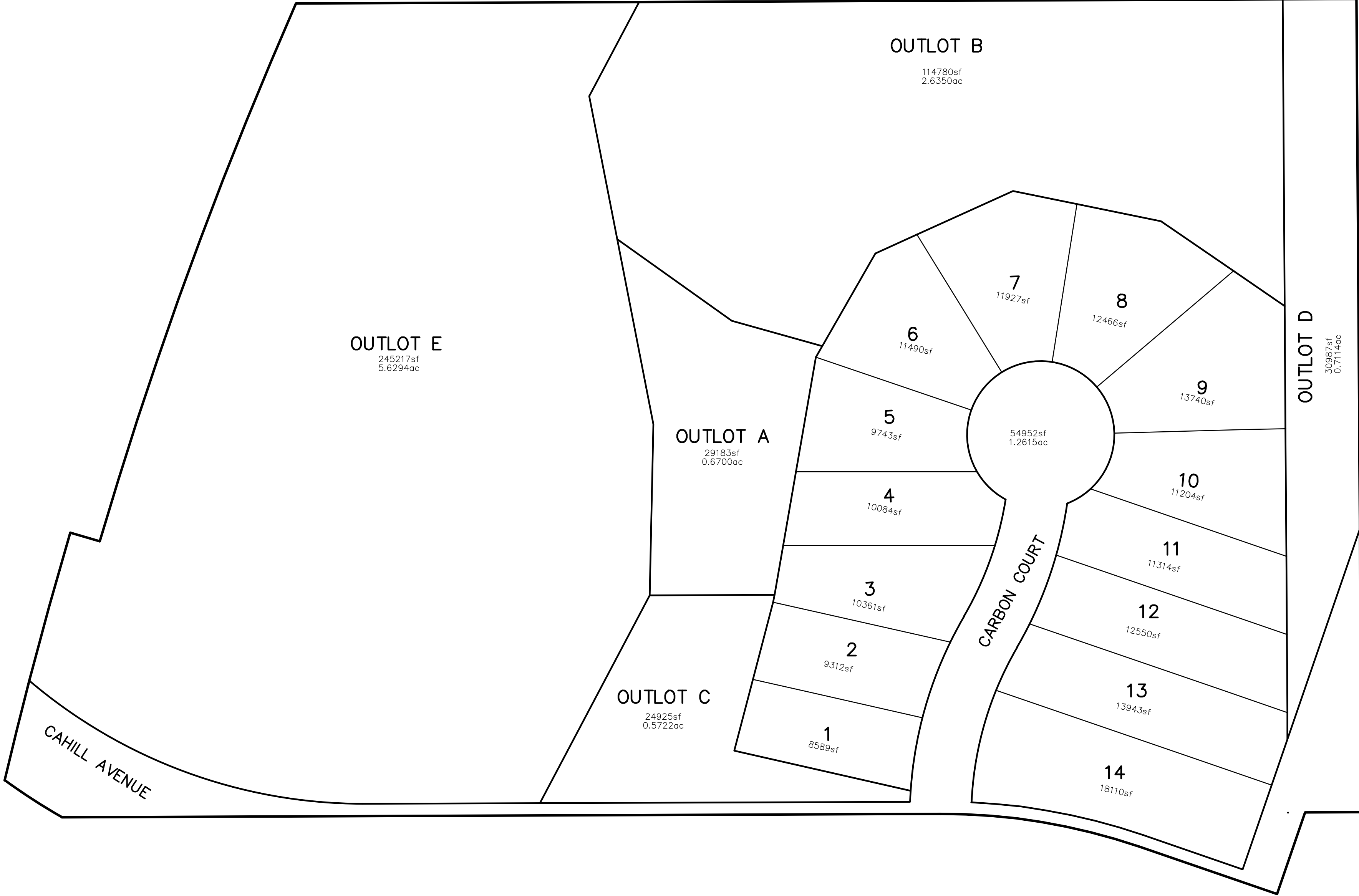
THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 27, RANGE 22, WHICH IS ASSUMED TO HAVE A BEARING OF SOUTH 89°42'04" WEST.

- DENOTES FOUND DAKOTA COUNTY MONUMENT
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NUMBER 42299, OR WILL BE SET IN ACCORDANCE WITH MS SECTION 505.021, SUBD. 10.
- DENOTES FOUND 1/2 INCH IRON MONUMENT MARKED BY LICENSE NUMBER 42299 UNLESS OTHERWISE NOTED.

PINE BEND ESTATES

AREA SUMMARY

BLOCK 1 =	164,833	SF.	3.7840	AC.
OUTLOT A=	29,183	SF.	0.6700	AC.
OUTLOT B=	114,780	SF.	2.6350	AC.
OUTLOT C=	24,925	SF.	0.5722	AC.
OUTLOT D=	30,987	SF.	0.7114	AC.
OUTLOT E=	245,217	SF.	5.6294	AC.
TOTAL LOT AREA =	164,833	SF.	3.7840	AC.
TOTAL OUTLOT AREA =	445,092	SF.	10.2180	AC.
R/W AREA =	50,973	SF.	1.2615	AC.
TOTAL AREA =	660,898	SF.	15.2635	AC.





MEMORANDUM

To: Ally Sutherland, City of Inver Grove Heights

Cc: Allan Hunting, Tom Kaldunski, City of Inver Grove Heights, Brian Watson, Dakota County SWCD

From: David Holmen, Dakota County SWCD

Date: August 6, 2020

RE: **9697 Inver Grove Trail**
Revised Application for a Wetland Replacement Plan submitted by Alliant Ventures III, LLC

Under delegated authorities from the City of Inver Grove Heights pursuant to the Minnesota Wetland Conservation Act (WCA), the 9697 Inver Grove Trail project has undergone the following administrative process to date:

October 11, 2019	Notice of Decision was provided approving the wetland boundary and wetland type of two wetlands labeled as Wetland A and Wetland B.
May 11, 2020	A wetland replacement plan application was submitted proposing to partially fill Wetland A, totaling 0.0464 acre. The impacted wetland would be replaced through the purchase of 0.0928 acre of wetland bank credits located in Anoka or Washington County.
May 18, 2020	A pre-application TEP was held on site by BWSR and SWCD staff at applicant request. BWSR staff recommended mitigation of Wetland A in its entirety due to inadequate space for a pre-treatment pond for planned direct discharge to Wetland A.
May 22, 2020	A revised wetland replacement plan application was submitted proposing to completely fill Wetland A, totaling 0.11 acre. The impacted wetland would be replaced through the purchase of 0.22 acre of wetland bank credits located in Anoka or Washington County.
May 26, 2020	Application was noticed as required under Minnesota Rule 8420.0255. Comments were requested by June 19, 2020.
June 19, 2020	Comment period closed. Comments via email were received by the Minnesota Board of Water and Soil Resources indicating that the revised application adequately addressed the need for the project.
June 24, 2020	Per Wetland Conservation Act Rule, the replacement plan application decision was extended 60 days to allow adequate time for the scheduling and consideration of this application by City Council.

- July 14, 2020 A revised wetland replacement plan application was submitted proposing additional partial fill to Wetland B, totaling 0.5549 acre. The proposed fill activity would be exempt from mitigation under the Utility Exemption. The signature page under Part Five of the revised application was not updated from the initial application.
- July 16-28, 2020 The TEP requested the following revisions to the revised application: The signature page under Part Five of the application should be updated. Comments received from the Minnesota Board of Soil and Water Resources indicated the applicant must also mitigate for the additional proposed impacts to Wetland B as they exceed the de minimis.
- August 4, 2020 A revised wetland replacement plan application was re-submitted proposing to completely fill Wetland A (0.1122 acre) and partially fill Wetland B (0.0149 acre), totaling 0.1271 acre. The proposed fill activity would be mitigated through the purchase of 0.2544 acre of wetland bank credits.

Wetland Delineation

The wetland delineation was field reviewed by BWSR and SWCD staff and approved last fall. Two wetlands, labeled Wetland A and B, were delineated. This application focuses on both Wetland A (0.1122 acre) and Wetland B (1.61 acre in project area). The wetlands are located in the Mississippi River Watershed – Metro and Bank Service Area 7.

Wetland Replacement

The application proposes to impact Wetland A in its entirety and a portion of Wetland B. Based on the information provided, the need for the project and the mitigation sequencing analysis has been met. The applicant is proposing to provide wetland replacement for the 0.1271 acre of impact by purchasing 0.2544 acre (2:1 ratio) from wetland bank account #1122 located in the Mississippi-Metro Watershed, Anoka County, Bank Service Area 7. This is within the same Bank Service Area as the impacted wetland and also meets WCA requirements.

Summary/Recommendation

Based on our review and responses received, the SWCD supports approval of the Wetland Replacement Plan application to include 0.1271 acre of impact and the purchase of 0.2544 acre of wetland bank credits from account #1122. Upon approval by City Council, the Notice of Decision form and the wetland bank transaction form will need to be coordinated and processed by City and SWCD.

Attachments:

Application Received.

WETLAND PERMIT APPLICATION

INVER GROVE TRAIL

INVER GROVE HEIGHTS, MINNESOTA

Prepared for:
Alliant Ventures III, LLC
4655 Nichols Rd., Suite 106
Eagan, Minnesota 55122



MAY 7 (UPDATED MAY 22, JULY 14 & AUG. 4), 2020

Prepared by:
Midwest Natural Resources, Inc.
1032 West 7th Street, Suite 150
St. Paul, Minnesota 55102



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: Alliant Ventures III, LLC., Contact: Bob Machacek

Mailing Address: 4655 Nichols Rd., Suite 106, Eagan, MN 55122

Phone: 651-925-7365

E-mail Address: r.machacek@yahoo.com

Authorized Contact (do not complete if same as above):

Mailing Address:

Phone:

E-mail Address:

Agent Name: Ken Arndt, Midwest Natural Resources, Inc.

Mailing Address: 1032 W. 7th St. Suite 150, St. Paul, MN 55102

Phone: 651-788-0641

E-mail Address: ken.arndt@mnrinc.us

PART TWO: Site Location Information

County: Dakota

City/Township: Inver Grove Heights

Parcel ID and/or Address: 9697 Inver Grove Trail

Legal Description (Section, Township, Range): 22, 27N, 22W

Lat/Long (decimal degrees):

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): The project area is appx. 15 acres in size.

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.

MN Wetland Conservation Act Notice of Decision by the City of Inver Grove Heights dated Oct. 11th, 2019

ACOE Regulatory File No. 2019-01979-DAS Letter dated June 22nd, 2020 (Approved Jurisdictional Determination)

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.

This application is being submitted for review and approval of three permanent wetland impacts involved with the construction of a proposed residential development. See **Attachment C** for project description, purpose and need.

PART FOUR: Aquatic Resource Impact¹ 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 A	wetland	fill	P	4,889 sq. ft. (0.1122 ac.)	N/A	Type 1/2 Seasonally Flooded Basin/Fresh Wet Meadow	Dakota, 20, 7
Wetland B (eastern impact)	wetland	excavate, remove vegetation & placement of flared end & rip rap	P	415 sq. ft. (0.0095 ac.)	N/A	Type 2 Fresh Wet Meadow	Dakota, 20, 7
Wetland B (western impact)	wetland	excavate, remove vegetation & placement of flared end & rip rap	P	237 sq. ft. (0.0054 ac.)	N/A	Type 2 Fresh Wet Meadow	Dakota, 20, 7

¹If 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)".

²Impacts 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).

³This is generally only applicable if you are applying for a de minimis exemption under MN Rules 8420.0420 Subp. 8, otherwise enter "N/A".

⁴Use *Wetland Plants and Plant Community Types of Minnesota and Wisconsin* 3rd Ed. as modified in MN Rules 8420.0405 Subp. 2.

⁵Refer 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.

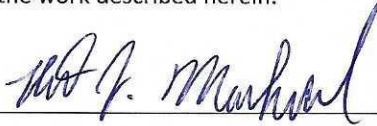
Project Name: Inver Grove Trail

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: _____



Date: _____

8-4-20

I hereby authorize **Ken Arndt** 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 C

Avoidance and Minimization and Additional Information

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:

Alliant Capital III, LLC is proposing a new single-family residential housing development in the City of Inver Grove Heights called Inver Grove Trails. This proposed development will be located north of Cahill Avenue and west of Inver Grove Trail in the southeastern part of the City (**Figure 1**). The Inver Grove Trail development will include 14 single-family lots with associated road/cul-de-sac, storm water facilities and several outlots.

The site itself covers approximately 15 acres of land that consists of a vacated residence with outbuildings, deciduous woodlands, areas of mixed native and non-native grassland, and two wetland areas (**Figure 2**). A transmission line and associated utility easement intersects the property in a north south orientation within the western half of the site. Of the approximate 15 total acres of the site, approximately 8-10 acres is being developed with the remainder of the site being left in its current land use (undeveloped open space). Throughout the site two wetlands were delineated in 2019.

Access for the site is planned via one street connection (Street A) from Cahill Ave. The project's construction will consist of site grading for infrastructure including: roads, utilities, storm water facilities, and building pads. Construction is expected to begin in 2020 and will continue until fully built. Preliminary plans for the proposed development are included in **Appendix A**.

The need for this project is based on the expanding residential housing market in the City of Inver Grove Heights as well as availability to public infrastructure. Expected housing market growth in this part of Inver Grove Heights will be met with new residential development including the proposed Inver Grove Trail residential development. The City of Inver Grove Heights has planned for expanded growth in this part of the City.

Existing Wetland Resources On-Site

Wetlands within the Inver Grove Trail development were delineated and documented in a report submitted by Midwest Natural Resources, Inc. on August 16th, 2019 (**Appendix C**). The wetlands were reviewed by the LGU (City of Inver Grove Heights and their wetland consultant Dakota County SWCD) and approved by the Technical Evaluation Panel in the attached Notice of Decision dated October 11th, 2019 (**Appendix D**). Two wetlands were delineated within the Inver Grove Trail development site and are designated as Wetland A and Wetland B. The following is a description of Wetland A, the wetland where an impact is being proposed.

Wetland A

Wetland A is a Type 1/2 (PEMA/B; Seasonally Flooded Basin/Fresh Wet Meadow) wetland located in the southcentral part of the property and is approximately 0.11 acre in size. Plant species documented at the wetland sample point for Wetland A includes river bulrush (*Schoenoplectus fluviatilis*) and reed canary grass (*Phalaris arundinacea*). Plant species documented at the upland sample point for Wetland A includes box elder (*Acer negundo*), tatarian honeysuckle (*Lonicera tatarica*), common buckthorn (*Rhamnus cathartica*), motherwort (*Leonurus cardiaca*), garlic mustard (*Allaria petiolata*), and white snakeroot (*Ageratina altissima*).

One wetland impact is being proposed directly to Wetland A that includes permanently filling the whole wetland (4,889 sq. ft.). This impact will be the result of grading associated with house pad areas of the development and the City requirement of improving Cahill Ave including the addition of a sidewalk to be constructed along Cahill Avenue.

Wetland B

Wetland B is a Type 5 (PUBG; Open Water) wetland located along the northern property line and is approximately 1.61 acre in size within the property boundary. This wetland extends off-site to the north as a similar type wetland. This wetland has a very narrow fringe of emergent vegetation around its perimeter. Plant species documented at the wetland sample point for Wetland B includes reed canary grass (*Phalaris arundinacea*), narrow leaf cattail (*Typha angustifolia*) and boneset (*Eupatorium perfoliatum*). Plant species documented at the upland sample point for Wetland B includes Canada goldenrod (*Solidago canadensis*), Kentucky bluegrass (*Poa pratensis*), common yarrow (*Achillea millefolium*) and dandelion (*Taraxacum officinale*).

Two very small permanent wetland impacts are being proposed to Wetland B that both include the placement of a storm sewer flared end and rip rap within the wetland boundary. These two impacts are the result of City comments that require the extension of each of the proposed storm sewer lines from prior storm sewer plans. The two impacts will be located within the Type 2 (fresh wet meadow) fringe of Wetland B.

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:

In general, total avoidance alternatives would result in the failure to meet the demand for this type of residential development in this part of the City of Inver Grove Heights by reducing or eliminating the usability and accessibility of the site. The reduction or elimination of potential residential development of the site is in conflict with the current zoning of the property. As less land is available within the City to build this size and type of development with the natural amenities this site offers, the ability to avoid Wetlands A and B became difficult when faced with having reasonable access to existing City infrastructure, working with a range of elevation change across the site, and implementing City requirements for the development.

Wetland A

Total Wetland Avoidance Build Alternative

Due to the location of Wetland A within the Inver Grove Trail site, the predetermined entrance to the development from Cahill Avenue, having to not be able to place the entrance within the existing turn lane at the intersection of Inver Grove Trail and Cahill Avenue, and site topography, a total wetland avoidance alternative was not possible. In order for the proposed entrance to the development to connect to Cahill Avenue and to have the City-required sidewalk be constructed along the northern side of Cahill Avenue, site grading and a lack of remaining wetland hydrology will result in all of Wetland A to be permanently impacted.

To avoid direct impacts to Wetland A an alternative site design was considered that had the entrance to the development coming off of Inver Grove Trail instead of Cahill Ave. which would have not impacted Wetland A at all. This avoidance alternative was not able to be utilized since the development could not connect the Street A to Inver Grove Trail due to there being a natural Emergency Overflow of a landlocked basin using that easterly property line as a route. Creating a roadway through the EOF would have raised the natural overflow of the landlocked basin and this was not allowed by the City.

The City is also requiring that a pedestrian sidewalk be constructed along the northern side of Cahill Avenue which will result in site grading along Cahill Avenue taking place further north than the existing side slope. This section of roadway, adjacent to the impacted wetland, is very steep with a small shoulder. In order to construct the sidewalk and create the required safety slopes, a small part of the southern side of Wetland A will need to be impacted. By not constructing the sidewalk, which would result in avoiding the wetland impact to its southern perimeter, the developer would not be following the City requirements set forth for the proposed development.

Wetland B

Total Wetland Avoidance Build Alternative

Prior engineering plans had avoided both of these small impacts to Wetland B but recent City comments now require the placement of two storm sewer line outlets within the boundary of Wetland B. Avoiding these two impacts would involve going back to old plans that did not impact any of Wetland B. This scenario would not be allowed by the City since it's the City driving the need for the two wetland impacts.

No Action Alternative

The no action alternative would result in a failure to meet the purpose and need of the proposed project. The applicant considers this alternative infeasible since the proposed land use in this part of Inver Grove Heights is being planned for residential growth and would not be reasonable for the investment-backed expectations of the applicant or meeting the growing demand for single-family residential housing in Inver Grove Heights. Therefore, the no action alternative is not a viable 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):

The Applicant has considered minimizing wetland impacts to the degree possible, given the constraints posed by the predetermined location of the connection to Cahill Avenue with the site entrance (Street A) as well as existing and proposed site grades. Current grading plans propose that the slopes coming down to Wetland A from the building pad area be graded to a maximum 3:1 slope in order to minimize impact to Wetland A instead of grading the slope with a less steep grade. If proposed grades were less than a 3:1 slope, more, if not all of Wetland A would be impacted.

Another effort to minimize impacts to Wetland A considered a project plan was that included shifting the whole development to the north away from Wetland A. Although this would minimize or possibly eliminate any impact to Wetland A, it would result in site grading then impacting part of Wetland B. Wetland B is a DNR public water and a much higher quality wetland than Wetland A. This minimization effort to Wetland A would be at the expense of impacting a higher quality wetland.

The Applicant and their project engineer worked with City staff to develop many concepts of where the roadway could be placed. Ultimately City staff and the developer came to the agreement to locate the proposed site entrance location in order to best fit the usability of the site.

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.

Additional Information

BMP's.

Wetland areas not being impacted on-site will be protected by erosion control fence during the construction phase of the development. All disturbed areas will be seeded and mulched. Slopes over 3:1 will be seeded and blanketed.

Other Permits or Approvals Required:

MPCA General Stormwater Permit
MPCA Sanitary Sewer Extension Permit
City of Inver Grove Heights - Preliminary and Final Plat Approval
City of Inver Grove Heights Grading Permit
Dakota County Public Works- Entrance Permit

Proposed Wetland Mitigation

Wetland mitigation being proposed for permanently impacting Wetland A will involve the purchase of 11,082 sq. ft. of standard wetland credit from wetland bank #1122 which is located within the same Major Watershed (Mississippi Metro – 20) and Bank Service Area (7) as the subject property. This action should satisfy any mitigation requirements for the wetlands being impacted within the proposed Inver Grove Trail development.

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
1122	Anoka	20-Mississippi Metro	7	SWC	11,082 sq. ft. (0.2544 ac.)

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.*

Currently no wetland banking credits are available within the same minor watersheds (Mississippi River-20088) as the proposed Inver Grove Trail project area. Seventeen wetland banks are located in the same major watershed (Mississippi Metro, 20).

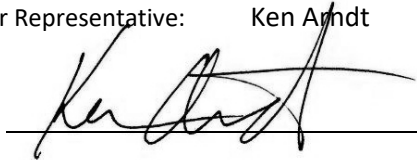
Banks #1122, which is located in the same major watershed as the site, will be able to provide the needed standard wetland credit for this project. Since the wetlands proposed to be impacted are not under ACOE jurisdiction, the purchase of standard wetland credit (non-CORP approved credit) will provide sufficient replacement for the impact to Wetland A. The applicant is proposing to purchase the needed wetland banking credits from wetland bank #1122 in order to satisfy the mitigation requirements associated with this proposed residential development project.

Initial contact has been made with wetland bank (#1122) in April of 2020 to discuss credit availability for the purchase of needed standard wetland credit for the project. Based on the amount of wetland banking credit required for the mitigation associated with this project, wetland bank #1122 will be able to provide the total amount of standard wetland credit needed.

A purchase agreement with wetland bank #1122 has been formalized and will be executed following the final approval of this permit application by the LGU in order to secure the needed wetland banking credits for this project.

Applicant or Representative: Ken Arndt

Title: Wetland Specialist

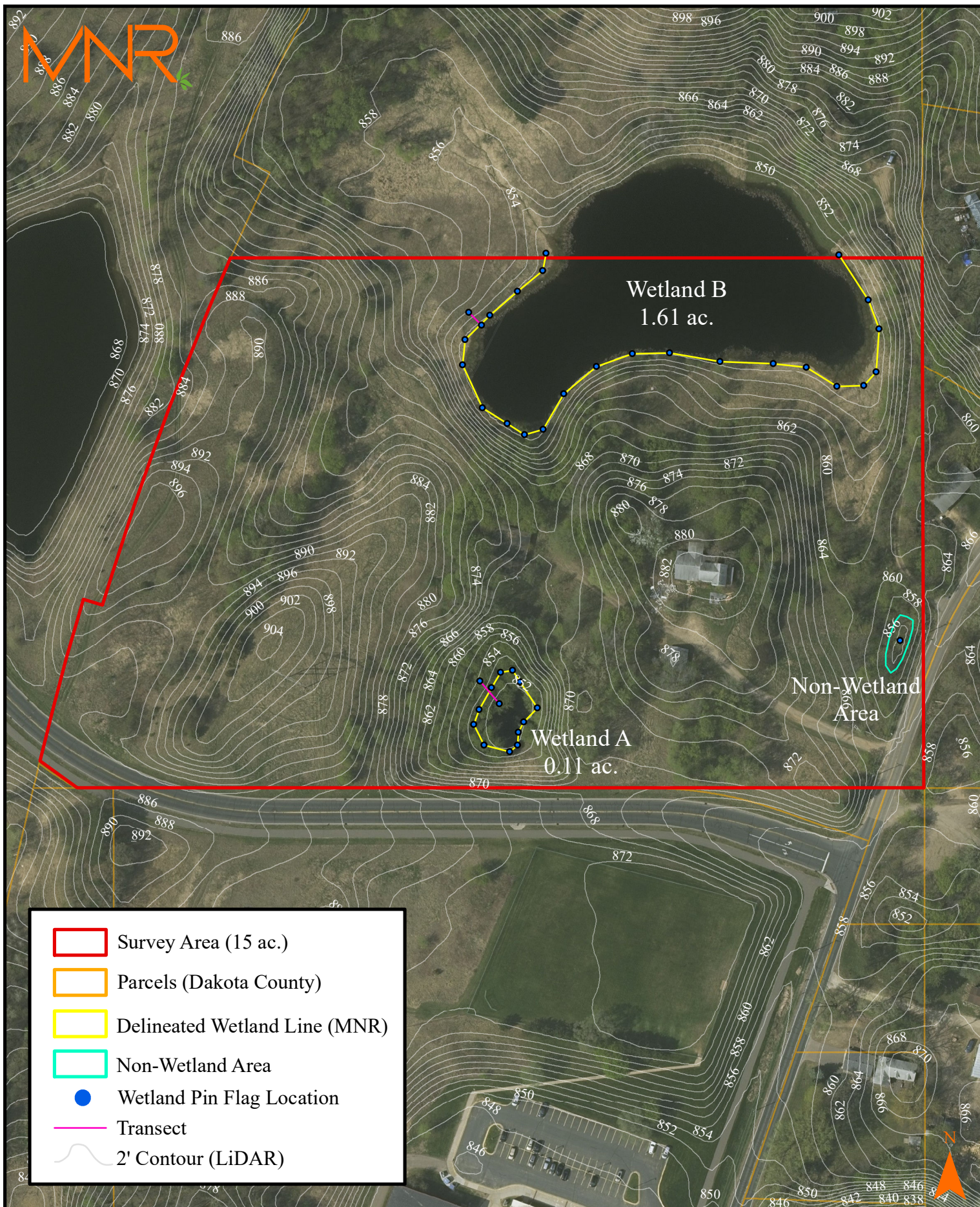
Signature: 

Date: 8-4-20



Figure 1

Site Location
Inver Grove Trail
Inver Grove Heights, MN



**Delineated Wetlands
Inver Grove Trail
Inver Grove Heights, MN**

Figure 2

Appendix A

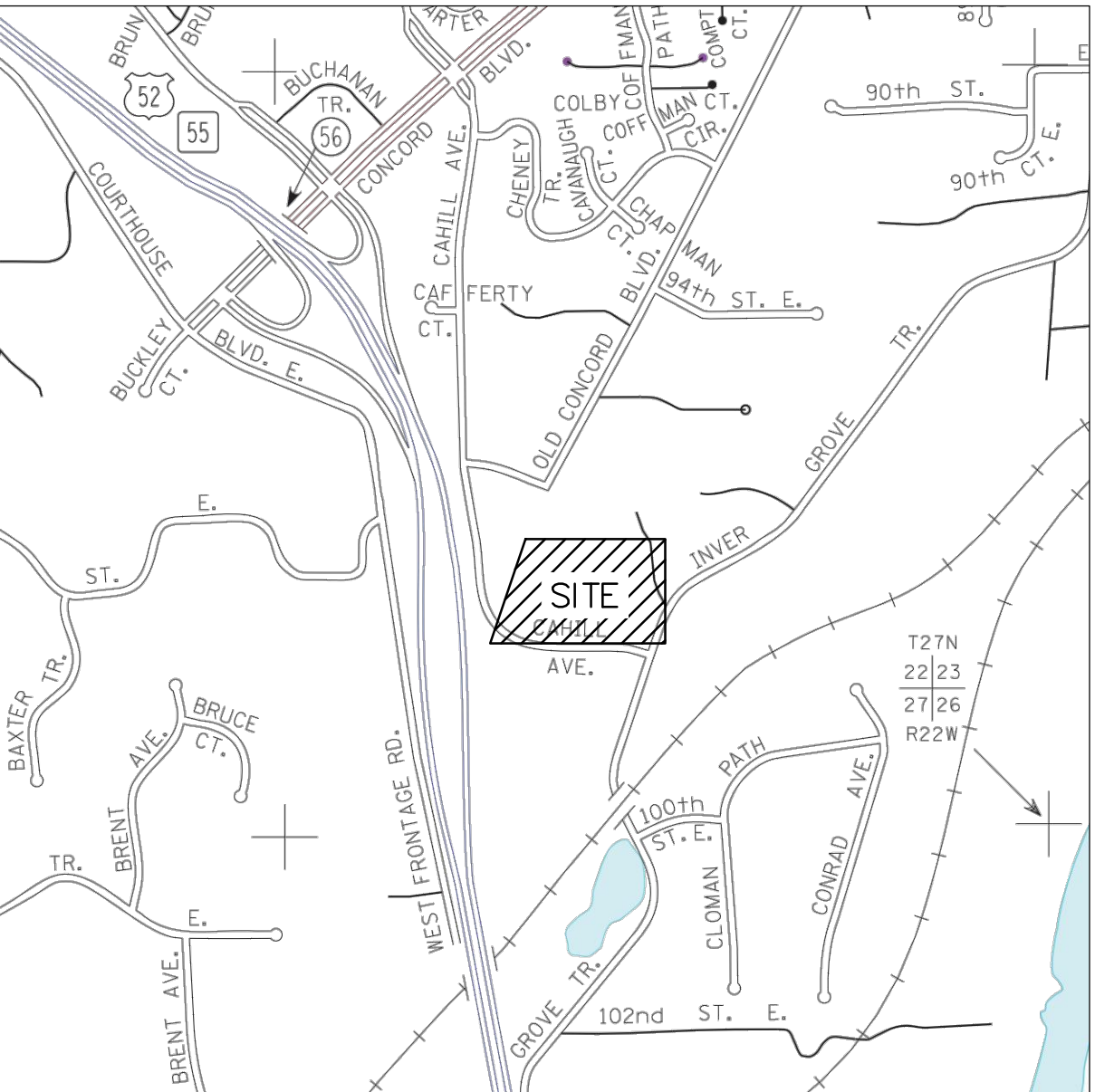
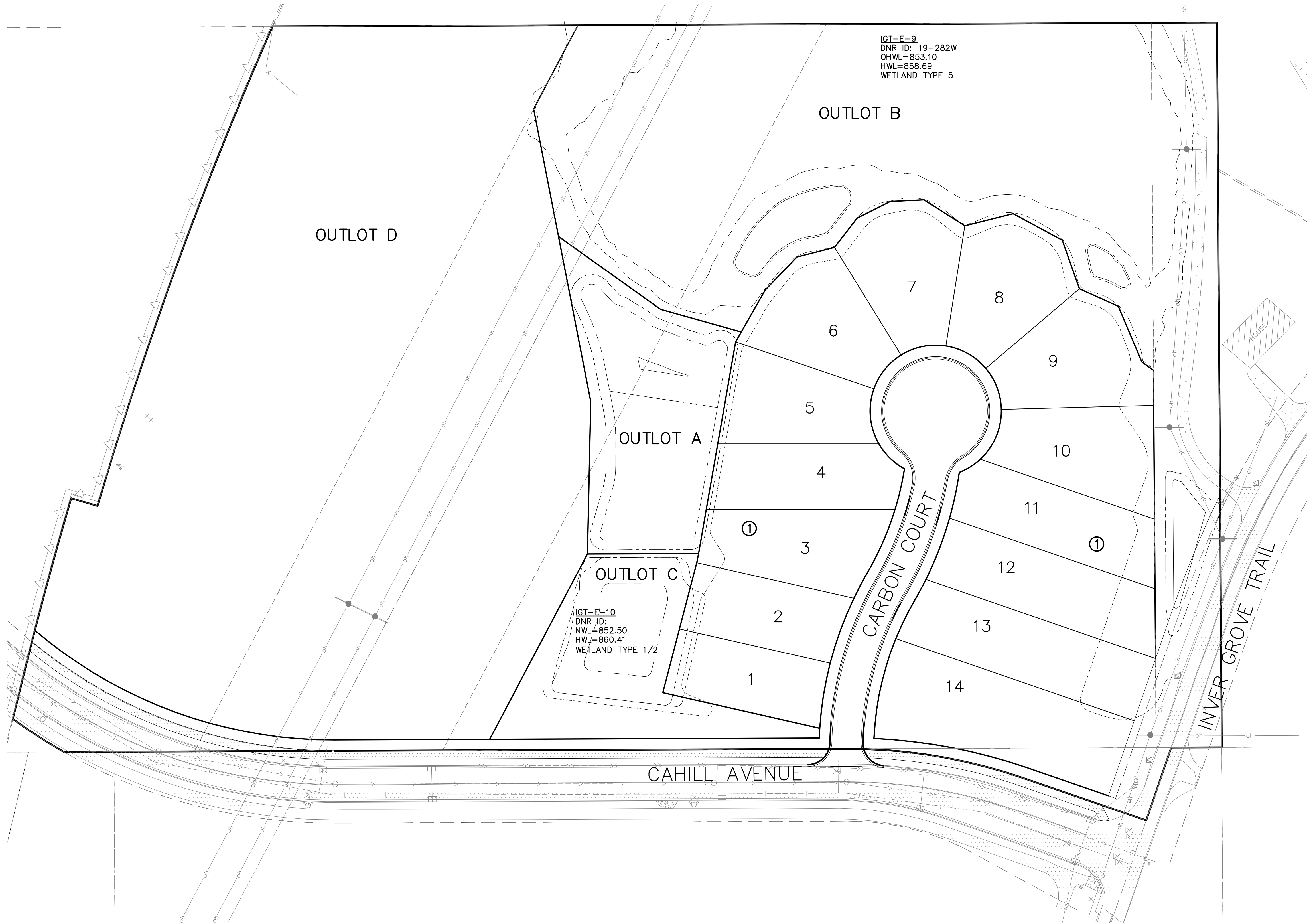
Pine Bend Estates (formerly known as Inver Grove Trail)

Final Construction Plans

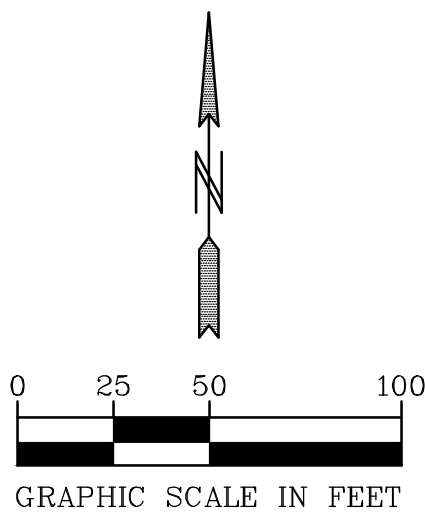
by

Pioneer Engineering

PINE BEND ESTATES FINAL CONSTRUCTION PLANS INVER GROVE HEIGHTS, MINNESOTA



LOCATION MAP



SHEET INDEX

- 1.0. COVER SHEET
- 1.1. LEGEND SHEET
- 2.1. REMOVAL PLAN
- 3.1. GRADING PLAN
- 4.1. EROSION CONTROL PLAN
- 5.1. SEEDING PLAN
- 6.1-6.3. GRADING DETAILS
- 7.1. SANITARY SEWER & WATERMAIN
- 8.0. STORM SEWER SCHEDULE
- 8.1-8.2. STORM SEWER CONSTRUCTION
- 8.3. DRAINTILE PLAN
- 9.1-9.2. STREET CONSTRUCTION
- 10.1. SIGN & LIGHTING PLAN
- 11.1-11.5. DETAILS
- L1. LANDSCAPE PLAN
- T1. TREE PLAN



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I hereby certify that this plan 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

John M. Molinaro

Reg. No.

45831

Date

5-29-2020

Revisions
1. 6-19-2020 City Comments
2. 7-10-2020 City Comments
3. 7-23-2020 City Comments
4. 7-30-2020 City Comments

Date
Designed JMM
Drawn MPC

COVER SHEET

ALLIANT VENTURES III, LLC
4655 NICHOLS ROAD, STE. 106
EAGAN, MN 55122

PINE BEND ESTATES
INVER GROVE HEIGHTS, MINNESOTA

1.0 OF 22

LEGEND			
UTILITY LINES			
EXISTING	PROPOSED	FUTURE	DESCRIPTION
			SANITARY MANHOLE
			SANITARY SEWER (SANITARY & WATERMAIN PLANS)
			SANITARY SEWER (STORM SEWER PLANS)
			FORCE MAIN
			HYDRANT
			GATE VALVE
			REDUCER
			CURB STOP
			WATERMAIN (SANITARY & WATERMAIN PLANS)
			WATERMAIN (STORM SEWER PLANS)
			CATCH BASIN
			BEEHIVE
			STORM MANHOLE
			FLARED END SECTION
			CONTROL STRUCTURE
			STORM SEWER (SANITARY & WATERMAIN PLANS)
			STORM SEWER (STORM SEWER PLANS)
			CULVERT
			PERFORATED DRAINTILE
			SOLID DRAINTILE SERVICE
			CASING
			UNDERGROUND ELECTRIC LINE
			UNDERGROUND FIBER OPTIC LINE
			UNDERGROUND GAS PIPELINE
			UNDERGROUND PETROLEUM PIPELINE
			UNDERGROUND TELEPHONE LINES
			UNDERGROUND TELEVISION LINE
			OVERHEAD UTILITY LINES
SITE LINES			
EXISTING	PROPOSED	FUTURE	DESCRIPTION
			SURMOUNTABLE CURB & GUTTER
			B-STYLE CURB & GUTTER
			RIBBON CURB & GUTTER
			EDGE OF BITUMINOUS
			YELLOW PAVEMENT STRIPING (SINGLE/DOUBLE)
			WHITE PAVEMENT STRIPING (SINGLE/DOUBLE)
			PHASE LINE
			CENTERLINE
			2' CONTOUR LINE
			10' CONTOUR LINE
			BASIN OUTLET LINE
			BASIN HIGH WATER LINE
			PROPOSED SPOT ELEVATION
			EMERGENCY OVERFLOW
			DRAINAGE FLOW ARROW
			DELINEATED / PROPOSED WETLAND LINE
			WETLAND BUFFER
			TREE LINE
			FEMA FLOODPLAIN BOUNDARY
			RETAINING WALL
			FENCE (BARBED WIRE)
			FENCE (CHAIN LINK)
			FENCE (WOOD)
			CONSERVATION AREA SIGN
			WETLAND BUFFER SIGN
			TYPE III BARRICADE
			LIGHT POLE
			STREET SIGNS
			PEDESTRIAN RAMP
SURVEY LINES			
EXISTING	PROPOSED	FUTURE	DESCRIPTION
			BOUNDARY
			RIGHT OF WAY
			LOT LINE
			EASEMENT
			SET BACK LINE
			SECTION LINE
			RESTRICTED ACCESS
HATCH PATTERNS			
	GRAVEL SURFACE		WETLAND
	BITUMINOUS SURFACE		WETLAND UPLAND BUFFER
	CONCRETE SURFACE		WETLAND MITIGATION
	RIP RAP		PERMANENT TURF RESTORATION
	SELECT BACKFILL MATERIAL		PERMANENT WET BASIN SEEDING
	EROSION CONTROL BLANKET MNDOT CATEGORY PER PLAN		UPLAND/NATURAL AREA SEEDING

TOPOGRAPHIC SYMBOLS	
	CATCH BASIN
	CATCH BASIN BEEHIVE
	FLARED END SECTION
	GATE VALVE
	HYDRANT
	WATER SERVICE
	WATER WELL
	MONITORING WELL
	CLEANOUT
	HAND HOLE
	MANHOLE OTHER THAN SANITARY OR STORM
	SANITARY OR STORM MANHOLE
	LAWN SPRINKLER VALVE
	LAWN SPRINKLER HEAD
	UTILITY POLE
	TRANSFORMER BOX
	FIBER OPTIC BOX
	ELECTRIC BOX
	NATURAL GAS METER
	LIGHT POLE
	SEMAPHORE
	TELEPHONE BOX
	CABLE BOX
	CAST IRON MONUMENT
	FOUND IRON PIPE
	JUDICIAL LAND MARK
	PK NAIL
	CONTROL POINT
	SPIKE
	FLAG POLE
	TEST HOLE
	MAILBOX
	SIGN
	BOLLARD
	CONSERVATION POST
	DECIDUOUS TREE
	CONIFEROUS TREE
	SHRUB / BUSH

EROSION & SEDIMENT CONTROL	
	STANDARD EROSION CONTROL
	HEAVY-DUTY EROSION CONTROL
	SECONDARY EROSION CONTROL FENCE
	EROSION CONTROL AT BACK OF CURB
	TREE FENCE
	TEMPORARY DIVERSION DITCH
	CATCH BASIN INLET PROTECTION
	STRAW BIO ROLLS
	ROCK BERM
	SUMPED RIP RAP PERMANENT ENERGY DISSIPATER
	DISCHARGE LOCATION
	GRAVEL CONSTRUCTION ENTRANCE
	TEMPORARY OUTLET FLOATING SKIMMER
	BASIN ACCESS 8% SLOPE MAX.
	STABILIZED EMERGENCY OVERFLOW
	STEEP SLOPE 3:1 (H:V) (33.3%) OR STEEPER GRADE

ABBREVIATIONS	
A	ALGEBRAIC DIFFERENCE
B-B	BACK TO BACK
BV	BUTTERFLY VALVE
BOC	BACK OF CURB
BFE	BASE FLOOD ELEVATION
BMP	BEST MANAGEMENT PRACTICE
CL	CENTER LINE
CB	CATCHBASIN
CBMH	CATCHBASIN MANHOLE
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CS	CURB STOP
DIP	DUCTILE IRON PIPE
DT	DRAINTILE
EL/ELEV	ELEVATION
EX	EXISTING
FES	FLARED END SECTION
F-F	FACE TO FACE
FM	FORCEMAIN
GB	GRADE BREAK
GND	GROUND
GV	GATE VALVE
HP	HIGH POINT
HYD	HYDRANT
HWL	HIGH WATER LEVEL
INV	INVERT
K	CURVE COEFFICIENT
L	LENGTH
LF	LOWEST FLOOR
LO	LOOKOUT
LO	LOWEST OPENING
LP	LIQUID PETROLEUM
LP	LOW POINT
MH	MANHOLE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PVT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS
R	RAMBLER
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
SSWR	SANITARY SEWER
STA	STATION
STRM	STORM SEWER
SWPPP	STORM WATER POLLUTION PROTECTION PLAN
TNH	TOP NUT HYDRANT
TP	TYPICAL
WM	WATER MAIN
WO	WALKOUT

LOT INFORMATION	
(TYPICAL SECTION NOT TO SCALE)	
DRAINAGE & UTILITY EASEMENT	29.0
FINISHED GROUND ELEVATION	28.0
LOWEST OPENING ELEVATION	931.5
STEP HEIGHT (IF REQUIRED)	LO=929.0
LOWEST FLOOR ELEVATION	LO
GARAGE ELEVATION	1' STEP
RECOMMENDED GARAGE SIDE	LF=929.0
FINISHED ELEVATION	G=37.0
@ LOT CORNER	35.5
	34.5
CL STREET	

BLOCK NO.	7
LOT NO.	7
HOUSE TYPES	
R	RAMBLER OR SPLIT ENTRY
LO	RAMBLER LOOKOUT OR SPLIT ENTRY WALKOUT
WO	RAMBLER WALKOUT
SE	SPLIT ENTRY
SEWO	SPLIT ENTRY WALK OUT
SLO	SIDE LOOKOUT
SWO	SIDE WALKOUT



PRELIMINARY ZONING REQUIREMENTS WITH VARIANCES:

MINIMUM LOT WIDTH	60 FEET
MINIMUM CORNER LOT WIDTH	80 FEET
MINIMUM FRONT YARD SETBACK	25 FEET
MINIMUM REAR YARD SETBACK	25 FEET
MINIMUM SIDE SETBACK	7.5 FEET
MINIMUM SIDE STREET SETBACK	25 FEET

LOW FLOOR = HWL+2'
LOWEST OPENING = EOF+1'
LOW FLOOR = NOF+1'

LEGEND

- PERIMETER EROSION CONTROL FENCE. INSTALL BEFORE START OF GRADING
- CATCH BASIN INLET PROTECTION TO BE INSTALLED PRIOR TO START OF GRADING
- CATCH BASIN INLET PROTECTION TO BE INSTALLED PRIOR TO START OF GRADING
- ROCK CONSTRUCTION ENTRANCE. INSTALL BEFORE START OF GRADING
- INFILTRATION AREA (SEE DETAIL*)
- BASIN ACCESS 8% SLOPE MAX.
- STABILIZED OUTFALL, FLEXAMAT OR APPROVED EQUAL INSTALL WITHIN 7 DAY OF GRADING COMPLETION

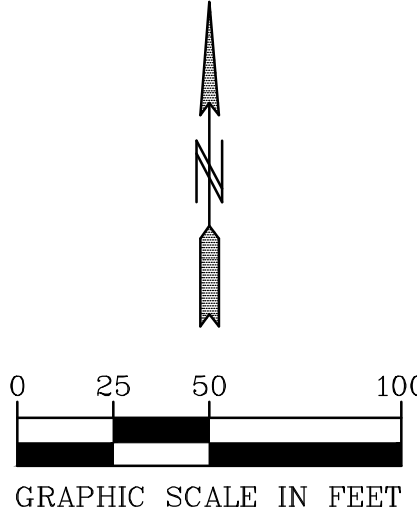
*NOTE:
SEE INFILTRATION & RAINGARDEN CROSS SECTION DETAIL ON SHEET 6.3

NOTE:
ALL INFILTRATION AREAS SHOULD BE CHECKED DURING SITE GRADING USING DOUBLE RING OR FALLING HEAD INFILTRMETER TESTS.

- INFILTRATION BASIN DESIGN RATES:
- BP INFIL. = 0.20 IN/HR
 - RGE = 0.20 IN/HR
 - RGC = 0.20 IN/HR
 - RGW = 0.06 IN/HR

FINAL LOT IMPERVIOUS ALLOWANCE:

LOT	BLOCK	LOT AREA	35% OF TOTAL	ALLOWABLE IMPERVIOUS SQFT
1	1	8589	3006	3462
2	1	8944	3130	3511
3	1	10730	3756	3756
4	1	10084	3529	3800
5	1	9743	3410	3540
6	1	10823	3788	3788
7	1	11152	3903	3903
8	1	11001	3850	3850
9	1	11234	3931	3931
10	1	11204	3921	3921
11	1	11314	3959	3959
12	1	12550	4392	4392
13	1	13596	4758	4758
14	1	17603	6161	6161



BENCH MARK
TNH 400' WEST CAHILL AVE. & INVER GROVE TRAIL INT.
ELEV=870.62



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Date 5-29-2020

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4. 7-30-2020 City Comments

Date 5-29-2020
Designed JMM
Drawn MPC

GRADING PLAN

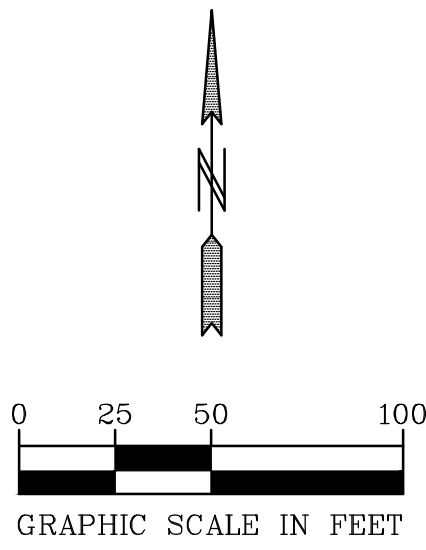
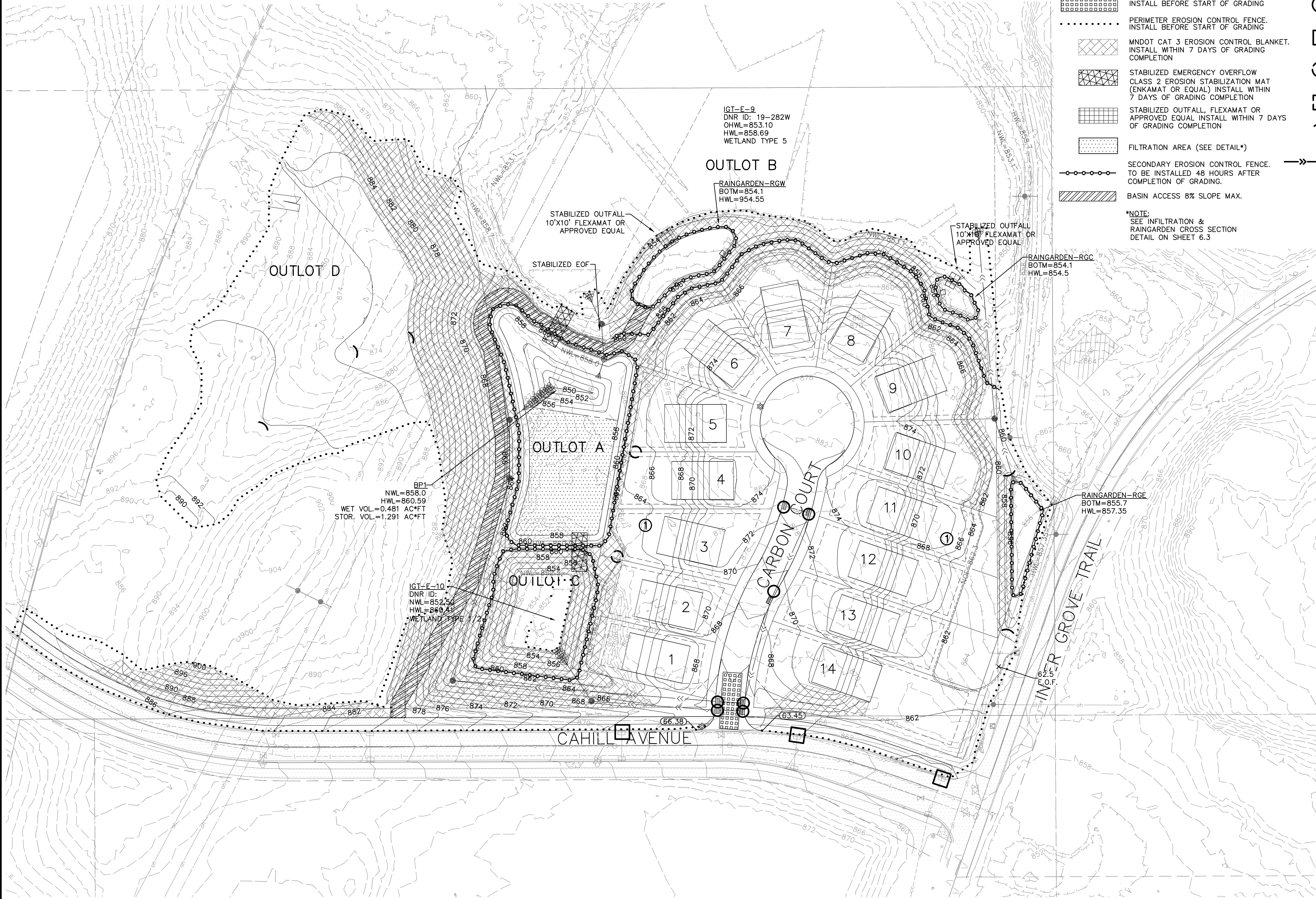
ALLIANT VENTURES III, LLC
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EAGAN, MN 55122

PINE BEND ESTATES
INVER GROVE HEIGHTS, MINNESOTA

LEGEND

- ROCK CONSTRUCTION ENTRANCE
INSTALL BEFORE START OF GRADING
- PERIMETER EROSION CONTROL FENCE.
INSTALL BEFORE START OF GRADING
- MNDOT CAT 3 EROSION CONTROL BLANKET.
INSTALL WITHIN 7 DAYS OF GRADING
COMPLETION
- STABILIZED EMERGENCY OVERFLOW
CLASS 2 EROSION STABILIZATION MAT
(ENKAMAT OR EQUAL) INSTALL WITHIN
7 DAYS OF GRADING COMPLETION
- STABILIZED OUTFALL, FLEXAMAT OR
APPROVED EQUAL INSTALL WITHIN 7 DAYS
OF GRADING COMPLETION
- FILTRATION AREA (SEE DETAIL*)
- SECONDARY EROSION CONTROL FENCE.
TO BE INSTALLED 48 HOURS AFTER
COMPLETION OF GRADING.
- BASIN ACCESS 8% SLOPE MAX.
- CATCH BASIN INLET PROTECTION
TO BE INSTALLED AFTER 1ST LIFT
OF BITUMINOUS.
- CATCH BASIN INLET PROTECTION
TO BE INSTALLED PRIOR TO
START OF GRADING
- CATCH BASIN INLET PROTECTION
TO BE INSTALLED WITH CATCH
BASIN GRATE.
- CATCH BASIN INLET PROTECTION
TO BE INSTALLED PRIOR TO
START OF GRADING
- STRAW BIO ROLLS. INSTALL WITHIN 7 DAYS
OF GRADING COMPLETION OR BEFORE 1ST
RAINFALL EVENT WHICHEVER IS FIRST
- SUMPED RIP RAP PERMANENT ENERGY
DISSIPATER, INSTALL WITHIN 24 HOURS
AFTER CONNECTION TO A SURFACE WATER.

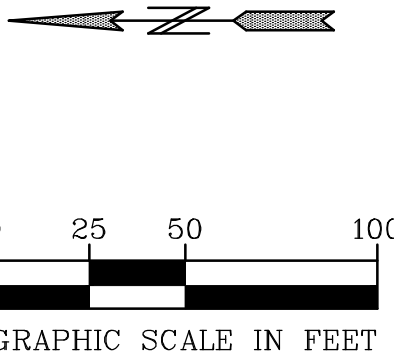
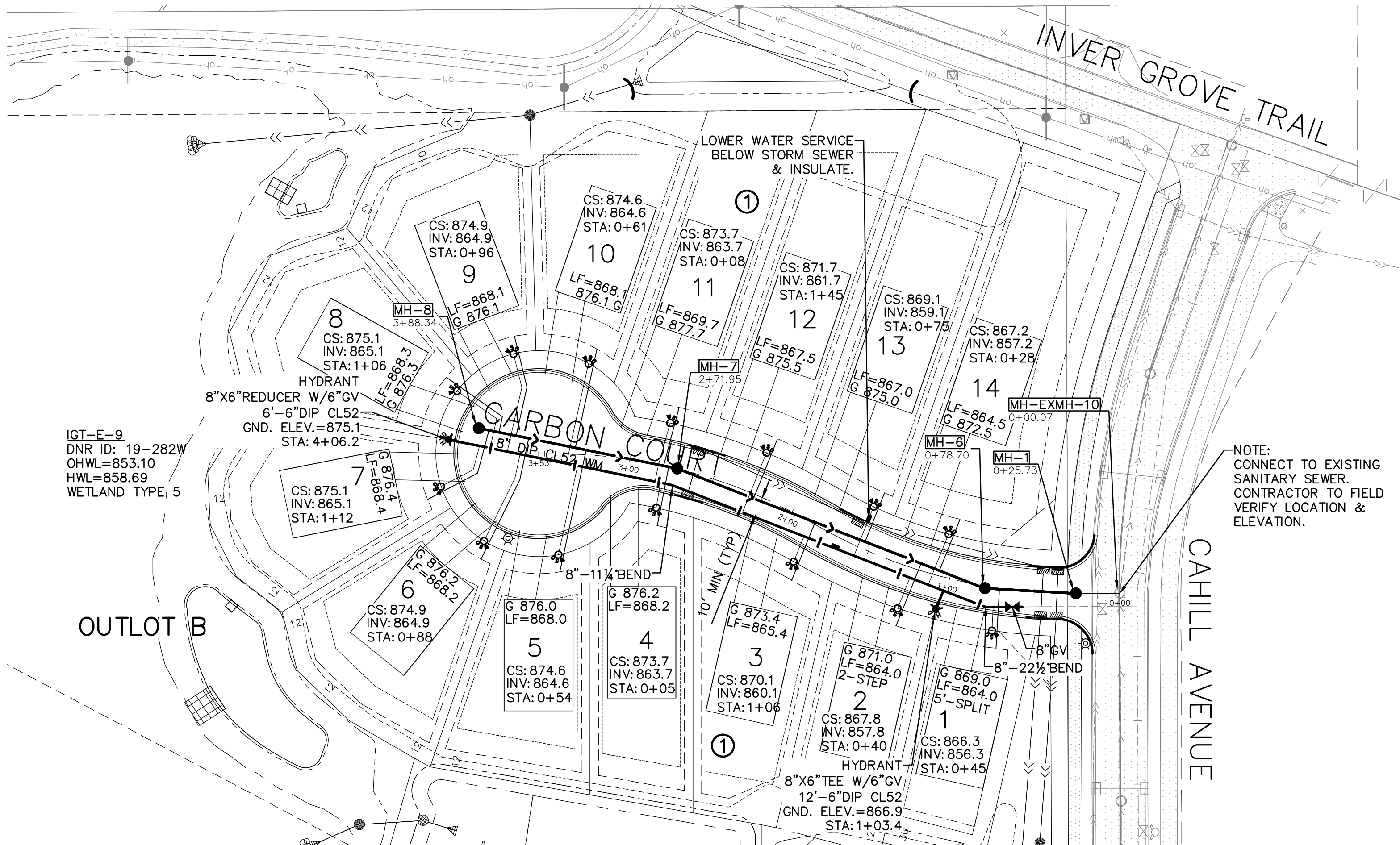
*NOTE:
SEE INFILTRATION &
RAINGARDEN CROSS SECTION
DETAIL ON SHEET 6.3



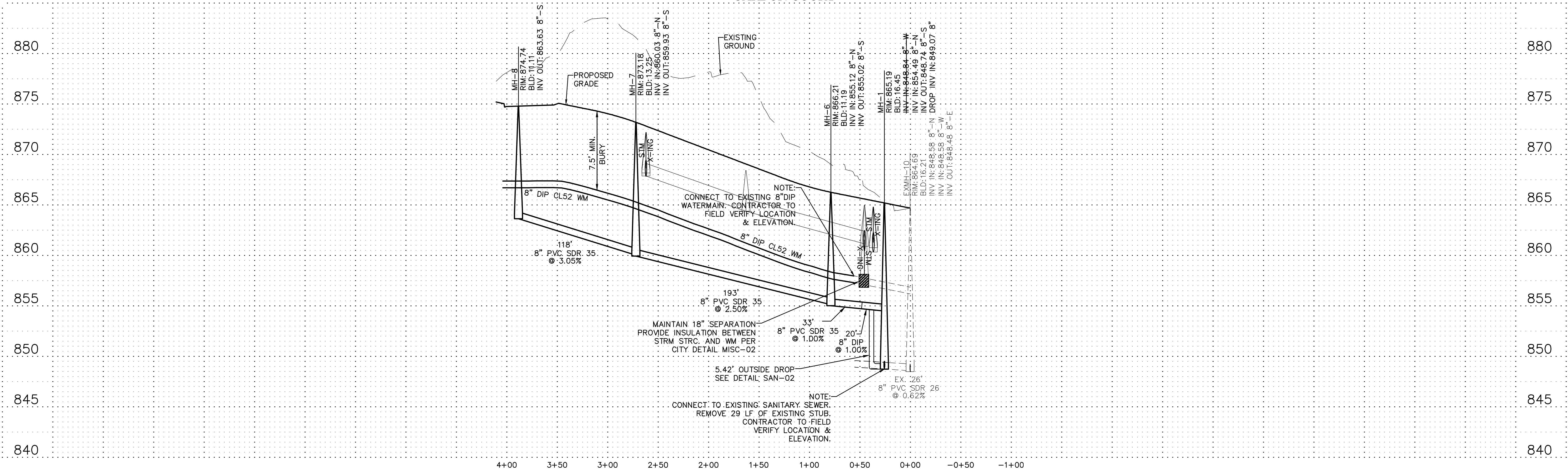
BENCH MARK
TNH 400' WEST CAHILL
AVE. & INNER GROVE
TRAIL INT.
ELEV=870.62

SANITARY & WATERMAIN CONSTRUCTION NOTES

1. SANITARY SEWER SERVICE WYES ARE STATIONED FROM DOWNSTREAM MANHOLES.
2. WATER MAIN SERVICES SHALL TERMINATE AT THE ROW. SANITARY SERVICES SHALL EXTEND 10' PAST ROW.
3. SANITARY SEWER TRACER WIRE BOX SHALL BE PLACED AT ROW.
4. IF SEWER SERVICE CONDUCTIVITY BOX OR WATER CURB BOX IS PLACE IN DRIVEWAY A FORD A-1 COVER OR EQUAL MUST BE PROVIDED. BOX MUST BE MARKED WITH SEWER OR WATER RESPECTIVELY.
5. ALL SANITARY SEWER SERVICES AND RISERS SHALL BE 4" P.V.C. (SDR 26), UNLESS OTHERWISE NOTED, WITH A MINIMUM SERVICE GRADE OF 2%.
6. WATER SERVICES ARE 3' UP STREAM FROM SANITARY SERVICE WITH A MIN 7.5' BURY.
7. ALL WATER SERVICES SHALL BE 1" (TYPE "K") COPPER UNLESS OTHERWISE NOTED.
8. ALL D.I.P. WATER MAIN SHALL BE CLASS 52 WITH BAGGED UNLESS OTHERWISE NOTED.
9. ALL HYDRANTS SHALL BE PLACED 4' BEHIND CURB. ALL HYDRANT G.V. SHALL BE 1' BEHIND CURB.
10. SANITARY SEWER PIPE SDR 35 & 26 SHALL BE ASTM D-3034A.
11. ALL UTILITY CONFLICTS SHALL BE RESOLVED ACCORDING TO CITY STANDARD SPECIFICATIONS.
12. CONTRACTOR RESPONSIBLE FOR ALL TRENCH DESIGN AND MEETING ALL OSHA REGULATIONS.
13. MAINTAIN 10' HORIZONTAL AND 1.5' VERTICAL SEPARATION BETWEEN SANITARY SEWER AND WATERMAIN.
14. SANITARY SEWER INVERT ELEVATIONS ARE AT END OF SERVICE.
15. VALVES CONTROLLED BY UTILITIES DEPT. ONLY, CONTACT DAN HELLING 651-450-2565.
16. DEFLECTION TESTING FOR ALL NON-RIGID PIPE SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE FOR 30 DAYS.
17. THE SEWER AND WATER SERVICES SHALL BE INCLUDED IN THE PRESSURE AND LEAKAGE TESTING REQUIREMENTS FOR THE MAIN LINES.
18. ALL DIP SANITARY SEWER SHALL HAVE CERAMIC EPOXY LINING.



BENCH MARK
TNH 400' WEST CAHILL
AVE. & INVER GROVE
TRAIL INT.
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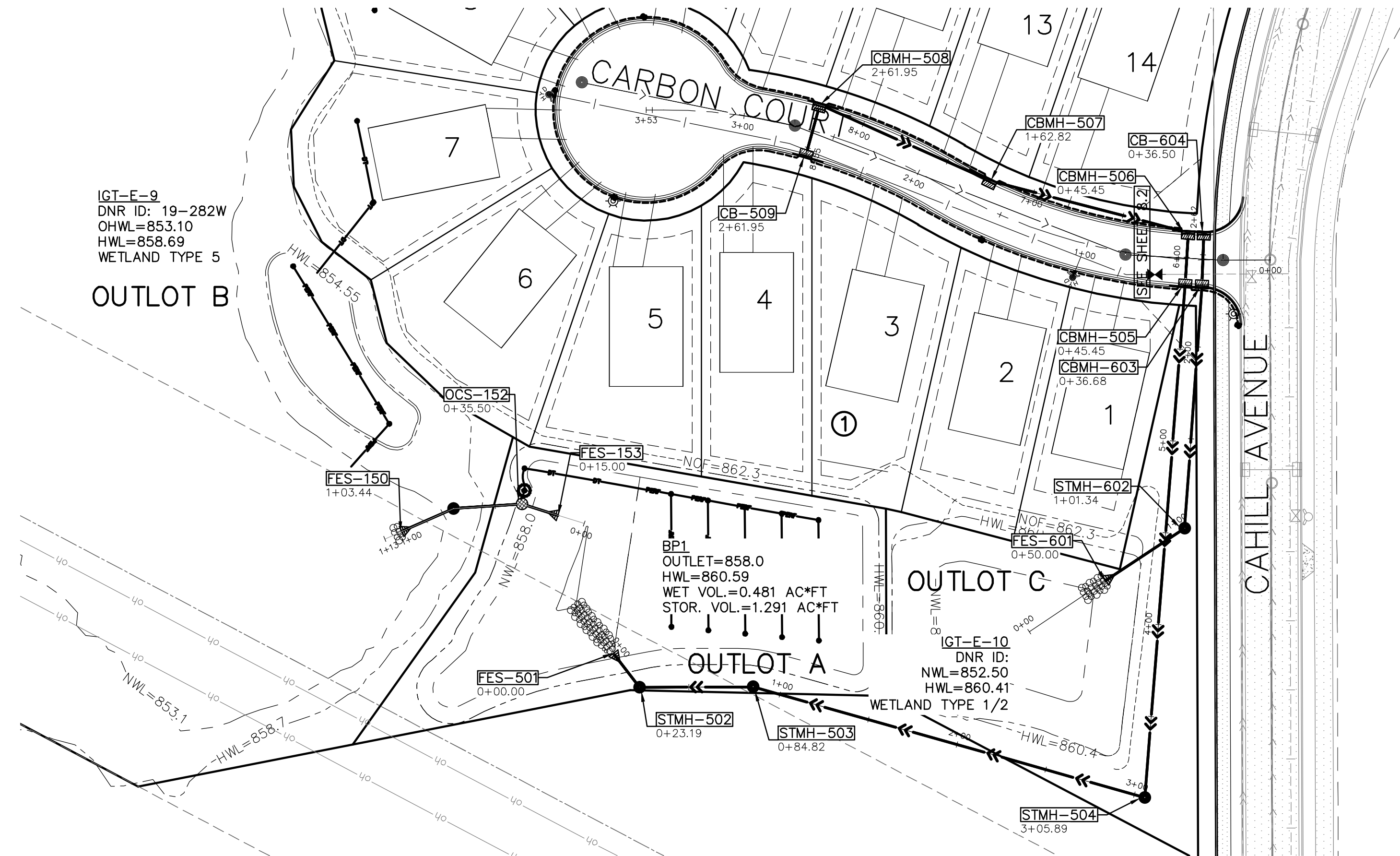
Date: 5-29-2020
Designed: JMM
Drawn: MPC

**SANITARY SEWER & WATERMAIN
CONSTRUCTION**

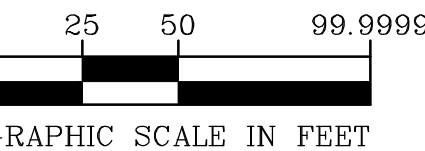
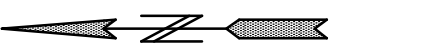
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PINE BEND ESTATES
INVER GROVE HEIGHTS, MINNESOTA

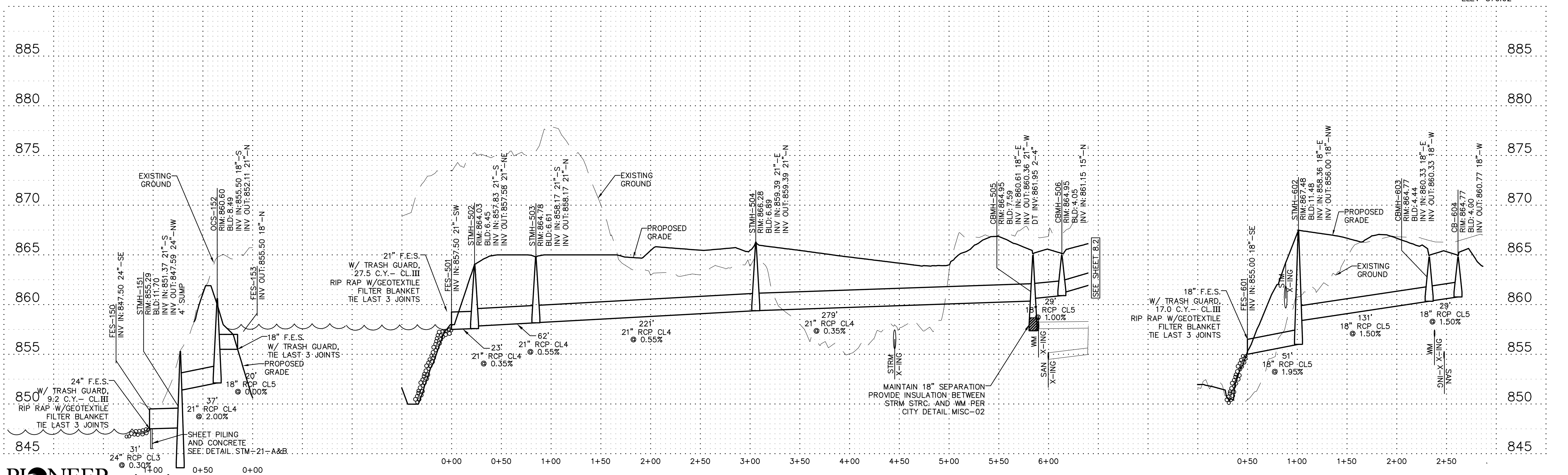
7.1 OF 22



- STORM SEWER CONSTRUCTION NOTES**
1. FINAL STRUCTURE OFF-SET TO BE VERIFIED BY CONTRACTOR AND INSPECTOR BASED ON MATERIAL SUPPLIED TO PROJECT. FIELD STAKING SET ACCORDING TO BACK OF CURB.
 2. INSTALL SEDIMENT CONTROL BARRIER INSERTS ON ALL CATCH BASINS (SEE DETAIL EC-04)
 3. SEE SHEET 8.2 FOR DRAINTILE INFORMATION
 4. R-4342 CASTING SHALL HAVE CONCRETE FRAME (SEE DETAIL STM-07)
 5. PLACE ANTI-SEEPAGE COLLAR AROUND STORM PIPE THAT IS PLACED IN EMBANKMENTS THAT WILL HOLD WATER & ON STEEP PIPE. ENSURE EMBANKMENT MATERIAL HAS CHARACTERISTICS TO CONTAIN WATER (SCS STANDARDS)



BENCH MARK
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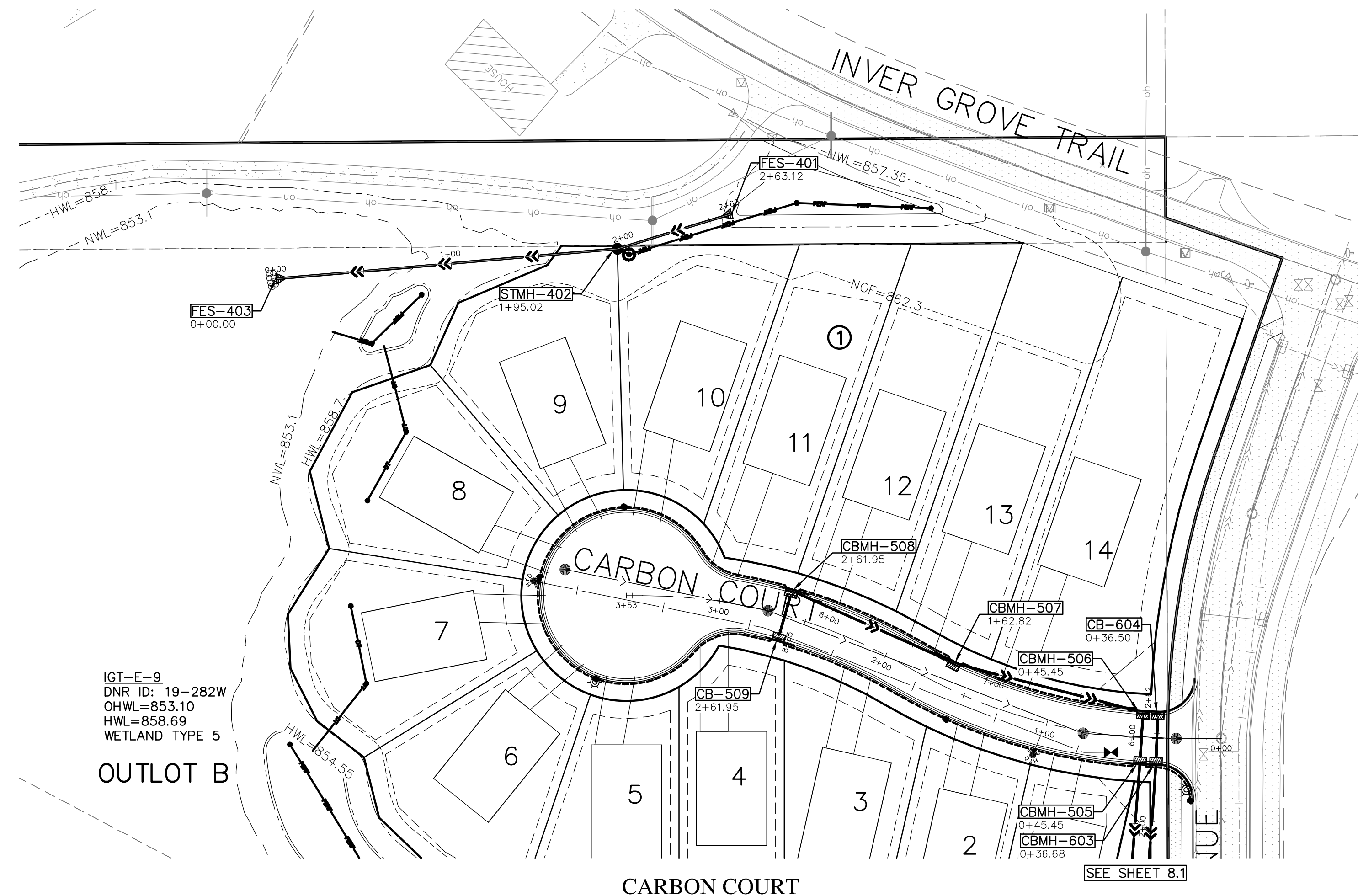
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STORM SEWER CONSTRUCTION

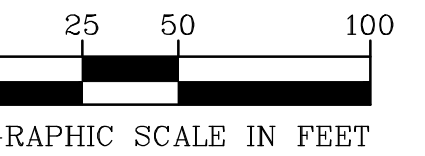
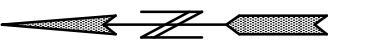
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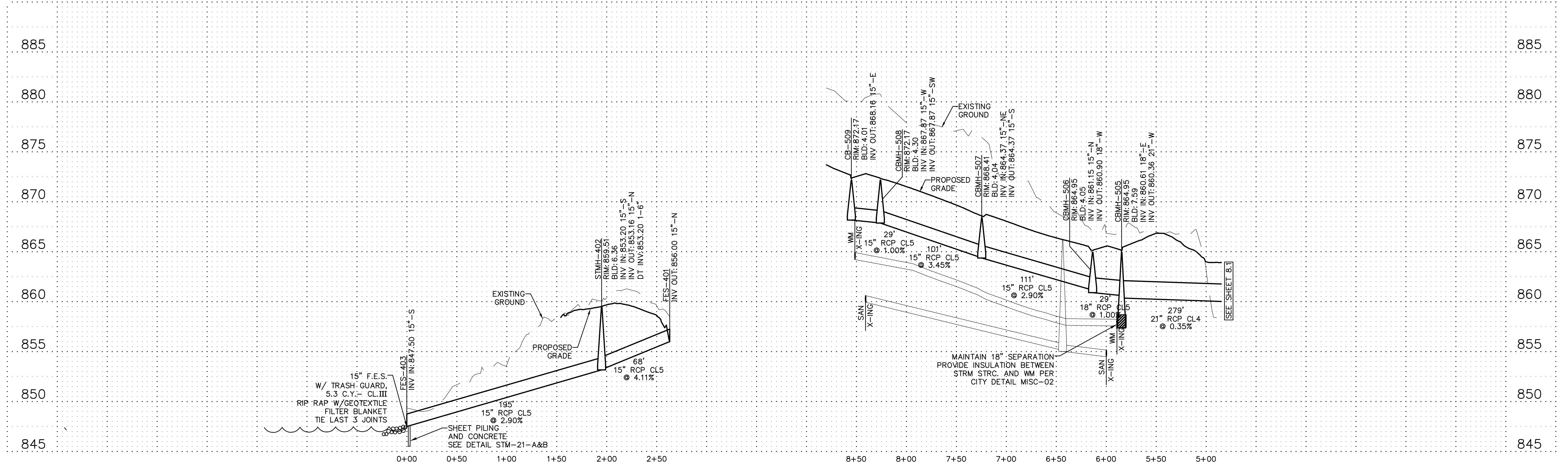
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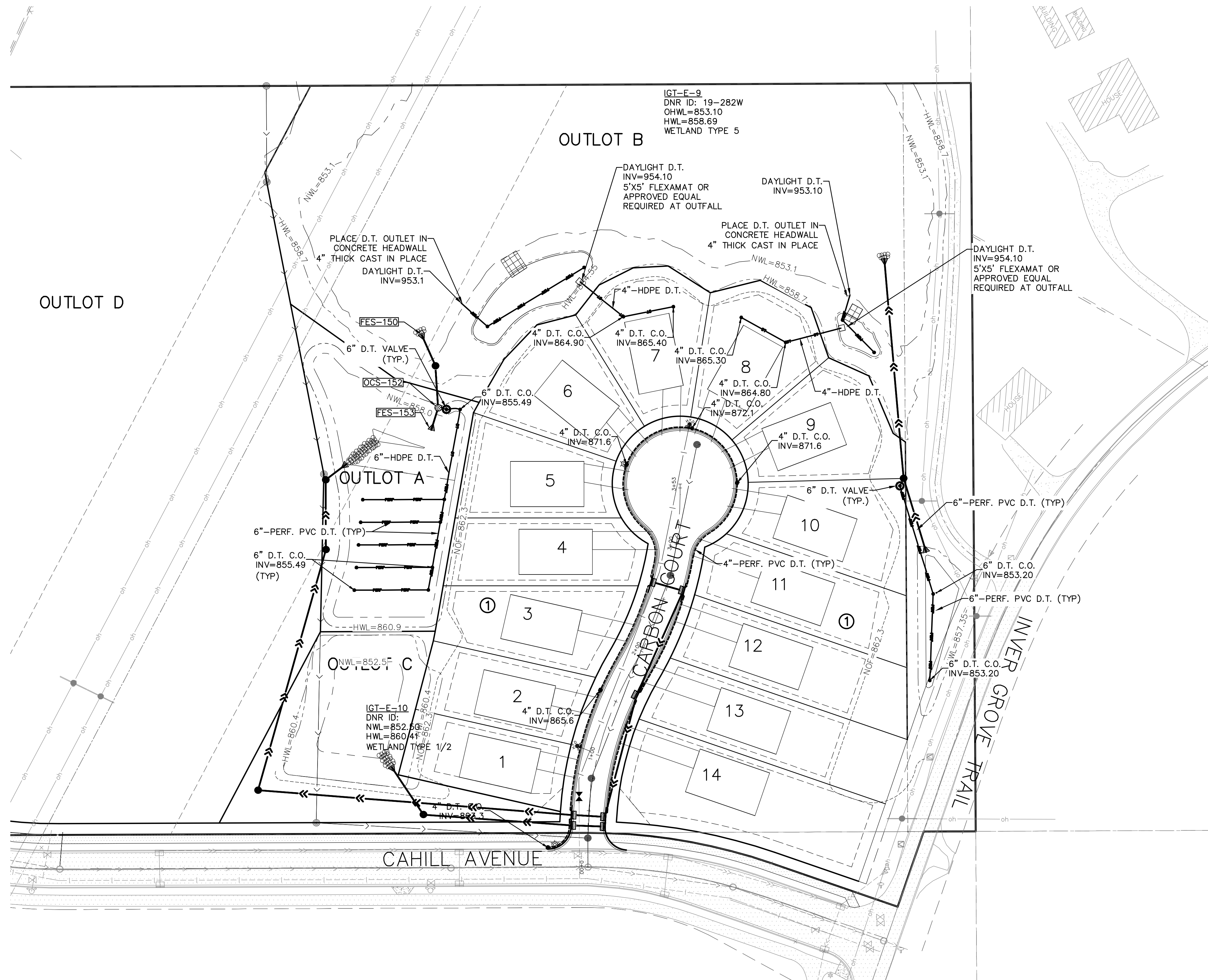
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Drawn MPC

STORM SEWER CONSTRUCTION

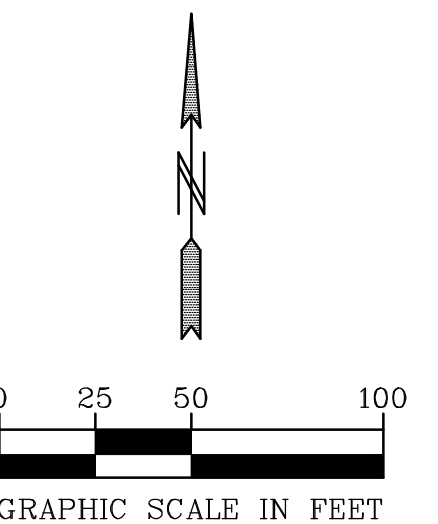
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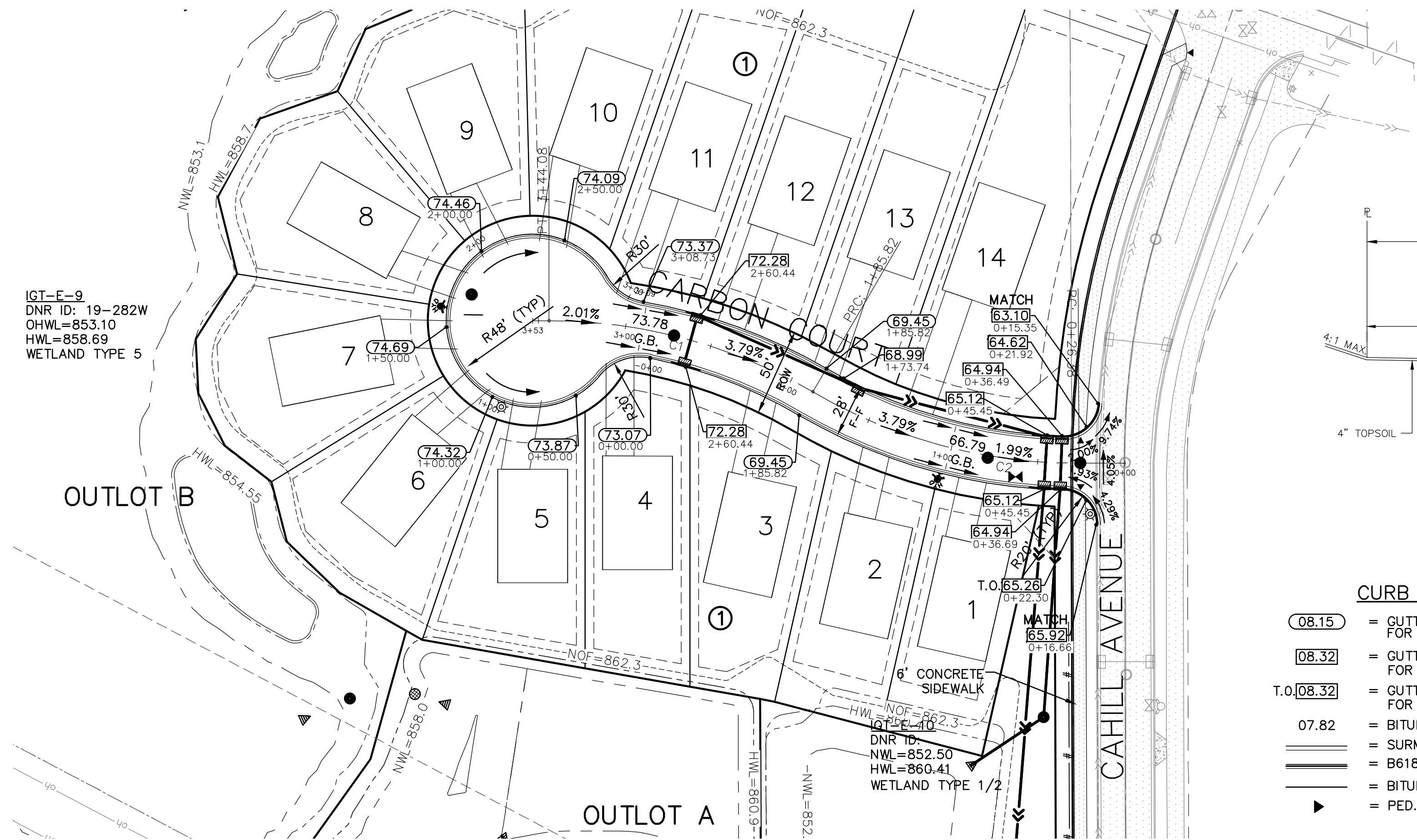
8.2 OF 22



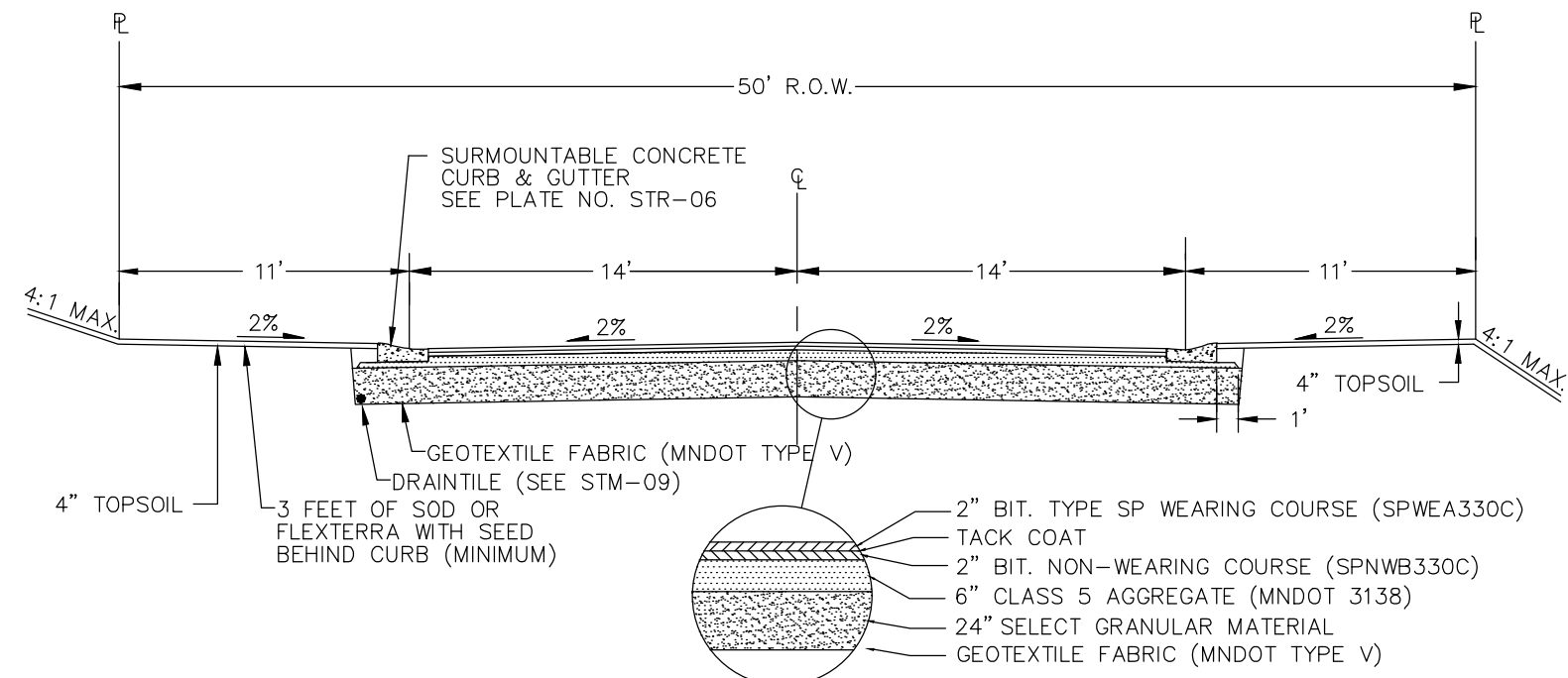
- DRAINTILE NOTES:**
1. INFILTRATION BASIN DRAINTILE TO BE 4-INCH WITH KNIT SOCK, VALVES, AND SCREW CAP CLEANOUTS.
 2. ALL DRAINTILE TO DAYLIGHT INTO MANHOLE, CATCHBASIN OR INTO A HEADWALL STRUCTURE.
 3. CLEANOUTS SHALL BE PROTECTED WITH A FORD A-1 COVER.
 4. ALL BASINS SHALL HAVE A 4-INCH INSPECTION TUBE INSTALLED WITH SCREW CAP. (SEE DETAIL STM-14)



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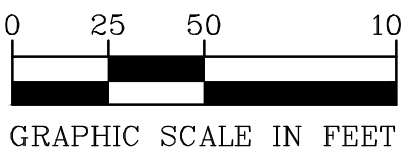
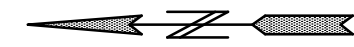


CURVE TABLE						
CURVE	DELTA	LENGTH	RADIUS	TANGENT	PC	PT
C1	30°13'35"	158.26	300.00	81.02	1+85.82	3+44.08
C2	30°27'04"	159.44	300.00	81.65	0+26.38	1+85.82

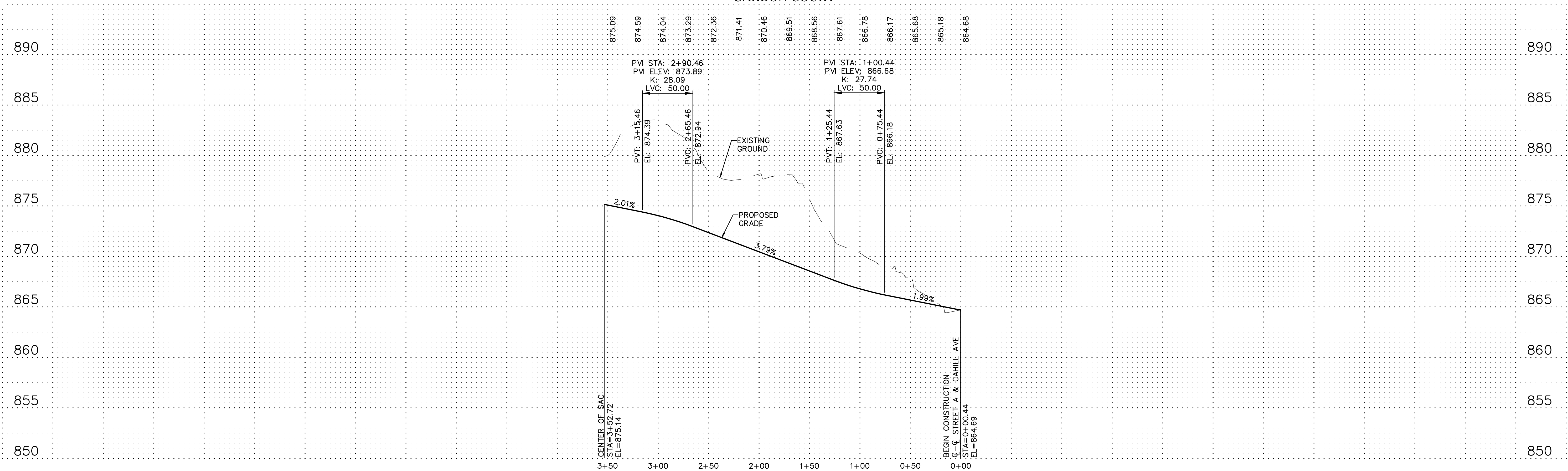


CURB LEGEND

- 08.15 = GUTTER LINE ELEVATION FOR D428 SURMOUNTABLE CURB
- 08.32 = GUTTER LINE ELEVATION FOR B618 CURB
- T.O. 08.32 = GUTTER LINE ELEVATION FOR TIP OUT B618 CURB
- 07.82 = BITUMINOUS ELEVATION
- = SURMOUNTABLE D428 CURB & GUTTER (CITY PLATE STR-06)
- = B618 CURB & GUTTER (CITY PLATE STR-06)
- = BITUMINOUS EDGE
- ▶ = PED. RAMP (CITY PED. CURB RAMP DETAILS)



BENCH MARK
TNH 400' WEST CAHILL AVE. & INVER GROVE TRAIL INT.
ELEV=870.62



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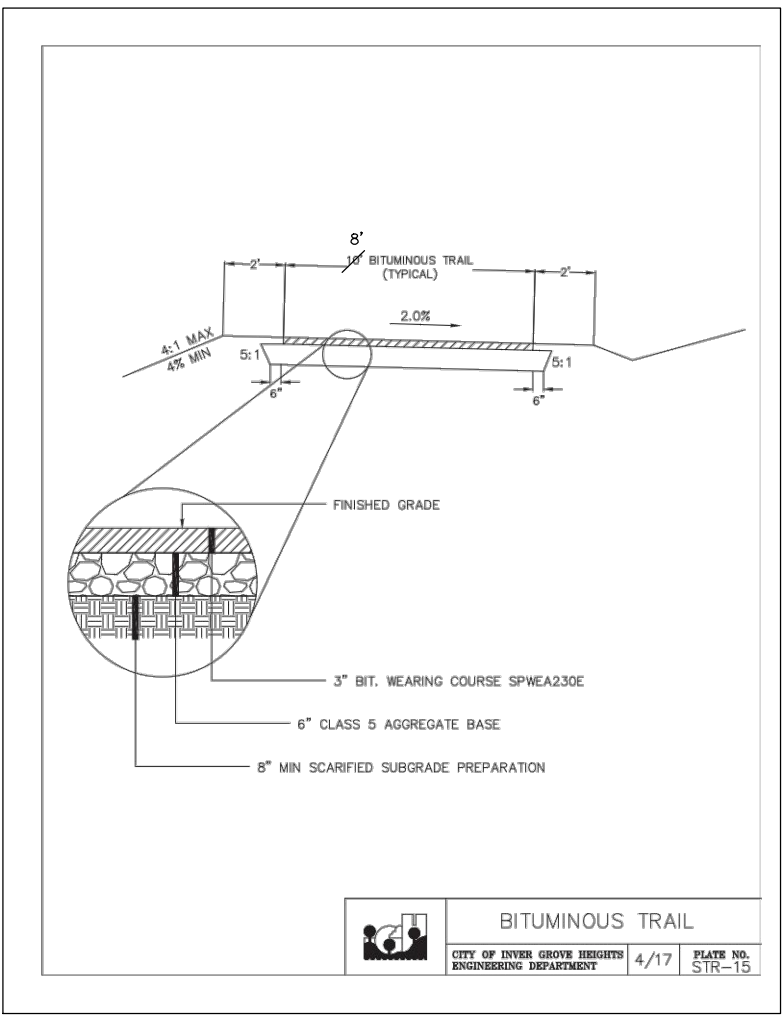
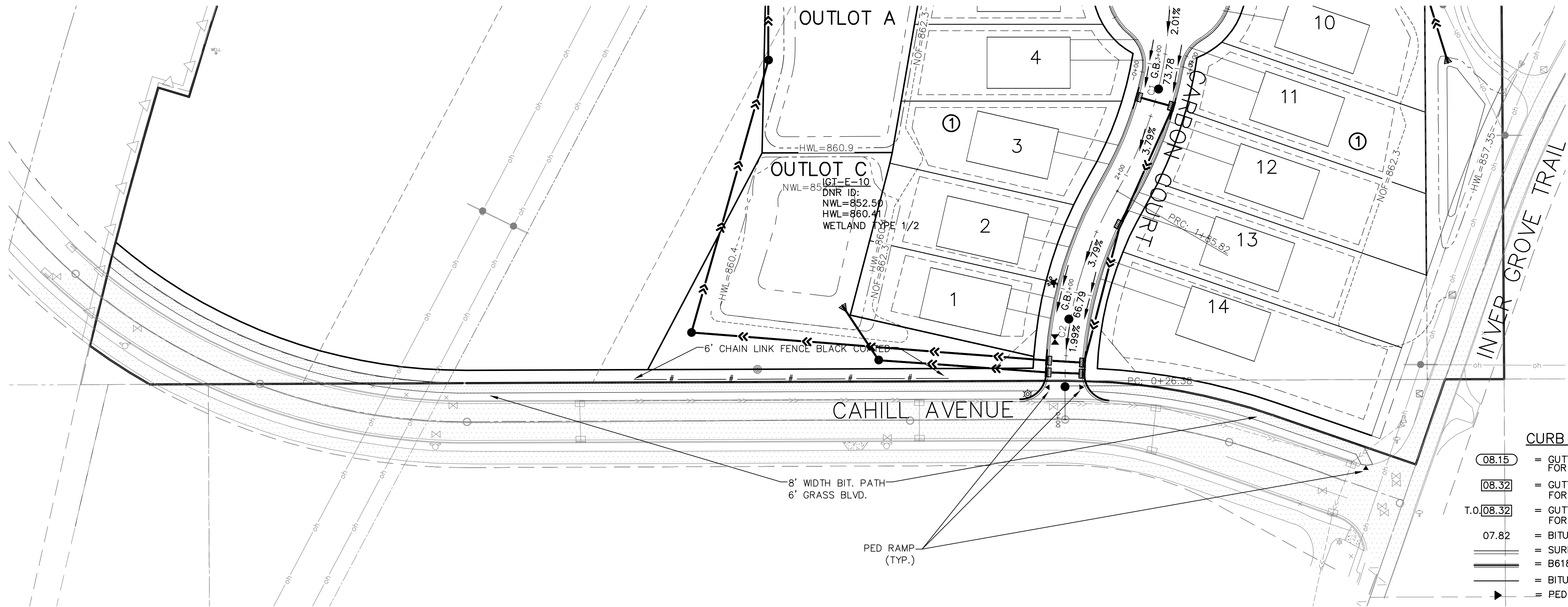
Date: 5-29-2020
Designed: JMM
Drawn: MPC

STREET CONSTRUCTION

ALLIANT VENTURES III, LLC
4655 NICHOLS ROAD, STE. 106
EAGAN, MN 55122

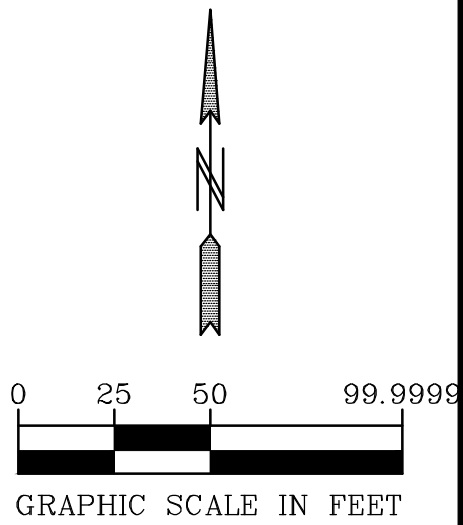
PINE BEND ESTATES
INVER GROVE HEIGHTS, MINNESOTA

9.1 OF 22

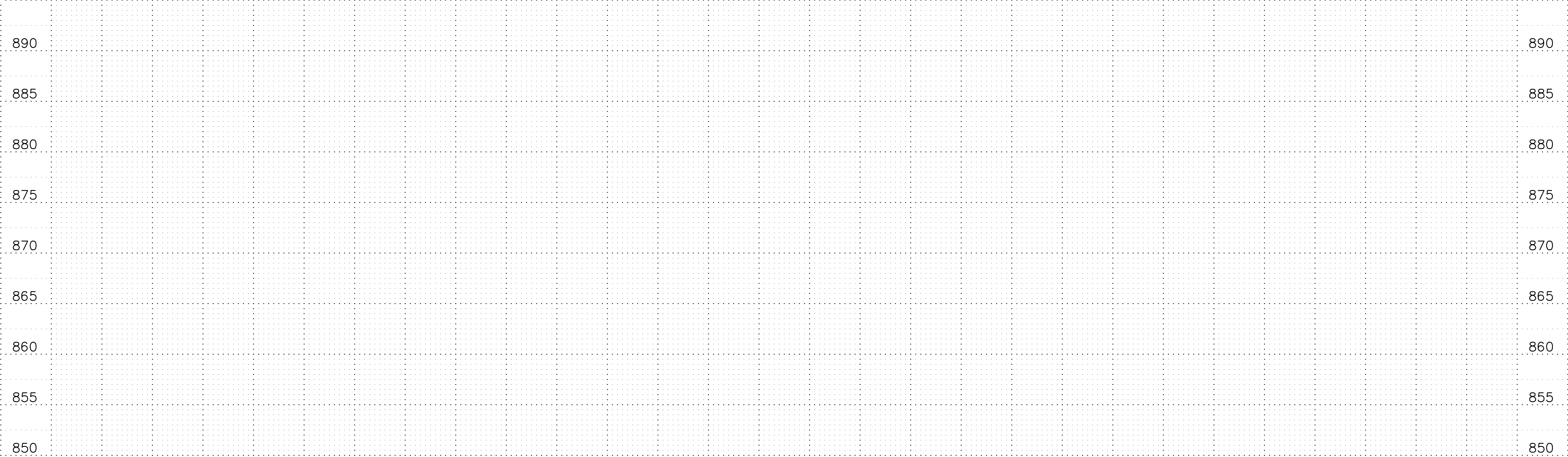


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4. 7-30-2020 City Comments

Date

5-29-2020

Designed

JMM

Drawn

MPC

STREET CONSTRUCTION

ALLIANT VENTURES III, LLC
4655 NICHOLS ROAD, STE. 106
EAGAN, MN 55122

PINE BEND ESTATES
INVER GROVE HEIGHTS, MINNESOTA

9.2 OF 22

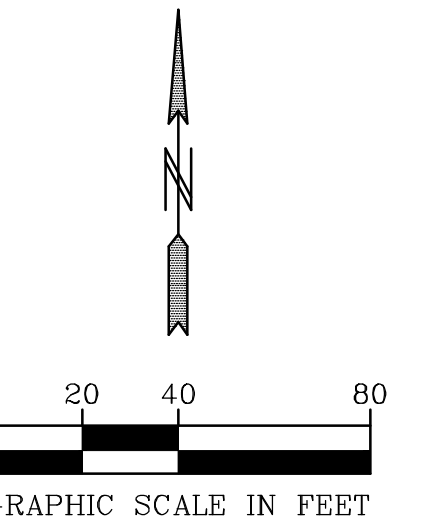
Appendix B

Inver Grove Trail

Wetland Fill

by

Pioneer Engineering



BENCH MARK
TNH 400' WEST CAHILL
AVE. & INVER GROVE
TRAIL INT.
ELEV=870.62

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Reg. No. 45831
Date 11-1-2019

Revisions
1. 1-28-20 Client/City Comments
2. 3-30-20 Client/City Comments
3. 5-21-20 Wetland Mit. Comments

Date 11-1-19
Designed JMM
Drawn MSN

WETLAND FILL

ALLIANT VENTURES III, LLC
4655 NICHOLS ROAD, STE. 106
EAGAN, MN 55122

INVER GROVE TRAIL
INVER GROVE HEIGHTS, MINNESOTA

7.1 OF 19

Appendix C

Wetland Delineation Report

by

Midwest Natural Resources, Inc.

(dated 8-16-19)

WETLAND DELINEATION REPORT

9697 INVER GROVE TRAIL INVER GROVE HEIGHTS, MINNESOTA

Prepared for:
Alliant Ventures III, LLC.
4655 Nicols Rd., Suite 106
Eagan, MN 55122



AUGUST 16, 2019

Prepared by:
Midwest Natural Resources, Inc.
1032 West 7th Street, Suite 150
St. Paul, Minnesota 55102



Table of Contents:

Introduction.....	1
Objective.....	1
Methods.....	1
Climate Data.....	1
Results.....	2
Table 1. Wetland Classification, Type and Area.....	2

Appendices:

Appendix A.	Supporting Site Figures
	Figure 1. Site Location
	Figure 2. National Wetlands Inventory
	Figure 3. Soil Survey
	Figure 4. Minnesota DNR Public Waters Inventory
	Figure 5. Delineated Wetland Boundaries
Appendix B.	Representative Site Photographs
Appendix C.	Wetland Determination Data Forms
Appendix D.	Recent Climatic Conditions
	Table 1. Monthly Average High Temperature

Introduction

Midwest Natural Resources, Inc. (MNR) was contracted by Alliant Ventures III, LLC. to provide wetland delineation services for the 15 acre property located at 9697 Inver Grove Trail in Inver Grove Heights, Dakota County, Minnesota (**Appendix A, Figure 1**). On August 6th, 2019 MNR conducted a routine wetland delineation within the 15 acre survey area to determine current wetland boundaries. In all, the boundaries of two wetland areas were delineated within the survey area.

Objective

To determine and delineate the current wetland boundaries located within the 15 acre survey area. This information will be used for planning for a residential development.

Methods

Prior to conducting the fieldwork, existing data were reviewed. These data include the U.S. Fish and Wildlife Service National Wetlands Inventory and the MN DNR National Wetlands Inventory Update June, 2013 (**Appendix A, Figure 2**), the U.S. Department of Agriculture digital Soil Survey of Dakota County (**Appendix A, Figure 3**), and the Minnesota Department of Natural Resources Public Waters Inventory (PWI) (**Appendix A, Figure 4**). Recent climate data (precipitation and temperature) were also obtained for the survey location.

Delineation efforts were based on the Routine “Onsite” Determination Method contained in the U.S. Army Corps of Engineers Midwest Supplement Version 2.0, Aug. 2010 to the 1987 Wetlands Delineation Manual Technical Report Y-87_1. According to this methodology, wetland boundaries are determined based on the evaluation of the three parameters (hydric soil, hydrophytic vegetation, and wetland hydrology) required for an area to be defined as a wetland. The wetland boundary for both wetlands on-site were identified as the upper-most extent of each area that met the criteria required to be defined as a wetland: hydric soils, hydrophytic vegetation, and wetland hydrology. Wetland A and B’s delineated boundaries were marked with pink pin flags with representative letters and numbers A1-A12 and B1-B23 (**Appendix A, Figures 5**).

For the wetlands within the property, a sample transect was established where the wetland/upland transition occurs. At each of the transects, the vegetation, soils, and hydrology were investigated at two positions in the landscape, one within the wetland and one within the upland. Vegetation, soils, and hydrology were documented following the aforementioned delineation protocols. Soils were characterized based on soil matrix/mottle colors and texture, as well as the presence/absence of hydric soil indicators. The dominant vascular plant species were identified and the cover was estimated visually. The indicator status of the dominant plant species was taken from the *State of Minnesota 2016 Wetland Plant List* (Lichvar, R.W., D.L. Banks Kirchner, and N.C. Melvin. 2016. The National Wetland Plant List. 2016 wetland ratings. Phytoneuron 2016-30. Published 28 April 2016. ISSN 2153 733X). Hydrologic indicators (i.e. presence/absence of inundated and/or saturated soils, drift lines, drainage patterns, water marks, etc.) were evaluated to determine wetland hydrology. Finally, the wetlands were classified based on the Cowardin, Circular 39 and Eggers & Reed wetland descriptions. All collected field data is summarized in the Wetland Determination Data Forms (Midwest Region) included in this report (**Appendix C**).

Climate Data

To provide context for the wetland survey effort, recent climatic conditions were investigated for the local area, including precipitation and temperature data and are included in **Appendix D**.

Results

The land located within the 15 acre survey area is comprised of a vacant residence with outbuildings, upland grassland with scattered trees, box elder dominated woodlands, and two wetland areas. In total, MNR delineated and located the boundaries of two wetlands located within the 15 acre property.

The following is a table that summarizes the delineated wetlands by Circular 39 type, Cowardin classification, Eggers and Reed Plant Community and by size in acres.

Table 1. Wetland Classification, Type and Area

Wetland	Circular 39 Type/s	Cowardin Classification	Eggers and Reed Plant Community Type	Size (acres)
A	1/2	PEMA/B	Seasonally Flooded Basin/Fresh Wet Meadow	0.11 ac.
B	5	PUBG	Open Water	1.61 ac.

Both wetlands were delineated using methods and criteria that follow the U.S. Army Corps of Engineers Wetlands Delineation Manual (1987) and the Regional Supplement to the COE Wetland Delineation Manual: Midwest Version 2.0, Aug. 2010. The boundaries of Wetlands A and B were flagged and located by MNR and also located by Pioneer Engineering, P.A.

Wetland A

Wetland A is a Type 1/2 (PEMA/B; Seasonally Flooded Basin/Fresh Wet Meadow) wetland located in the south central part of the property and is approximately 0.11 acre in size. Plant species documented at the wetland sample point for Wetland A includes river bulrush (*Schoenoplectus fluviatilis*) and reed canary grass (*Phalaris arundinacea*). Plant species documented at the upland sample point for Wetland A includes box elder (*Acer negundo*), tatarian honeysuckle (*Lonicera tatarica*), common buckthorn (*Rhamnus cathartica*), motherwort (*Leonurus cardiaca*), garlic mustard (*Allaria petiolata*), and white snakeroot (*Ageratina altissima*).

From the digital U.S. Department of Agriculture Soil Survey for Dakota County, the soils mapped within the area of Wetland A are described as Quam silt loam which is mapped as a hydric soil. The soils investigated within the wetland soil sample met the Redox Dark Surface (F6) hydric soil indicator. Wetland hydrology indicators observed at the wet point for Wetland A include two secondary indicators: geomorphic position (D2) and FAC-neutral test (D5).

Wetland B

Wetland B is a Type 5 (PUBG; Open Water) wetland located along the northern property line and is approximately 1.61 acre in size within the property boundary. This wetland extends off-site to the north as a similar type wetland. This wetland has a very narrow fringe of emergent vegetation around its perimeter. Plant species documented at the wetland sample point for Wetland B includes reed canary grass (*Phalaris arundinacea*), narrow leaf cattail (*Typha angustifolia*) and boneset (*Eupatorium perfoliatum*). Plant species documented at the upland sample point for Wetland B includes Canada goldenrod (*Solidago canadensis*), Kentucky bluegrass (*Poa pratensis*), common yarrow (*Achillea millefolium*) and dandelion (*Taraxacum officinale*).

From the digital U.S. Department of Agriculture Soil Survey for Anoka County, the soils mapped within the area of Wetland B are described as water. The soils investigated within the wetland soil sample met the Redox Dark Surface (F6) hydric soil indicator. Wetland hydrology indicators observed at the wet point for

Wetland B include one primary and two secondary indicators: surface water (A1), geomorphic position (D2) and FAC-neutral test (D5). The wetland sample point was advanced in standing water with a depth of 4”.

Non-Wetland Area 1

Non-Wetland Area 1 is a small depressional area located just west of Inver Grove Trail within the property. Plant species documented at the sample point for Area 1 includes box elder (*Acer negundo*), common burdock (*Arctium minus*), white snakeroot (*Ageratina altissima*) and enchanter’s nightshade (*Circaea canadensis*). From the digital U.S. Department of Agriculture Soil Survey for Dakota, the soils mapped within the area of Area 1 is described as Spillville loam, occasionally flooded which is listed as a hydric soil. The soils investigated within the area did not meet any hydric soil indicators. Wetland hydrology indicators observed for this area include just one secondary indicator: geomorphic position (D2).

The determination of this area being non-wetland was based on having non-hydric soil present, a dominance of upland vegetation growing throughout the depression and a lack of adequate wetland hydrology with only one secondary indicator of hydrology present.

Appendix A

Supporting Site Figures



Figure 1

Site Location
9697 Inver Grove Trail
Inver Grove Heights, MN



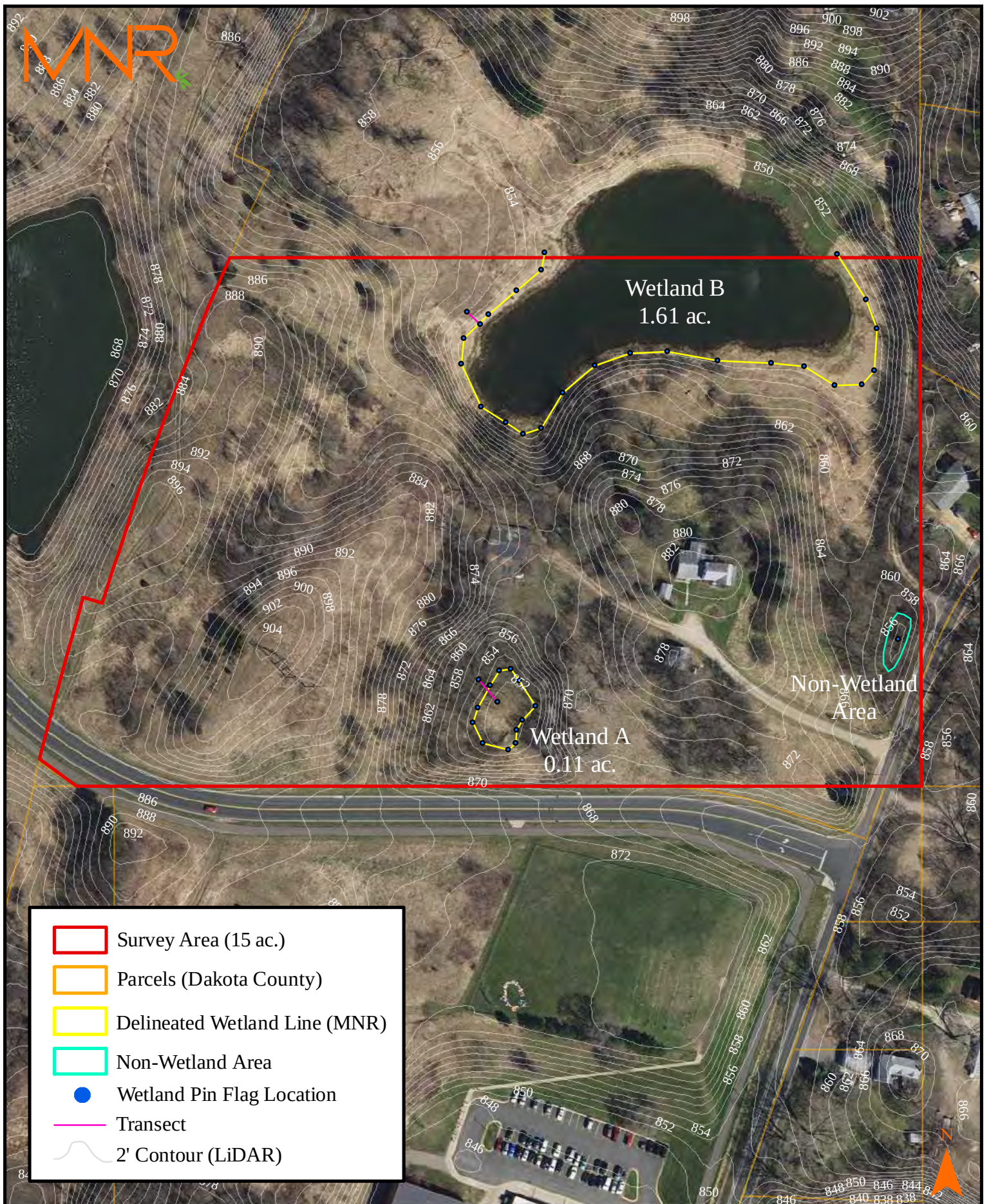
National Wetlands Inventory
9697 Inver Grove Trail
Inver Grove Heights, MN

Figure 2



MN DNR Public Waters Inventory Map
9697 Inver Grove Tail
Inver Grove Heights, MN

Figure 4



**Delineated Wetlands
9697 Inver Grove Tail
Inver Grove Heights, MN**

Figure 5

Appendix B

Representative Photos

Appendix B, Representative Photos

Wetland A



Photo of Wetland A, view from north side facing south across wetland.

Wetland A



Photo of Wetland A, view from southwest side facing northeast across wetland.

Wetland B



Photo of Wetland B from southwestern edge facing northeast across wetland.

Wetland B



Photo of Wetland B from eastern side facing west across wetland.

Area 1



Photo of Area 1 from its center facing north at typical vegetation growing within the depressional area.

Appendix C

Wetland Determination Data Forms

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: 9697 Inver Grove Trail City/County: Inver Grove Heights/Dakota Sampling Date: 2019-08-06
 Applicant/Owner: Alliant Ventures III, LLC. State: MN Sampling Point: 19-232-WA-W
 Investigator(s): Ken Arndt, MNR Section, Township, Range: 22, 27, 22
 Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): Concave
 Slope (%): 0-2% Lat: 44.808431 Long: -93.036435 Datum: WGS84
 Soil Map Unit Name: Quam silt loam NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☒ No _____	Is the Sampled Area within a Wetland? Yes ☒ No _____
Hydric Soil Present? Yes ☒ No _____	
Wetland Hydrology Present? Yes ☒ No _____	
Remarks:	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.00</u> (A/B)														
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____	Prevalence Index worksheet: <table border="0"> <tr> <td>Total % Cover of:</td> <td>Multiply by:</td> </tr> <tr> <td>OBL species <u>10</u></td> <td>x 1 = <u>10</u></td> </tr> <tr> <td>FACW species <u>5</u></td> <td>x 2 = <u>10</u></td> </tr> <tr> <td>FAC species <u>0</u></td> <td>x 3 = <u>0</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>15</u> (A)</td> <td><u>20</u> (B)</td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>10</u>	x 1 = <u>10</u>	FACW species <u>5</u>	x 2 = <u>10</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>15</u> (A)	<u>20</u> (B)
Total % Cover of:	Multiply by:																	
OBL species <u>10</u>	x 1 = <u>10</u>																	
FACW species <u>5</u>	x 2 = <u>10</u>																	
FAC species <u>0</u>	x 3 = <u>0</u>																	
FACU species <u>0</u>	x 4 = <u>0</u>																	
UPL species <u>0</u>	x 5 = <u>0</u>																	
Column Totals: <u>15</u> (A)	<u>20</u> (B)																	
Sapling/Shrub Stratum (Plot size: <u>15'</u>) 1. _____ 2. _____ 3. _____ 4. _____ 5. _____ _____ = Total Cover				Prevalence Index = B/A = <u>1.33</u>														
Herb Stratum (Plot size: <u>5'</u>) 1. <u>Schoenoplectus fluviatilis</u> <u>10</u> <u>Y</u> <u>OBL</u> 2. <u>Phalaris arundinacea</u> <u>5</u> <u>Y</u> <u>FACW</u> 3. _____ 4. _____ 5. _____ 6. _____ 7. _____ 8. _____ 9. _____ 10. _____ _____ = Total Cover																		
Woody Vine Stratum (Plot size: <u>30'</u>) 1. _____ 2. _____ _____ = Total Cover																		
3. _____ 4. _____ 5. _____ 6. _____ 7. _____ 8. _____ 9. _____ 10. _____ _____ = Total Cover																		
11. _____ 12. _____ _____ = Total Cover																		

Hydrophytic Vegetation Indicators:
☒ 1 - Rapid Test for Hydrophytic Vegetation
☒ 2 - Dominance Test is >50%
☒ 3 - Prevalence Index is ≤3.0¹
 ___ 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
 ___ Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ☒ No _____

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

Area is mostly bare ground due to being inundated earlier this season for an extended period of time.

SOIL

Sampling Point: 19-232-WA-W

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

Depth (inches)	Matrix		%	Redox Features				Type ¹	Loc ²	Texture	Remarks
	Color (moist)			Color (moist)		%					
0-8	10YR	3/2	90	2.5YR	4/6	10	C	M	CL	clay loam	
9-18	10YR	3/2	80	2.5YR	4/6	20	C	M	CL	clay loam	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.²Location: PL=Pore Lining, M=Matrix.**Hydric Soil Indicators:**

- ☐ Histosol (A1)
☐ Histic Epipedon (A2)
☐ Black Histic (A3)
☐ Hydrogen Sulfide (A4)
☐ Stratified Layers (A5)
☐ 2 cm Muck (A10)
☐ Depleted Below Dark Surface (A11)
☐ Thick Dark Surface (A12)
☐ Sandy Mucky Mineral (S1)
☐ 5 cm Mucky Peat or Peat (S3)

- ☐ Sandy Gleyed Matrix (S4)
☐ Sandy Redox (S5)
☐ Stripped Matrix (S6)
☐ Loamy Mucky Mineral (F1)
☐ Loamy Gleyed Matrix (F2)
☐ Depleted Matrix (F3)
☒ Redox Dark Surface (F6)
☐ Depleted Dark Surface (F7)
☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils³:

- ☐ Coast Prairie Redox (A16)
☐ Dark Surface (S7)
☐ Iron-Manganese Masses (F12)
☐ Very Shallow Dark Surface (TF12)
☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ☒ No ☐

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

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

- ☐ Surface Water (A1)
☐ High Water Table (A2)
☐ Saturation (A3)
☐ Water Marks (B1)
☐ Sediment Deposits (B2)
☐ Drift Deposits (B3)
☐ Algal Mat or Crust (B4)
☐ Iron Deposits (B5)
☐ Inundation Visible on Aerial Imagery (B7)
☐ Sparsely Vegetated Concave Surface (B8)

- ☐ Water-Stained Leaves (B9)
☐ Aquatic Fauna (B13)
☐ True Aquatic Plants (B14)
☐ Hydrogen Sulfide Odor (C1)
☐ Oxidized Rhizospheres on Living Roots (C3)
☐ Presence of Reduced Iron (C4)
☐ Recent Iron Reduction in Tilled Soils (C6)
☐ Thin Muck Surface (C7)
☐ Gauge or Well Data (D9)
☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches): _____
 Water Table Present? Yes ☐ No ☒ Depth (inches): _____
 Saturation Present? Yes ☐ No ☒ Depth (inches): _____
 (includes capillary fringe)

Wetland Hydrology Present? Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: 9697 Inver Grove Trail City/County: Inver Grove Heights/Dakota Sampling Date: 2019-08-06
 Applicant/Owner: Alliant Ventures III, LLC. State: MN Sampling Point: 19-232-WA-U
 Investigator(s): Ken Arndt, MNR Section, Township, Range: 22, 27, 22
 Landform (hillslope, terrace, etc.): Side slope Local relief (concave, convex, none): Concave
 Slope (%): 3-7% Lat: 44.808564 Long: -93.036559 Datum: WGS84
 Soil Map Unit Name: Kingsley NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No ☒	Is the Sampled Area within a Wetland? Yes _____ No ☒
Hydric Soil Present? Yes _____ No ☒	
Wetland Hydrology Present? Yes _____ No ☒	
Remarks:	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>50.00</u> (A/B)																
1. <u>Acer negundo</u>	<u>70</u>	<u>Y</u>	<u>FAC</u>																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____	Prevalence Index worksheet: <table border="0"> <tr> <td>Total % Cover of:</td> <td>Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>115</u></td> <td>x 3 = <u>345</u></td> </tr> <tr> <td>FACU species <u>65</u></td> <td>x 4 = <u>260</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>180</u> (A)</td> <td><u>605</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>3.36</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>115</u>	x 3 = <u>345</u>	FACU species <u>65</u>	x 4 = <u>260</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>180</u> (A)	<u>605</u> (B)	Prevalence Index = B/A = <u>3.36</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0</u>	x 1 = <u>0</u>																			
FACW species <u>0</u>	x 2 = <u>0</u>																			
FAC species <u>115</u>	x 3 = <u>345</u>																			
FACU species <u>65</u>	x 4 = <u>260</u>																			
UPL species <u>0</u>	x 5 = <u>0</u>																			
Column Totals: <u>180</u> (A)	<u>605</u> (B)																			
Prevalence Index = B/A = <u>3.36</u>																				
Sapling/Shrub Stratum (Plot size: <u>15'</u>) 1. <u>Lonicera tatarica</u> <u>50</u> <u>Y</u> <u>FACU</u> 2. <u>Rhamnus cathartica</u> <u>10</u> <u>N</u> <u>FAC</u> 3. _____ 4. _____ 5. _____ <u>70</u> = Total Cover																				
Herb Stratum (Plot size: <u>5'</u>) 1. <u>Leonurus cardiaca</u> <u>30</u> <u>Y</u> <u>ndefine</u> 2. <u>Alliaria petiolata</u> <u>30</u> <u>Y</u> <u>FAC</u> 3. <u>Ageratina altissima</u> <u>15</u> <u>N</u> <u>FACU</u> 4. <u>Rhamnus cathartica</u> <u>5</u> <u>N</u> <u>FAC</u> 5. _____ 6. _____ 7. _____ 8. _____ 9. _____ 10. _____ <u>80</u> = Total Cover																				
Woody Vine Stratum (Plot size: <u>30'</u>) 1. _____ 2. _____ <u>0</u> = Total Cover																				
Remarks: (Include photo numbers here or on a separate sheet.) <u>20% of herb layer is bare ground</u>																				

SOIL

Sampling Point: 19-232-WA-U

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)									
Depth (inches)	Matrix		%	Redox Features			Texture	Remarks	
	Color (moist)			Color (moist)	%	Type ¹			Loc ²
0-16	10YR	3/2	100				FSL	fine sandy loam	
¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.							² Location: PL=Pore Lining, M=Matrix.		
Hydric Soil Indicators:							Indicators for Problematic Hydric Soils³:		
☐ Histosol (A1)			☐ Sandy Gleyed Matrix (S4)			☐ Coast Prairie Redox (A16)			
☐ Histic Epipedon (A2)			☐ Sandy Redox (S5)			☐ Dark Surface (S7)			
☐ Black Histic (A3)			☐ Stripped Matrix (S6)			☐ Iron-Manganese Masses (F12)			
☐ Hydrogen Sulfide (A4)			☐ Loamy Mucky Mineral (F1)			☐ Very Shallow Dark Surface (TF12)			
☐ Stratified Layers (A5)			☐ Loamy Gleyed Matrix (F2)			☐ Other (Explain in Remarks)			
☐ 2 cm Muck (A10)			☐ Depleted Matrix (F3)			³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.			
☐ Depleted Below Dark Surface (A11)			☐ Redox Dark Surface (F6)						
☐ Thick Dark Surface (A12)			☐ Depleted Dark Surface (F7)						
☐ Sandy Mucky Mineral (S1)			☐ Redox Depressions (F8)						
☐ 5 cm Mucky Peat or Peat (S3)									
Restrictive Layer (if observed):									
Type: _____							Hydric Soil Present? Yes _____ No ☒		
Depth (inches): _____									
Remarks:									

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (minimum of two required)	
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9)	☐ Surface Soil Cracks (B6)	
☐ High Water Table (A2)	☐ Aquatic Fauna (B13)	☐ Drainage Patterns (B10)	
☐ Saturation (A3)	☐ True Aquatic Plants (B14)	☐ Dry-Season Water Table (C2)	
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☐ Crayfish Burrows (C8)	
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)	☐ Saturation Visible on Aerial Imagery (C9)	
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Stunted or Stressed Plants (D1)	
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☐ Geomorphic Position (D2)	
☐ Iron Deposits (B5)	☐ Thin Muck Surface (C7)	☐ FAC-Neutral Test (D5)	
☐ Inundation Visible on Aerial Imagery (B7)	☐ Gauge or Well Data (D9)		
☐ Sparsely Vegetated Concave Surface (B8)	☐ Other (Explain in Remarks)		
Field Observations: Surface Water Present? Yes _____ No ☒ Depth (inches): _____ Water Table Present? Yes _____ No ☒ Depth (inches): _____ Saturation Present? Yes _____ No ☒ Depth (inches): _____ (includes capillary fringe)		Wetland Hydrology Present? Yes _____ No ☒	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks:			

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: 9697 Inver Grove Trail City/County: Inver Grove Heights/Dakota Sampling Date: 2019-08-06
 Applicant/Owner: Alliant Ventures III, LLC. State: MN Sampling Point: 19-232-WB-W
 Investigator(s): Ken Arndt, MNR Section, Township, Range: 22, 27, 22
 Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): Concave
 Slope (%): 0-2% Lat: 44.809795 Long: -93.036534 Datum: WGS84
 Soil Map Unit Name: water NWI classification: PUBG

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☒ No ☐	Is the Sampled Area within a Wetland? Yes ☒ No ☐
Hydric Soil Present? Yes ☒ No ☐	
Wetland Hydrology Present? Yes ☒ No ☐	
Remarks:	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.00</u> (A/B)														
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____	Prevalence Index worksheet: <table border="1"> <thead> <tr> <th>Total % Cover of:</th> <th>Multiply by:</th> </tr> </thead> <tbody> <tr> <td>OBL species <u>35</u></td> <td>x 1 = <u>35</u></td> </tr> <tr> <td>FACW species <u>60</u></td> <td>x 2 = <u>120</u></td> </tr> <tr> <td>FAC species <u>0</u></td> <td>x 3 = <u>0</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>95</u> (A)</td> <td><u>155</u> (B)</td> </tr> </tbody> </table> Prevalence Index = B/A = <u>1.63</u>	Total % Cover of:	Multiply by:	OBL species <u>35</u>	x 1 = <u>35</u>	FACW species <u>60</u>	x 2 = <u>120</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>95</u> (A)	<u>155</u> (B)
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Column Totals: <u>95</u> (A)	<u>155</u> (B)																	
Sapling/Shrub Stratum (Plot size: <u>15'</u>) 1. _____ 2. _____ 3. _____ 4. _____ 5. _____ _____ = Total Cover																		
Herb Stratum (Plot size: <u>5'</u>) 1. <u>Phalaris arundinacea</u> <u>60</u> <u>Y</u> <u>FACW</u> 2. <u>Typha angustifolia</u> <u>30</u> <u>Y</u> <u>OBL</u> 3. <u>Eupatorium perfoliatum</u> <u>5</u> <u>N</u> <u>OBL</u> 4. _____ 5. _____ 6. _____ 7. _____ 8. _____ 9. _____ 10. _____ _____ = Total Cover																		
Woody Vine Stratum (Plot size: <u>30'</u>) 1. _____ 2. _____ _____ = Total Cover																		
Remarks: (Include photo numbers here or on a separate sheet.)																		

SOIL

Sampling Point: 19-232-WB-W

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

Depth (inches)	Matrix			Redox Features					Texture	Remarks
	Color (moist)		%	Color (moist)		%	Type ¹	Loc ²		
0-7	10YR	2/1	100						SL	sandy loam (mucky) with grave
8-18	10YR	3/2	80	7.5YR	4/6	20	C	M	SL	sandy loam (mucky)

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.²Location: PL=Pore Lining, M=Matrix.**Hydric Soil Indicators:**

- ☐ Histosol (A1)
☐ Histic Epipedon (A2)
☐ Black Histic (A3)
☐ Hydrogen Sulfide (A4)
☐ Stratified Layers (A5)
☐ 2 cm Muck (A10)
☐ Depleted Below Dark Surface (A11)
☐ Thick Dark Surface (A12)
☐ Sandy Mucky Mineral (S1)
☐ 5 cm Mucky Peat or Peat (S3)

- ☐ Sandy Gleyed Matrix (S4)
☐ Sandy Redox (S5)
☐ Stripped Matrix (S6)
☐ Loamy Mucky Mineral (F1)
☐ Loamy Gleyed Matrix (F2)
☐ Depleted Matrix (F3)
☒ Redox Dark Surface (F6)
☐ Depleted Dark Surface (F7)
☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils³:

- ☐ Coast Prairie Redox (A16)
☐ Dark Surface (S7)
☐ Iron-Manganese Masses (F12)
☐ Very Shallow Dark Surface (TF12)
☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ☒ No ☐

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

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

- ☒ Surface Water (A1)
☐ High Water Table (A2)
☐ Saturation (A3)
☐ Water Marks (B1)
☐ Sediment Deposits (B2)
☐ Drift Deposits (B3)
☐ Algal Mat or Crust (B4)
☐ Iron Deposits (B5)
☐ Inundation Visible on Aerial Imagery (B7)
☐ Sparsely Vegetated Concave Surface (B8)

- ☐ Water-Stained Leaves (B9)
☐ Aquatic Fauna (B13)
☐ True Aquatic Plants (B14)
☐ Hydrogen Sulfide Odor (C1)
☐ Oxidized Rhizospheres on Living Roots (C3)
☐ Presence of Reduced Iron (C4)
☐ Recent Iron Reduction in Tilled Soils (C6)
☐ Thin Muck Surface (C7)
☐ Gauge or Well Data (D9)
☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

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

Field Observations:Surface Water Present? Yes ☒ No ☐ Depth (inches): 4"Water Table Present? Yes ☐ No ☒ Depth (inches): _____Saturation Present? Yes ☐ No ☒ Depth (inches): _____
(includes capillary fringe)Wetland Hydrology Present? Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

sample point was taken in standing water

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: 9697 Inver Grove Trail City/County: Inver Grove Heights/Dakota Sampling Date: 2019-08-06
 Applicant/Owner: Alliant Ventures III, LLC. State: MN Sampling Point: 19-232-WB-U
 Investigator(s): Ken Arndt, MNR Section, Township, Range: 22, 27, 22
 Landform (hillslope, terrace, etc.): Side slope Local relief (concave, convex, none): Concave
 Slope (%): 3-7% Lat: 44.809838 Long: -93.036585 Datum: WGS84
 Soil Map Unit Name: Kingsley NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No ☒	Is the Sampled Area within a Wetland? Yes _____ No ☒
Hydric Soil Present? Yes _____ No ☒	
Wetland Hydrology Present? Yes _____ No ☒	
Remarks:	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>50.00</u> (A/B)														
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____	Prevalence Index worksheet: <table border="0"> <tr> <td>Total % Cover of:</td> <td>Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>30</u></td> <td>x 3 = <u>90</u></td> </tr> <tr> <td>FACU species <u>85</u></td> <td>x 4 = <u>340</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>115</u> (A)</td> <td><u>430</u> (B)</td> </tr> </table> Prevalence Index = B/A = <u>3.74</u>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>30</u>	x 3 = <u>90</u>	FACU species <u>85</u>	x 4 = <u>340</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>115</u> (A)	<u>430</u> (B)
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Sapling/Shrub Stratum (Plot size: <u>15'</u>) 1. _____ 2. _____ 3. _____ 4. _____ 5. _____ _____ = Total Cover																		
Herb Stratum (Plot size: <u>5'</u>) 1. <u>Solidago canadensis</u> <u>70</u> <u>Y</u> <u>FACU</u> 2. <u>Poa pratensis</u> <u>30</u> <u>Y</u> <u>FAC</u> 3. <u>Achillea millefolium</u> <u>10</u> <u>N</u> <u>FACU</u> 4. <u>Taraxacum officinale</u> <u>5</u> <u>N</u> <u>FACU</u> 5. _____ 6. _____ 7. _____ 8. _____ 9. _____ 10. _____ _____ = Total Cover																		
Woody Vine Stratum (Plot size: <u>30'</u>) 1. _____ 2. _____ _____ = Total Cover																		
Remarks: (Include photo numbers here or on a separate sheet.)																		

SOIL

Sampling Point: 19-232-WB-U

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

Depth (inches)	Matrix		%	Redox Features				Texture	Remarks
	Color (moist)			Color (moist)	%	Type ¹	Loc ²		
0-16	10YR	4/2	100					SIL	silt loam

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ 2 cm Muck (A10)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ 5 cm Mucky Peat or Peat (S3)

- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1)
- ☐ Loamy Gleyed Matrix (F2)
- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils³:

- ☐ Coast Prairie Redox (A16)
- ☐ Dark Surface (S7)
- ☐ Iron-Manganese Masses (F12)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____
Depth (inches): _____

Hydric Soil Present? Yes _____ No ☒

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present? Yes _____ No ☒ Depth (inches): _____
Water Table Present? Yes _____ No ☒ Depth (inches): _____
Saturation Present? Yes _____ No ☒ Depth (inches): _____
(includes capillary fringe)

Wetland Hydrology Present? Yes _____ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: 9697 Inver Grove Trail City/County: Inver Grove Heights/Dakota Sampling Date: 2019-08-06
 Applicant/Owner: Alliant Ventures III, LLC. State: MN Sampling Point: 19-232-Area 1
 Investigator(s): Ken Arndt, MNR Section, Township, Range: 22, 27, 22
 Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): Concave
 Slope (%): 0-2% Lat: 44.808637 Long: -93.034458 Datum: WGS84
 Soil Map Unit Name: Spillville loam NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No ☒	Is the Sampled Area within a Wetland? Yes _____ No ☒
Hydric Soil Present? Yes _____ No ☒	
Wetland Hydrology Present? Yes _____ No ☒	
Remarks:	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>33.33</u> (A/B)														
1. <u>Acer negundo</u>	<u>50</u>	<u>Y</u>	<u>FAC</u>															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
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Herb Stratum (Plot size: <u>5'</u>) 1. <u>Arctium minus</u> <u>60</u> <u>Y</u> <u>FACU</u> 2. <u>Ageratina altissima</u> <u>30</u> <u>Y</u> <u>FACU</u> 3. <u>Circaea canadensis</u> <u>10</u> <u>N</u> <u>FACU</u> 4. _____ 5. _____ 6. _____ 7. _____ 8. _____ 9. _____ 10. _____ <u>100</u> = Total Cover																		
Woody Vine Stratum (Plot size: <u>30'</u>) 1. _____ 2. _____ <u>0</u> = Total Cover																		
Remarks: (Include photo numbers here or on a separate sheet.)																		

SOIL

Sampling Point: 19-232-Area 1

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

Depth (inches)	Matrix		%	Redox Features				Texture	Remarks
	Color (moist)			Color (moist)	%	Type ¹	Loc ²		
0-17	10YR	2/2	100					L	loam

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ 2 cm Muck (A10)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ 5 cm Mucky Peat or Peat (S3)

- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1)
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- ☐ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils³:

- ☐ Coast Prairie Redox (A16)
- ☐ Dark Surface (S7)
- ☐ Iron-Manganese Masses (F12)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____
Depth (inches): _____

Hydric Soil Present? Yes _____ No ☒

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

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

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
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- ☐ Hydrogen Sulfide Odor (C1)
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- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Gauge or Well Data (D9)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present? Yes _____ No ☒ Depth (inches): _____
Water Table Present? Yes _____ No ☒ Depth (inches): _____
Saturation Present? Yes _____ No ☒ Depth (inches): _____
(includes capillary fringe)

Wetland Hydrology Present? Yes _____ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Appendix D

Recent Climatic Conditions

Appendix D, Recent Climatic Conditions

Past Year's Precipitation Data from Gridded Database

Source: Minnesota Climatology Working Group website: <http://climate.umn.edu/>

Since the delineation of the property located at 9697 Inver Grove Trail was conducted on August 6th, 2019 daily precipitation data from the months of May, June, and July were reviewed. Annual precipitation data for the three months prior to August were obtained from the Minnesota Climatology Working Group for the area of Dakota County where the nearest precipitation data was collected. Precipitation data was obtained using the following as the target location:

County: Washington

Township Name: unnamed

Nearest Community: Pine Bend

Township Number: 27N

Range Number: 22W

Section Number: 22

Aerial photograph or site visit date:

Tuesday, August 6, 2019

Score using 1981-2010 normal period

values are in inches

A 'R' following a monthly total indicates a provisional value derived from [radar-based estimates](#).

estimated precipitation total for this location:

there is a 30% chance this location will have less than:

there is a 30% chance this location will have more than:

type of month: **dry** **normal** **wet**

monthly score

first prior
month:

July 2019

5.83R

2.61

4.63

wet

3 * 3 = 9

second prior
month:

June 2019

3.39R

3.68

4.73

dry

2 * 1 = 2

third prior
month:

May 2019

6.00R

2.89

4.41

wet

1 * 3 = 3

multi-month score:

6 to 9 (dry) **10 to 14 (normal)** **15 to 18 (wet)**

14 (Normal)

Recent Precipitation: During the first six days of August no rain was recorded at the Inver Grove Heights 1.3 ENE weather station. In July 4.70" of rain was recorded, in June 0.76" of rain was recorded, and in May 6.07" of rain was recorded.

Average Temperature Climate Data

Source: Minnesota Department of Natural Resources Local Climatological Data

<http://www.dnr.state.mn.us/climate/historical/lcd.html?loc=msp>

Average monthly high temperature for the three months preceding field survey and for the actual day of survey are reported in **Table 1** below. Temperature data were obtained from the weather station at the Minneapolis/St. Paul International Airport.

Table 1. Monthly Average High Temperature

	May	June	July	August 6
Temperature (°F)	65.4°	79.2°	83.8°	86°

Appendix D

Notice of Decision

9697 Inver Grove Trail

City of Inver Grove Heights

(dated 10-11-19)

&

Regulatory File No. MVP-2019-01979-DAS

Army Corps of Engineers

(dated 6-22-20)

Minnesota Wetland Conservation Act

Notice of Decision

Local Government Unit (LGU) City of Inver Grove Heights	Address 8150 Barbara Avenue Inver Grove Heights, MN 55077
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1. PROJECT INFORMATION

Applicant Name Alliant Ventures III, LLC Bob Machacek	Project Name 9697 Inver Grove Trail	Date of Application August 22, 2019	Application Number SWCD # 19-IGH-195
☒ Attach site locator map.			

Type of Decision:

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

Technical Evaluation Panel Findings and Recommendation (if any):

☐ Approve	☐ Approve with conditions	☐ Deny
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2. LOCAL GOVERNMENT UNIT DECISION

Date of Decision: October 11, 2019		
☒ Approved	☐ Approved with conditions (include below)	☐ Denied

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

Alliant Ventures III LLC submitted a wetland boundary application for an area north of Cahill Avenue and west of Inver Grove Trail (Parcel ID: 200220054011) in the City of Inver Grove Heights. Two wetlands, Wetlands A and B were identified within the review area.

The Notice of Application was sent out August 26, 2019 and the comment period ended on September 27, 2019. No comments were received during the comment period. The SWCD and BWSR conducted a field review of the project site on September 23, 2019.

For Replacement Plans using credits from the State Wetland Bank:

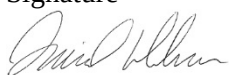
Bank Account #	Bank Service Area	County	Credits Approved for Withdrawal (sq. ft. or nearest .01 acre)
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Replacement Plan Approval Conditions. In addition to any conditions specified by the LGU, the approval of a Wetland Replacement Plan is conditional upon the following:

- ☐ **Financial Assurance:** For project-specific replacement that is not in-advance, a financial assurance specified by the LGU must be submitted to the LGU in accordance with MN Rule 8420.0522, Subp. 9 (List amount and type in LGU Findings).
- ☐ **Deed Recording:** For project-specific replacement, evidence must be provided to the LGU that the BWSR "Declaration of Restrictions and Covenants" and "Consent to Replacement Wetland" forms have been filed with the county recorder's office in which the replacement wetland is located.
- ☐ **Credit Withdrawal:** For replacement consisting of wetland bank credits, confirmation that BWSR has withdrawn the credits from the state wetland bank as specified in the approved replacement plan.

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

LGU Authorized Signature:

Signing and mailing of this completed form to the appropriate recipients in accordance with 8420.0255, Subp. 5 provides notice that a decision was made by the LGU under the Wetland Conservation Act as specified above. If additional details on the decision exist, they have been provided to the landowner and are available from the LGU upon request.		
Name David Holmen, Dakota SWCD	Title Resource Conservationist	
Signature 	Date 10/11/19	Phone Number and E-mail 651-480-7791 david.holmen@co.dakota.mn.us

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

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

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

3. APPEAL OF THIS DECISION

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

Check one:

☒ Appeal of an LGU staff decision. Send petition and \$TBD fee (if applicable) to: City of Inver Grove Heights 8150 Barbara Avenue Inver Grove Heights, MN 55077	☐ Appeal of LGU governing body decision. Send petition and \$500 filing fee to: Executive Director Minnesota Board of Water and Soil Resources 520 Lafayette Road North St. Paul, MN 55155
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4. LIST OF ADDRESSEES

- ☒ SWCD TEP member: **David Holmen**
- ☒ BWSR TEP member: **Ben Carlson**
- ☒ LGU TEP member (if different than LGU Contact): **Allan Hunting, City of Inver Grove Heights**
- ☒ DNR TEP member: **Jennie Skancke, Area Hydrologist**
- ☒ DNR Regional Office (if different than DNR TEP member): **Leslie Pariss, Environmental Review**
- ☒ WD or WMO (if applicable): **Joe Barten, Lower Mississippi River WMO**
- ☒ Applicant and Landowner (if different): **Ken Arndt, Midwest Natural Resources, Inc**
Bob Machacek, Alliant Ventures III, LLC
- ☐ Members of the public who requested notice:
- ☒ Corps of Engineers Project Manager: **usace_requests_mn@usace.army.mil**
- ☐ BWSR Wetland Bank Coordinator (wetland bank plan decisions only)

5. MAILING INFORMATION

➤ For a list of BWSR TEP representatives: www.bwsr.state.mn.us/aboutbwsr/workareas/WCA_areas.pdf

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

➤ Department of Natural Resources Regional Offices:

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

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

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

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

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

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

6. ATTACHMENTS

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

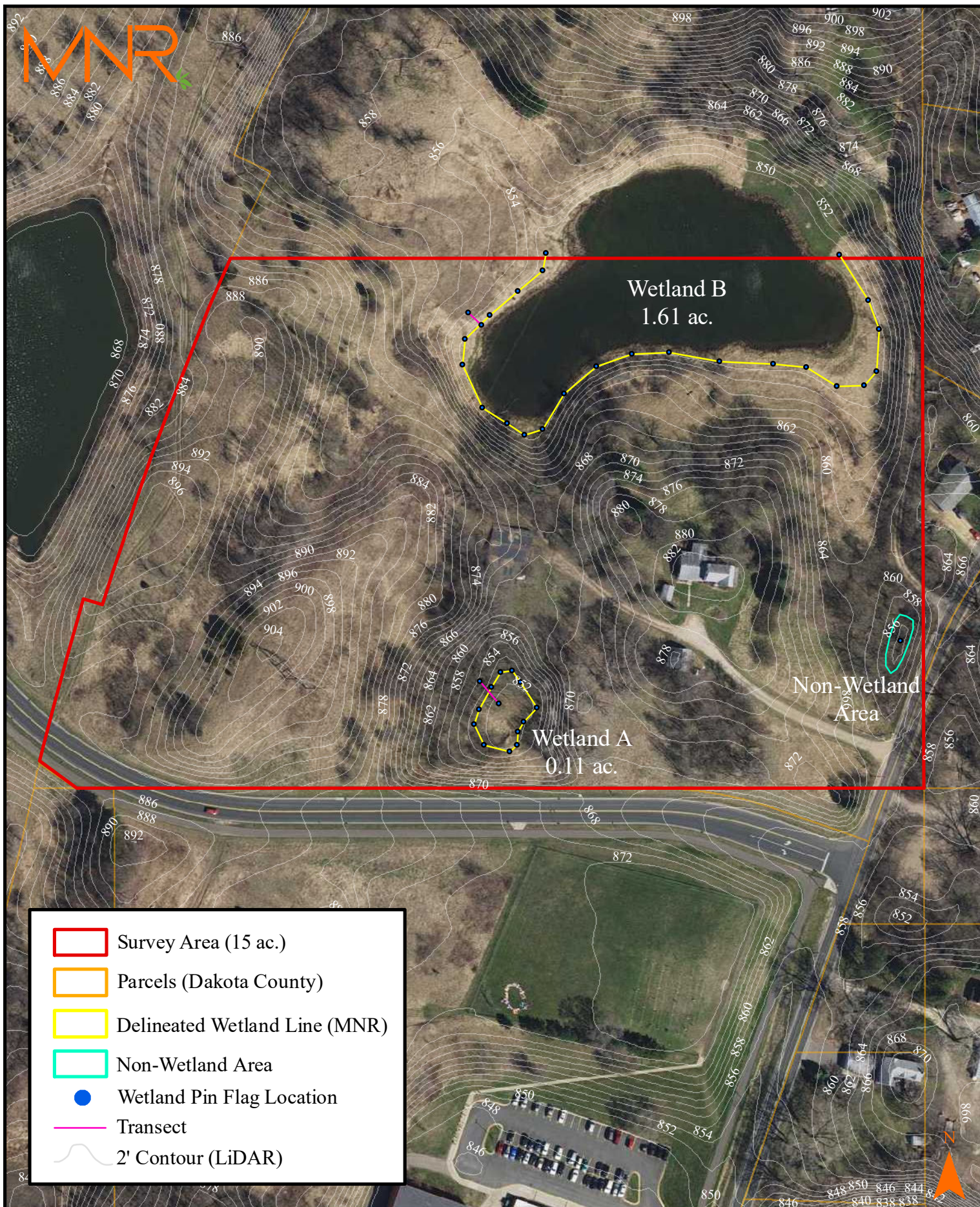
☒ **Location and Wetland Delineation Maps**

☐
☐



Figure 1

Site Location
9697 Inver Grove Trail
Inver Grove Heights, MN



**Delineated Wetlands
9697 Inver Grove Trail
Inver Grove Heights, MN**

Figure 5



DEPARTMENT OF THE ARMY
ST. PAUL DISTRICT, CORPS OF ENGINEERS
180 FIFTH STREET EAST, SUITE 700
ST. PAUL, MN 55101-1678

REPLY TO ATTENTION OF
REGULATORY BRANCH

June 22, 2020

Regulatory File No. MVP-2019-01979-DAS

Alliant Ventures III, LLC
c/o Bob Machacek
4655 Nichols Road, Suite 106
Eagan, Minnesota 55122

Dear Mr. Machacek:

This letter is in response to your request for an approved jurisdictional determination for a 15 acre property (9697 Inver Grove Trail) located in Section 22, Township 27 North, Range 22 West, Dakota County, Minnesota. The property area is shown on the attached drawings labeled MVP-2019-01979-DAS (NPR) Page 1 of 3 through Page 3 of 3. The survey area for our jurisdictional determination is identified on the enclosed Pages 2 and 3.

The review area contains no waters of the United States subject to Corps of Engineers (Corps) jurisdiction. Therefore, you are not required to obtain Department of the Army authorization to discharge dredged or fill material within this area. The rationale for this determination is provided in the enclosed Approved Jurisdictional Determination form.

This determination is only valid for the survey area shown on the enclosed Pages 2 and 3.

This determination has been conducted to identify the limits of the Corps Clean Water Act jurisdiction for the particular site identified in this request. This delineation/determination may not be valid for the wetland conservation provisions of the Food Security Act of 1985, as amended. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service prior to starting work.

If you object to this approved jurisdictional determination, you may request an administrative appeal under Corps regulations at 33 CFR 331. Enclosed you will find a Notification of Appeal Process (NAP) fact sheet and Request for Appeal (RFA) form. If you request to appeal this determination, you must submit a completed RFA form to the Mississippi Valley Division Office at the address shown on the form.

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR 331.5, and that it has been received by the Division Office within 60 days of the date of the enclosed NAP.

It is not necessary to submit an RFA form to the division office if you do not object to the determination in this letter

This approved jurisdictional determination may be relied upon for five years from the date of this letter. However, the Corps reserves the right to review and revise the boundary in response to changing site conditions, information that was not considered during our initial review, or off-

site activities that could indirectly alter the extent of wetlands and other resources on-site. This determination may be renewed at the end of the five year period provided you submit a written request and our staff are able to verify that the limits established during the original determination are still accurate.

If you have any questions, please contact me in our La Crescent office at (651) 290-5902 or david.a.studenski@usace.army.mil. In any correspondence or inquiries, please refer to the Regulatory file number shown above.

Sincerely,

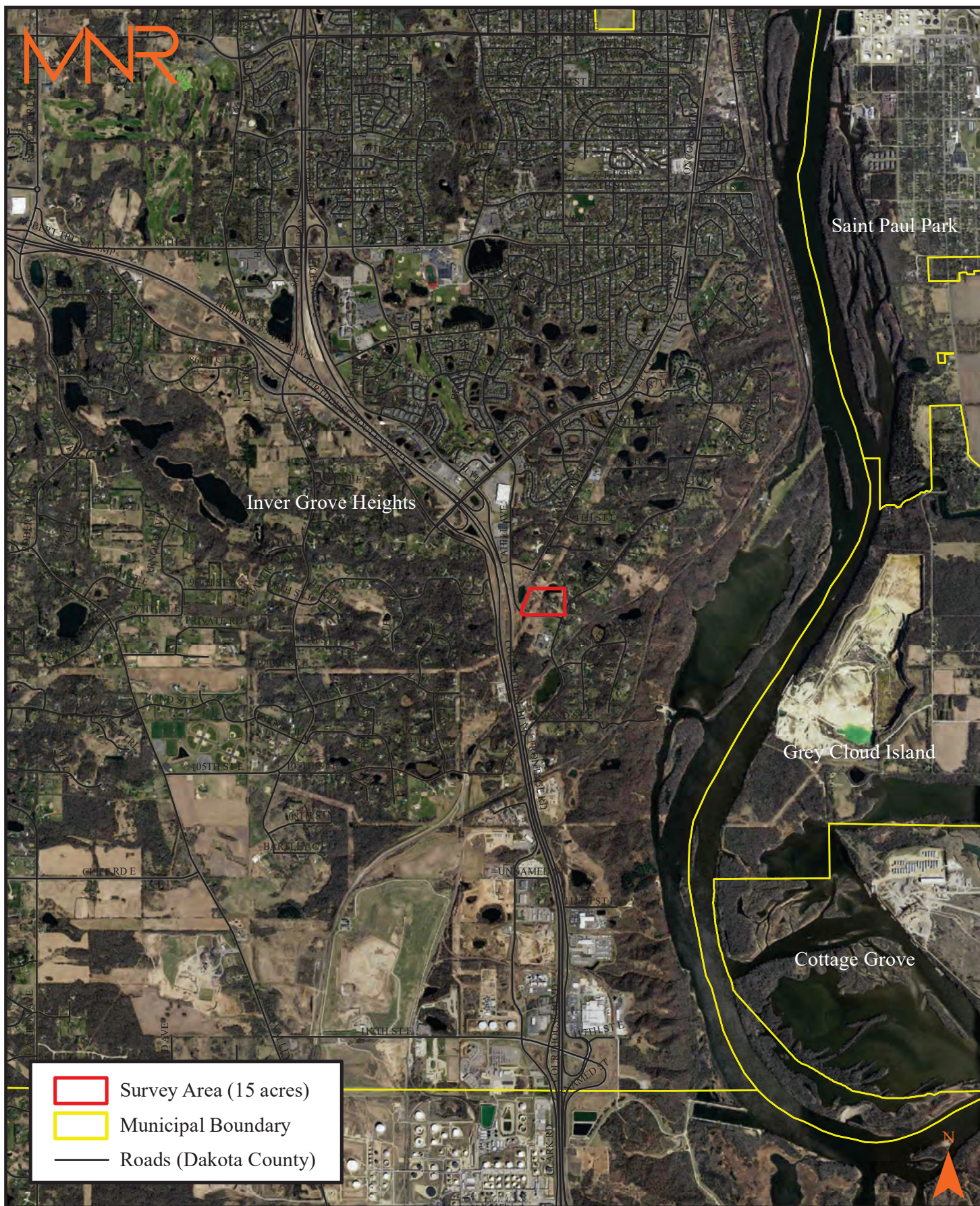


David Studenski
Lead Project Manager

Enclosures

cc:

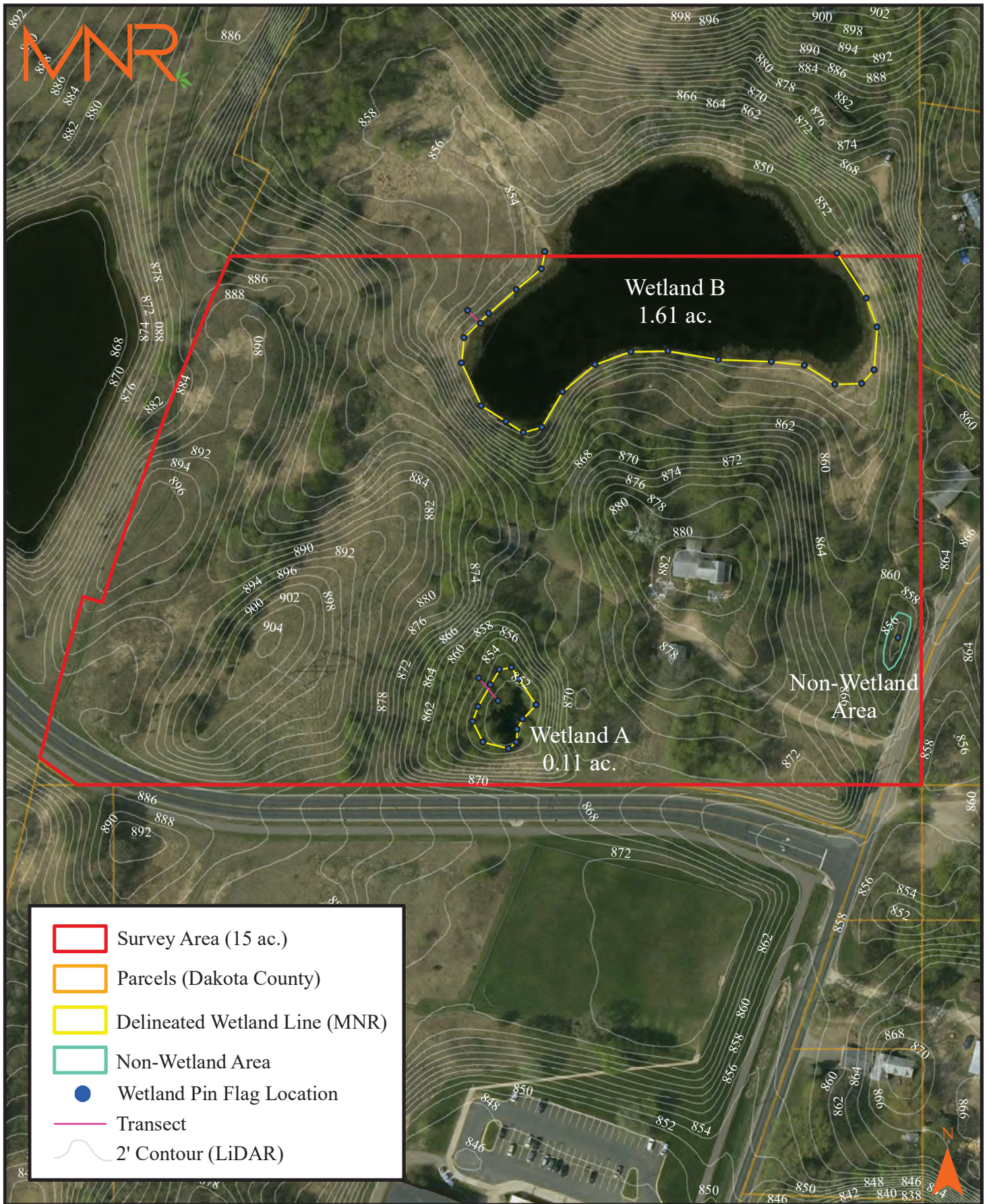
Midwest Natural Resources, Inc., c/o Ken Arndt
Dakota SWCD, c/o David Holmen
BWSR, c/o Ben Carlson
BWSR, c/o Amy Waters



Source: 2016 color 7-county

Site Location
Inver Grove Trail
Inver Grove Heights, MN

Figure 1



Delineated Wetlands
Inver Grove Trail
Inver Grove Heights, MN

Figure 2



**U.S. ARMY CORPS OF ENGINEERS
REGULATORY PROGRAM
APPROVED JURISDICTIONAL DETERMINATION FORM (INTERIM)
NAVIGABLE WATERS PROTECTION RULE**

I. ADMINISTRATIVE INFORMATION

Completion Date of Approved Jurisdictional Determination (AJD): 6/22/2020

ORM Number: MVP-2019-01979-DAS

Associated JDs: N/A

Review Area Location¹: State/Territory: Minnesota City: Inver Grove Heights

County/Parish/Borough: Dakota County

Center Coordinates of Review Area: Latitude 44.809151 Longitude -93.036432

II. FINDINGS

A. Summary: Check all that apply. At least one box from the following list MUST be selected. Complete the corresponding sections/tables and summarize data sources.

- ☐ The review area is comprised entirely of dry land (i.e., there are no waters or water features, including wetlands, of any kind in the entire review area). Rationale: N/A or describe rationale.
- ☐ There are "navigable waters of the United States" within Rivers and Harbors Act jurisdiction within the review area (complete table in Section II.B).
- ☐ There are "waters of the United States" within Clean Water Act jurisdiction within the review area (complete appropriate tables in Section II.C).
- ☒ There are waters or water features excluded from Clean Water Act jurisdiction within the review area (complete table in Section II.D).

B. Rivers and Harbors Act of 1899 Section 10 (§ 10)²

§ 10 Name	§ 10 Size	§ 10 Criteria	Rationale for § 10 Determination
N/A.	N/A.	N/A.	N/A.

C. Clean Water Act Section 404

Territorial Seas and Traditional Navigable Waters ((a)(1) waters): ³				
(a)(1) Name	(a)(1) Size	(a)(1) Criteria	Rationale for (a)(1) Determination	
N/A.	N/A.	N/A.	N/A.	N/A.

Tributaries ((a)(2) waters):				
(a)(2) Name	(a)(2) Size	(a)(2) Criteria	Rationale for (a)(2) Determination	
N/A.	N/A.	N/A.	N/A.	N/A.

Lakes and ponds, and impoundments of jurisdictional waters ((a)(3) waters):				
(a)(3) Name	(a)(3) Size	(a)(3) Criteria	Rationale for (a)(3) Determination	
N/A.	N/A.	N/A.	N/A.	N/A.

¹ Map(s)/figure(s) are attached to the AJD provided to the requestor.

² If the navigable water is not subject to the ebb and flow of the tide or included on the District's list of Rivers and Harbors Act Section 10 navigable waters list, do NOT use this document to make the determination. The District must continue to follow the procedure outlined in 33 CFR part 329.14 to make a Rivers and Harbors Act Section 10 navigability determination.

³ A stand-alone TNW determination is completed independently of a request for an AJD. A stand-alone TNW determination is conducted for a specific segment of river or stream or other type of waterbody, such as a lake, where upstream or downstream limits or lake borders are established. A stand-alone TNW determination should be completed following applicable guidance and should NOT be documented on the AJD Form.



**U.S. ARMY CORPS OF ENGINEERS
REGULATORY PROGRAM
APPROVED JURISDICTIONAL DETERMINATION FORM (INTERIM)
NAVIGABLE WATERS PROTECTION RULE**

Adjacent wetlands ((a)(4) waters):				
(a)(4) Name	(a)(4) Size		(a)(4) Criteria	Rationale for (a)(4) Determination
N/A.	N/A.	N/A.	N/A.	N/A.

D. Excluded Waters or Features

Excluded waters ((b)(1) – (b)(12)): ⁴				
Exclusion Name	Exclusion Size		Exclusion ⁵	Rationale for Exclusion Determination
Wetland A	0.11	acre(s)	(b)(1) Non-adjacent wetland.	Wetland A is physically separated from any traditionally navigable water or tributary.
Wetland B	1.61	acre(s)	(b)(1) Non-adjacent wetland.	Wetland A is physically separated from any traditionally navigable water or tributary.

III. SUPPORTING INFORMATION

A. Select/enter all resources that were used to aid in this determination and attach data/maps to this document and/or references/citations in the administrative record, as appropriate.

☒ Information submitted by, or on behalf of, the applicant/consultant: [Inver Grove Trail application package dated May 6, 2020.](#)

This information is sufficient for purposes of this AJD.

Rationale: [N/A](#)

☐ Data sheets prepared by the Corps: [Title\(s\) and/or date\(s\).](#)

☐ Photographs: [Select. Title\(s\) and/or date\(s\).](#)

☐ Corps site visit(s) conducted on: [Date\(s\).](#)

☐ Previous Jurisdictional Determinations (AJDs or PJDs): [ORM Number\(s\) and date\(s\).](#)

☐ Antecedent Precipitation Tool: [provide detailed discussion in Section III.B.](#)

☐ USDA NRCS Soil Survey: [Title\(s\) and/or date\(s\).](#)

☒ USFWS NWI maps: [1:24K Quad Name Inver Grove Heights](#)

☒ USGS topographic maps: [1:24K Quad Name Inver Grove Heights](#)

Other data sources used to aid in this determination:

Data Source (select)	Name and/or date and other relevant information
USGS Sources	N/A.
USDA Sources	N/A.
NOAA Sources	N/A.
USACE Sources	N/A.
State/Local/Tribal Sources	N/A.
Other Sources	N/A.

B. Typical year assessment(s): [N/A](#)

C. Additional comments to support AJD: [N/A](#)

⁴ Some excluded waters, such as (b)(2) and (b)(4), may not be specifically identified on the AJD form unless a requestor specifically asks a Corps district to do so. Corps districts may, in case-by-case instances, choose to identify some or all of these waters within the review area.

⁵ Because of the broad nature of the (b)(1) exclusion and in an effort to collect data on specific types of waters that would be covered by the (b)(1) exclusion, four sub-categories of (b)(1) exclusions were administratively created for the purposes of the AJD Form. These four sub-categories are not new exclusions, but are simply administrative distinctions and remain (b)(1) exclusions as defined by the NWPR.

**NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND
REQUEST FOR APPEAL**

Applicant: Alliant Ventures III, LLC	File No.: MVP-2019-01979-DAS	Date: June 22, 2020
Attached is:		See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
	PERMIT DENIAL	C
X	APPROVED JURISDICTIONAL DETERMINATION	D
	PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at <http://usace.army.mil/inet/functions/cw/cecwo/reg> or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact:

David Studenski, Lead Project Manager
St. Paul District
1114 South Oak Street
La Crescent, MN 55947
651-290-5902

If you only have questions regarding the appeal process you may also contact the Division Engineer through:

Administrative Appeals Review Officer
Mississippi Valley Division
P.O. Box 80 (1400 Walnut Street)
Vicksburg, MS 39181-0080
601-634-5820 FAX: 601-634-5816

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

Signature of appellant or agent.

Date:

Telephone number: