

Minnesota Wetland Conservation Act

Notice of Decision

Local Government Unit (LGU) City of Bloomington	Address 1800 W. Old Shakopee Rd. Bloomington, MN 55431
---	--

1. PROJECT INFORMATION

Applicant Name Aaron Stotle Kimley-Horn, and Lucas Frasz, Briggs and Morgan	Project Name Drive Shack, 7800 Picture Dr., Bloomington, MN 55439	Date of Application 7/08/2019	Application Number 19-07
☐ 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
Summary (or attach): No comments received.		

2. LOCAL GOVERNMENT UNIT DECISION

Date of Decision: August 19, 2019		
☒ Approved	☐ Approved with conditions (include below)	☐ Denied

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

The City of Bloomington, LGU for the Minnesota Wetland Conservation Act approves the Wetland Delineation Report for the Drive Shack, located at 7800 Picture Dr. Wetland A is identified as a Type 3 - Shallow Marsh. The Delieantion Report was consistent with accepted methodology and all criteria of the BWSR checklist. The proposed project includes a large golfing complex with surface parking, preliminary plans show no wetland impacts, and a buffer surrounding the wetland. The City acknowledges the wetland appears to be an excavated basin for the adjacent corporate campus. The City decision date was extended due to staff vacation and availability, but still within the 60-day action requirement. The Project requires zoning approval by the Bloomington City Council, which is scheduled for 9/9/19. Further approvals are required by the City and the Nine Mile Creek Watershed District prior to building permits.
--

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)
----------------	-------------------	--------	---

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 Julie M. Long, PE	Title City Engineer	
Signature 	Date August 21, 2019	Phone Number and E-mail 952-563-4865 jlong@BloomingtonMN.gov

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

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

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

3. APPEAL OF THIS DECISION

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

Check one:

☒ Appeal of an LGU staff decision. Send petition and \$TBD fee (if applicable) to: Bloomington City Council 1800 W. Old Shakopee Rd. Bloomington, MN 55431	☐ Appeal of LGU governing body decision. Send petition and \$500 filing fee to: Executive Director Minnesota Board of Water and Soil Resources 520 Lafayette Road North St. Paul, MN 55155
---	---

4. LIST OF ADDRESSEES

- ☒ SWCD TEP member: **Stacey Lijewski, Hennepin Conservation District**
- ☒ BWSR TEP member: **Ben Carlson, BWSR**
- ☐ LGU TEP member (if different than LGU Contact): **Steve Segar and Julie Long**
- ☐ DNR TEP member: **Rebecca Horton, MDNR**
- ☐ DNR Regional Office (if different than DNR TEP member)
- ☒ WD or WMO (if applicable): **Randy Anhorn and Lauren Foley, Nine Mile Creek Watershed District**
- ☐ Applicant and Landowner (if different)
- ☒ Members of the public who requested notice:
Bob Obermeyer and Karen Wold, Barr Engineering for NMCWD
Bryan Gruidl and Brian Hansen, Bloomington Engineering
Michael Centinario, Bloomington Planning
- ☒ Corps of Engineers Project Manager
- ☐ 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:

NW Region: Reg. Env. Assess. Ecol. Div. Ecol. Resources 2115 Birchmont Beach Rd. NE Bemidji, MN 56601	NE Region: Reg. Env. Assess. Ecol. Div. Ecol. Resources 1201 E. Hwy. 2 Grand Rapids, MN 55744	Central Region: Reg. Env. Assess. Ecol. Div. Ecol. Resources 1200 Warner Road St. Paul, MN 55106	Southern Region: 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:

- ☒ **Drive Shack Wetland Delineation Report**
- ☒ **BWSR Wetland Replacment Checklist**
- ☒ **ACOE Project Letter MVP-2019-01598-MMW**
- ☐
- ☐



Wetland Delineation Report

Drive Shack – Bloomington

City of Bloomington

Hennepin County, Minnesota

Prepared for:

Drive Shack Bloomington, LLC
111 West 19th Street, 8th Floor
New York, NY 10011

Prepared by:

Kimley-Horn and Associates, Inc.
767 Eustis Street, Suite 100
Saint Paul, MN 55114

June 2019

Kimley»Horn



Table of Contents

Executive Summary	ii
1 Site Location	1
2 Project Description	1
3 Purpose of the Delineation	1
4 Site Description	1
5 Preliminary Investigation	1
6 Field Investigation	2
7 Wetland and Upland Area Characteristics	2
7.1 Wetland A	2
7.2 Upland Area – SP-1	2
8 Regulatory Requirements	2
9 Report Preparation	3
10 Disclaimer	3
References	4

Appendices

Appendix A: National Wetlands Inventory
Appendix B: Hydric Soils Information
Appendix C: Precipitation Data
Appendix D: Field Data Sheets
Appendix E: Photos

Executive Summary

The site is located at 7800 Picture Drive in the City of Bloomington, Hennepin County Minnesota. The site is located just north of Interstate 494 between Bush Lake Road and Highway 100 (**Figure 1**). Wetland scientist Aaron Stolte, CWD (#1297) with Kimley-Horn and Associates, Inc. conducted the routine level 2 wetland delineation, as outlined in the 1987 Corps of Engineers Wetlands Delineation Manual (USACE, 1987) along with the Midwest Regional Supplement Version 2.0 (USACE, 2010), for the project site. One wetland was identified on site, Wetland A, which was a Type 3 – Shallow Marsh located in the southwest corner of the project site. One additional area was investigated.

1 Site Location

The site located at 7800 Picture Drive in the City of Bloomington, Hennepin County Minnesota. The site is located just north of Interstate 494 between Bush Lake Road and Highway 100 (**Figure 1**).

2 Project Description

Drive Shack Bloomington, LLC is proposing to redevelop the site. The project site is approximately 9.25 acres.

3 Purpose of the Delineation

The purpose of this investigation was to identify the extent of wetlands within the project site. This information will be used to facilitate project design and to determine if wetland impacts are avoidable and/or if minimization of impacts can result from design modifications.

4 Site Description

The site includes a corporate office building, parking lot, a small woodlot along the northern edge, and a small open space with a pond and trail located in the southwest. Adjacent land uses include other corporate offices, and road right-of-way. The site varies in elevation from approximately 850 feet (above mean sea level) in the northwest to 818 feet in elevation in the southeast.

5 Preliminary Investigation

Prior to field reconnaissance, potential wetland areas within the project site were identified through a desktop review of NWI mapping, aerial photography (2019), Minnesota DNR PWI, site topography, and the soil survey for Hennepin County.

NWI mapping, updated by the Minnesota DNR, identified one wetland within the project site (**Appendix A**).

According to the Natural Resources Conservation Service's (NRCS) Web Soil Survey for Hennepin County there are no soil mapping units on the site with a hydric soil rating. Maps and information obtained from the NRCS online web survey are included in **Appendix B**.

The USGS 7.5-minute topographic map was reviewed and no wetlands or waterways were depicted within the project site (**Figure 2**). The site is located in Section 16, Township 116N, Range 21W).

Precipitation data for the project site was obtained from an online data retrieval system, created and maintained by the Climatology Working Group at the University of Minnesota (available at <http://climate.umn.edu/doc/historical.htm>). This information was used to determine if the climatic/hydrologic conditions are typical for this time of year. Rainfall levels for the three months leading up to the field review were compared to historical data. The data shows that the three months leading up to the May 31st investigation had wetter than normal conditions. This information is included in **Appendix C**.

The Minnesota DNR PWI was reviewed and no DNR public waters were identified within the project site. A map was not included as there were no resources identified.

6 Field Investigation

Wetland scientist, Aaron Stolte, CWD (#1297) with Kimley-Horn and Associates, Inc. conducted the routine level 2 wetland delineation, as outlined in the 1987 Corps of Engineers Wetlands Delineation Manual (USACE, 1987) along with the Midwest Regional Supplement Version 2.0 (USACE, 2010), for the project site.

During the onsite investigation, vegetation, soils, and current hydrologic characteristics were evaluated at for the wetland area within the project site. Sample points were completed to determine if any wetlands are located within the project site. The sample point locations were surveyed with a Trimble GPS and are shown in **Figure 3**. The field data sheets are included in **Appendix D**. Site photos can be found in **Appendix E**.

7 Wetland and Upland Area Characteristics

7.1 Wetland A

Wetland A was a Type 3 – Shallow Marsh located in the southwest corner of the project site. The wetland did not have hydric mapped hydric soils, according to the Hennepin County Soil Survey; however, was depicted on the NWI. The wetland was dominated by narrow leaved cattail, softstem bulrush, and common buckthorn. One transect was completed along the southern edge of the wetland. The wetland boundary was based on an abrupt change in topography and transition from FAC vegetation (i.e. Kentucky bluegrass) to OBL vegetation. The wetland appears to be an excavated basin for the adjacent corporate campus.

7.2 Upland Area – SP-1

The woodlot in the northeast corner of the project site was investigated due to presence of swamp oak and devil's beggartick. The location did not meet wetland criteria as the soil did not meet a hydric soil indicator, as shown in sample point SP-1.

8 Regulatory Requirements

A summary of the permit requirements that may pertain to the project is provided below. Any activity planned within areas identified as wetland must be coordinated with and approved by the appropriate agencies prior to commencement of such activities.

Agencies in Minnesota that regulate activities that affect lakes, rivers, streams, and wetlands include:

- US Army Corps of Engineers (USACE)
 - Section 404 of the Clean Water Act
 - Section 10 of the Rivers and Harbors Act
- Local Governmental Units (LGUs)
 - Wetland Conservation Act (WCA)

The LGU for this project is the City of Bloomington. The WCA applies to nearly all wetlands not regulated by the DNR.

The regularity authority of the USACE covers Waters of the United States, including those subject to WCA. Generally, the USACE reviewed delineations to determine whether wetlands are jurisdictional (i.e., Waters of the United States).

In Minnesota, a joint application process has been developed for projects with anticipated wetland impacts. Applications are coordinated between the USACE and LGU.

9 Report Preparation

The procedures followed for this wetland delineation are in accordance with the *Corps of Engineers Wetlands Delineation Manual* and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (Version 2.0) (USACE 2010)*.

This report describes site conditions for a specific date in time and is generally valid for a period of five years from the date of the final field investigation and delineation, which was May 31, 2019.

10 Disclaimer

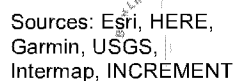
Kimley-Horn has prepared this document based on limited field observations and our interpretation, as scientists, of applicable regulations and agency guidance. While Kimley-Horn believes our interpretation to be accurate, final authority to interpret the regulations lies with the appropriate regulatory agencies. Regulatory agencies occasionally issue guidance that changes the interpretation of published regulations. Guidance issued after the date of this report has the potential to invalidate our conclusions and/or recommendations and may cause a need to reevaluate our conclusions and/or recommendations.

Because Kimley-Horn has no regulatory authority, the Client understands that proceeding based solely upon this document does not protect the Client from potential sanction or fines from the applicable regulatory agencies. The Client acknowledges that they have the opportunity to submit documentation to the regulatory agencies for concurrence prior to proceeding with any work. If the Client elects not to do so, then the Client proceeds at their sole risk.

References

- Minnesota Climatology Working Group. *Historical Climate Data Retrieval: Wetland Delineation Monthly Precipitation Data Retrieval from Gridded Database*. Available at http://climate.umn.edu/gridded_data/precip/wetland/wetland.asp, accessed May 2019.
- Minnesota Board of Water and Soil Resources. Information regarding Minnesota wetland regulations (includes links to other regulatory websites). Available at <http://www.bwsr.state.mn.us/wetlands/index.html>, downloaded October 2016.
- Minnesota Department of Natural Resources. *Public Waters Basin and Watercourse Delineations (February 2017)*. Shapefiles available at <https://gisdata.mn.gov/dataset/water-mn-public-waters>.
- Minnesota Department of Natural Resources. *National Wetland Inventory Update for East-Central Minnesota (March 2017)*. Shapefiles available at <https://gisdata.mn.gov/dataset/water-nat-wetlands-inv-2009-2014>.
- Natural Resources Conservation Service, U.S. Department of Agriculture. *Web Soil Survey*. Available at <http://websoilsurvey.nrcs.usda.gov>, accessed May 2019.
- US Army Corps of Engineers. *Corps of Engineers Wetlands Delineation Manual*. Technical Report Y-87-1. January 1987. Available at <http://www.mvp.usace.army.mil/Portals/57/docs/regulatory/RegulatoryDocs/1987%20Manual.pdf>.
- U.S. Army Corps of Engineers. *Regional Supplement to the Corps of Engineers Wetlands Delineation Manual: Midwest (Version 2.0)*. August 2010. Available at <https://usace.contentdm.oclc.org/utis/getfile/collection/p266001coll1/id/7630>.

PL2019-114

 Project Site

N

**Figure 1. Project Location
Wetland Delineation Report
Drive Shack Bloomington, LLC**





Appendix A: National Wetlands Inventory

PL201900114
PI2019-1

Legend

	Project Site
	NWI



Appendix B: Hydric Soils Information

PL201900114

PL2019-114

Hydric Rating by Map Unit—Hennepin County, Minnesota
(Drive Shack Bloomington, LLC)



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

6/13/2019
Page 1 of 5

MAP LEGEND**Area of Interest (AOI)**
 Area of Interest (AOI)
Soils**Soil Rating Polygons**

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available

Soil Rating Lines

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available

Soil Rating Points

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available

Water Features
 Streams and Canals
Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background
 Aerial Photography
MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Hennepin County, Minnesota
Survey Area Data: Version 14, Sep 12, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 26, 2014—Sep 7, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydric Rating by Map Unit

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
U1A	Urban land-Udorthents, wet substratum, complex, 0 to 2 percent slopes	0	4.9	41.2%
U4A	Urban land-Udipsamments (cut and fill land) complex, 0 to 2 percent slopes	0	5.2	43.2%
U6B	Urban land-Udorthents (cut and fill land) complex, 0 to 6 percent slopes	0	1.9	15.6%
Totals for Area of Interest			12.0	100.0%

Description

This rating indicates the percentage of map units that meets the criteria for hydric soils. Map units are composed of one or more map unit components or soil types, each of which is rated as hydric soil or not hydric. Map units that are made up dominantly of hydric soils may have small areas of minor nonhydric components in the higher positions on the landform, and map units that are made up dominantly of nonhydric soils may have small areas of minor hydric components in the lower positions on the landform. Each map unit is rated based on its respective components and the percentage of each component within the map unit.

The thematic map is color coded based on the composition of hydric components. The five color classes are separated as 100 percent hydric components, 66 to 99 percent hydric components, 33 to 65 percent hydric components, 1 to 32 percent hydric components, and less than one percent hydric components.

In Web Soil Survey, the Summary by Map Unit table that is displayed below the map pane contains a column named 'Rating'. In this column the percentage of each map unit that is classified as hydric is displayed.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

References:

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.

Soil Survey Staff. 2006. Keys to soil taxonomy. 10th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.

Rating Options

Aggregation Method: Percent Present

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Appendix C: Precipitation Data

Minnesota State Climatology Office

State Climatology Office - DNR Division of Ecological and Water Resources University of Minnesota

[home](#) | [current conditions](#) | [journal](#) | [past data](#) | [summaries](#) | [agriculture](#) | [other sites](#) | [about us](#) 

Precipitation Worksheet Using Gridded Database

Precipitation data for target wetland location:

county: **Hennepin** township number: **116N**
 township name: **West Bloomington** range number: **21W**
 nearest community: **Atwood** section number: **9**

Aerial photograph or site visit date:

Friday, May 31, 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.	first prior month: April 2019	second prior month: March 2019	third prior month: February 2019
estimated precipitation total for this location:	3.72R	2.17R	2.06R
there is a 30% chance this location will have less than:	2.10	1.41	0.47
there is a 30% chance this location will have more than:	2.92	2.27	1.03
type of month: dry normal wet	wet	normal	wet
monthly score	3 * 3 = 9	2 * 2 = 4	1 * 3 = 3
multi-month score: 6 to 9 (dry) 10 to 14 (normal) 15 to 18 (wet)	16 (Wet)		

Other Resources:

- retrieve daily precipitation data
- view radar-based precipitation estimates
- view weekly precipitation maps
- Evaluating Antecedent Precipitation Conditions (BWSR)*

Appendix D: Field Data Sheets

PL201900114
WETLAND DETERMINATION DATA FORM - Midwest Region
PL2019-114

Project/Site 7800 Picture Drive, Bloomington MN City/County: Bloomington/Hennepin Sampling Date: 5/31/2019
 Applicant/Owner: Drive Shack Holdings, LLC State: MN Sampling Point: SP-1
 Investigator(s): Aaron Stolte (CWD #1297) Section, Township, Range: Sec 16, T116N, R21W
 Landform (hillslope, terrace, etc.): depression Local relief (concave, convex, none): concave
 Slope (%): 1 Lat: 44.861093 Long: -93.357557 Datum: WGS 1984
 Soil Map Unit Name Urban land-Udorthents (cut and fill land) complex, 0 to 6 % slope NWI Classification: N/A

Are climatic/hydrologic conditions of the site typical for this time of the year? N (If no, explain in remarks)

Are vegetation , soil , or hydrology significantly disturbed?

Are "normal circumstances"

Are vegetation , soil , or hydrology naturally problematic?

present? Yes

SUMMARY OF FINDINGS

(If needed, explain any answers in remarks.)

Hydrophytic vegetation present?	<u>Y</u>	Is the sampled area within a wetland? <u>N</u> If yes, optional wetland site ID: <u> </u>
Hydric soil present?	<u>N</u>	
Indicators of wetland hydrology present?	<u>Y</u>	

Remarks: (Explain alternative procedures here or in a separate report.)

Site conditions wetter than normal, see hydrology section. Low spot in densely wooded area approximately 4-feet lower than surrounding landscape. Some FAC and FACW vegetation present.

VEGETATION -- Use scientific names of plants.

Tree Stratum	(Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species	Indicator Status	
1	<u>Acer negundo</u>	<u>60</u>	<u>Y</u>	<u>FAC</u>	Dominance Test Worksheet Number of Dominant Species that are OBL, FACW, or FAC: <u>5</u> (A) Total Number of Dominant Species Across all Strata: <u>5</u> (B) Percent of Dominant Species that are OBL, FACW, or FAC: <u>100.00%</u> (A/B)
2	<u>Quercus bicolor</u>	<u>40</u>	<u>Y</u>	<u>FACW</u>	
3					
4					
5					
		<u>100</u>	= Total Cover		Prevalence Index Worksheet Total % Cover of: OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>45</u> x 2 = <u>90</u> FAC species <u>85</u> x 3 = <u>255</u> FACU species <u>0</u> x 4 = <u>0</u> UPL species <u>0</u> x 5 = <u>0</u> Column totals <u>130</u> (A) <u>345</u> (B) Prevalence Index = B/A = <u>2.65</u>
Sapling/Shrub stratum	(Plot size: <u>15'</u>)	Absolute % Cover	Dominant Species	Indicator Status	
1	<u>Rhamnus cathartica</u>	<u>20</u>	<u>Y</u>	<u>FAC</u>	
2	<u>Acer negundo</u>	<u>5</u>	<u>Y</u>	<u>FAC</u>	
3					
4					Hydrophytic Vegetation Indicators: <u> </u> Rapid test for hydrophytic vegetation <u>X</u> Dominance test is >50% <u>X</u> Prevalence index is ≤3.0* <u> </u> Morphological adaptations* (provide supporting data in Remarks or on a separate sheet) <u> </u> Problematic hydrophytic vegetation* (explain) *Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic
5					
6					
7					
8					
		<u>25</u>	= Total Cover		Hydrophytic vegetation present? <u>Y</u>
Herb stratum	(Plot size: <u>5'</u>)	Absolute % Cover	Dominant Species	Indicator Status	
1	<u>Bidens frondosa</u>	<u>5</u>	<u>Y</u>	<u>FACW</u>	
2					
3					
4					Hydrophytic vegetation present? <u>Y</u>
5					
6					
7					
8					
		<u>5</u>	= Total Cover		Hydrophytic vegetation present? <u>Y</u>
Woody vine stratum	(Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species	Indicator Status	
1					
2					
3					
		<u>0</u>	= Total Cover		

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

SOIL

PL201900114

PL2019-114

Sampling Point: SP-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*	Loc**		
0-12	10YR 2/2	100					loam	
12-18	7.5 YR 2.5/3	100					loam	
18-24	10YR 3/3	100					loam	

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

Hydric Soil Indicators:

- ☐ Histisol (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 Soils:

- ☐ Coast Prairie Redox (A16) (LRR K, L, R)
☐ Dark Surface (S7) (LRR K, L)
☐ Iron-Manganese Masses (F12) (LRR K, L, R)
☐ Very Shallow Dark Surface (TF12)
☐ Other (explain in remarks)

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

Restrictive Layer (if observed):

Type: _____
 Depth (inches): _____

Hydric soil present? N

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)

Indicators of wetland hydrology present? Y

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Evaluation of antecedent precipitation using three prior month methodology, comparing to 30 year period between 1981 and 2010, showed that delineation occurred during a wetter than normal period. In addition, 6.84 inches of precip had been recorded in the month of May leading up to the delineation, which would constitute a wetter than normal month.

PL201900114
WETLAND DETERMINATION DATA FORM - Midwest Region
PL2019-114

Project/Site 7800 Picture Drive, Bloomington MN City/County: Bloomington/Hennepin Sampling Date: 5/31/2019
 Applicant/Owner: Drive Shack Holdings, LLC State: MN Sampling Point: SP-2
 Investigator(s): Aaron Stolte (CWD #1297) Section, Township, Range: Sec 16, T116N, R21W
 Landform (hillslope, terrace, etc.): depression Local relief (concave, convex, none): concave
 Slope (%): 2 Lat: 44.859665 Long: -93.357762 Datum: WGS 1984
 Soil Map Unit Name Urban land-Udorthents wet substratum, 0 to 2 % slopes NWI Classification: PEM1C

Are climatic/hydrologic conditions of the site typical for this time of the year? N (If no, explain in remarks)

Are vegetation , soil , or hydrology significantly disturbed?

Are "normal circumstances"

Are vegetation , soil , or hydrology naturally problematic?

present? Yes

SUMMARY OF FINDINGS

(If needed, explain any answers in remarks.)

Hydrophytic vegetation present?	<u>Y</u>	Is the sampled area within a wetland? <u>Y</u> If yes, optional wetland site ID: <u>Wetland A</u>
Hydric soil present?	<u>Y</u>	
Indicators of wetland hydrology present?	<u>Y</u>	

Remarks: (Explain alternative procedures here or in a separate report.)

Site conditions wetter than normal, see hydrology section. Sample point taken at the edge of pond about 6-inches above standing water. Surface water in pond appears higher than typical.

VEGETATION -- Use scientific names of plants.

Tree Stratum	(Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species	Indicator Status	
1					
2					
3					
4					
5					
		<u>0</u>	= Total Cover		
Sapling/Shrub stratum	(Plot size: <u>15'</u>)				
1	<u>Rhamnus cathartica</u>	<u>40</u>	<u>Y</u>	<u>FAC</u>	
2					
3					
4					
5					
		<u>40</u>	= Total Cover		
Herb stratum	(Plot size: <u>5'</u>)				
1	<u>Typha angustifolia</u>	<u>20</u>	<u>Y</u>	<u>OBL</u>	
2	<u>Schoenoplectus tabernaemontani</u>	<u>10</u>	<u>Y</u>	<u>OBL</u>	
3					
4					
5					
6					
7					
8					
9					
10					
		<u>30</u>	= Total Cover		
Woody vine stratum	(Plot size: <u>30'</u>)				
1					
2					
		<u>0</u>	= Total Cover		

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across all Strata: 3 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 100.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	<u>30</u>	x 1 =	<u>30</u>
FACW species	<u>0</u>	x 2 =	<u>0</u>
FAC species	<u>40</u>	x 3 =	<u>120</u>
FACU species	<u>0</u>	x 4 =	<u>0</u>
UPL species	<u>0</u>	x 5 =	<u>0</u>
Column totals	<u>70</u>	(A)	<u>150</u> (B)

Prevalence Index = B/A = 2.14

Hydrophytic Vegetation Indicators:

 Rapid test for hydrophytic vegetation

X Dominance test is >50%

X Prevalence index is ≤3.0*

 Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)

 Problematic hydrophytic vegetation* (explain)

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

Hydrophytic vegetation present? Y

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

SOIL

PL201900114

PL2019-114

Sampling Point: SP-2

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*	Loc**		
0-6	10YR 2/1	100					sandy loam	some gravel present
6-12	10YR 5/2	90	10YR 4/6	10	C	M	loam	

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

Hydric Soil Indicators:

- ☐ Histisol (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 Soils:

- ☐ Coast Prairie Redox (A16) (LRR K, L, R)
☐ Dark Surface (S7) (LRR K, L)
☐ Iron-Manganese Masses (F12) (LRR K, L, R)
☐ Very Shallow Dark Surface (TF12)
☐ Other (explain in remarks)

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

Restrictive Layer (if observed):

Type: _____
 Depth (inches): _____

Hydric soil present? Y

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): 4
 Saturation present? Yes ☒ No ☐ Depth (inches): 0
 (includes capillary fringe)

Indicators of wetland hydrology present? Y

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Evaluation of antecedent precipitation using three prior month methodology, comparing to 30 year period between 1981 and 2010, showed that delineation occurred during a wetter than normal period. In addition, 6.84 inches of precip had been recorded in the month of May leading up to the delineation, which would constitute a wetter than normal month.

PL201900114
WETLAND DETERMINATION DATA FORM - Midwest Region
PL2019-114

Project/Site 7800 Picture Drive, Bloomington MN City/County: Bloomington/Hennepin Sampling Date: 5/31/2019
 Applicant/Owner: Drive Shack Holdings, LLC State: MN Sampling Point: SP-3
 Investigator(s): Aaron Stolte (CWD #1297) Section, Township, Range: Sec 16, T116N, R21W
 Landform (hillslope, terrace, etc.): slope Local relief (concave, convex, none): none
 Slope (%): 2 Lat: 44.859646 Long: -93.357772 Datum: WGS 1984
 Soil Map Unit Name Urban land-Udorthents wet substratum, 0 to 2 % slopes NWI Classification: N/A

Are climatic/hydrologic conditions of the site typical for this time of the year? N (If no, explain in remarks)

Are vegetation X, soil _____, or hydrology _____ significantly disturbed?

Are "normal circumstances"

Are vegetation _____, soil _____, or hydrology _____ naturally problematic?

present? Yes

SUMMARY OF FINDINGS

(If needed, explain any answers in remarks.)

Hydrophytic vegetation present?	<u>Y</u>	Is the sampled area within a wetland? <u>N</u> If yes, optional wetland site ID: _____
Hydric soil present?	<u>N</u>	
Indicators of wetland hydrology present?	<u>N</u>	

Remarks: (Explain alternative procedures here or in a separate report.)

Site conditions wetter than normal, see hydrology section. Sample point taken about 6 inches higher than SP-2 in maintained lawn

VEGETATION -- Use scientific names of plants.

Tree Stratum	(Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species	Indicator Status	
1					
2					
3					
4					
5					
		<u>0</u>	= Total Cover		
Sapling/Shrub stratum (Plot size: <u>15'</u>)					
1	<u>Rhamnus cathartica</u>	<u>40</u>	<u>Y</u>	<u>FAC</u>	
2					
3					
4					
5					
		<u>40</u>	= Total Cover		
Herb stratum (Plot size: <u>5'</u>)					
1	<u>Poa pratensis</u>	<u>80</u>	<u>Y</u>	<u>FAC</u>	
2					
3					
4					
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		

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across all Strata: 2 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 100.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	<u>0</u>	x 1 =	<u>0</u>
FACW species	<u>0</u>	x 2 =	<u>0</u>
FAC species	<u>120</u>	x 3 =	<u>360</u>
FACU species	<u>0</u>	x 4 =	<u>0</u>
UPL species	<u>0</u>	x 5 =	<u>0</u>
Column totals	<u>120</u>	(A)	<u>360</u> (B)

Prevalence Index = B/A = 3.00

Hydrophytic Vegetation Indicators:

____ Rapid test for hydrophytic vegetation

X Dominance test is >50%

X Prevalence index is ≤3.0*

____ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)

____ Problematic hydrophytic vegetation* (explain)

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

Hydrophytic vegetation present? Y

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

mowed

SOIL

PL201900114

PL2019-114

Sampling Point: SP-3

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*	Loc**		
0-4	10YR 2/2	100					loam	
4-12	7.5YR 4/6	100					coarse sand	fill material
12-20	10YR 2/2	85	5YR 4/6	10			sandy loam	
			10YR 5/1	5				
20-24	10YR 5/1	60					silty clay	
	5YR 4/6	40						

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

Hydric Soil Indicators:

- ☐ Histisol (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 Soils:

- ☐ Coast Prairie Redox (A16) (LRR K, L, R)
☐ Dark Surface (S7) (LRR K, L)
☐ Iron-Manganese Masses (F12) (LRR K, L, R)
☐ Very Shallow Dark Surface (TF12)
☐ Other (explain in remarks)

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

Restrictive Layer (if observed):

Type: _____
 Depth (inches): _____

Hydric soil present? N

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)

Indicators of wetland hydrology present? N

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Evaluation of antecedent precipitation using three prior month methodology, comparing to 30 year period between 1981 and 2010, showed that delineation occurred during a wetter than normal period. In addition, 6.84 inches of precip had been recorded in the month of May leading up to the delineation, which would constitute a wetter than normal month.

Appendix E: Photos

Photo 1: Wetland A from south looking north



Photo 2: Wetland A looking southeast towards MnDOT right of way



Photo 3: Wetland A from north looking south



Photo 4: Photo in the vicinity of sample point SP-1



Wetland Delineation Review Checklist for Minnesota

This document is intended to provide those reviewing wetland delineations for regulatory purposes with a checklist of basic components that should be considered when reviewing wetland delineations. It can also serve as a useful guide for those conducting delineations and preparing reports. This checklist is for most routine wetland delineations in Minnesota. Other report components and review considerations may be applicable depending on the characteristics of the site being evaluated. Users should consult the 1987 Corps of Engineers Wetland Delineation Manual, any applicable regional supplement, and Board of Water & Soil Resources guidance documents for more specific information and explanations.

Basic Report Components (check to make sure these are in the report)

- X Site location map
- X National Wetland Inventory (NWI) map
- X Soil survey map (use web soil survey at <http://websoilsurvey.nrcs.usda.gov/app/>)
- ☐ MN Dept. of Nat. Resources Protected Waters Map (N/A)
- X Recent air photo with sampling point locations, site boundary, and wetland boundaries
- ☐ Survey map (optional depending on local requirements) (N/A)
- X Wetland delineation data forms corresponding to indicated sampling point locations

Report Contents (review report and data forms for these elements)

General

- X Circular 39 wetland types and Eggers & Reed plant community types identified for each wetland
- X Vegetation and landscape position of all adjacent upland areas identified and described
- X Wetland-upland transitions described for each wetland in terms of vegetation, soils, and hydrology
- X Methodology for identifying potential wetland areas described
- X All potential wetlands from hydric soil, NWI, and other mapping sources adequately investigated and described in the report.

Wetland Delineation Data Form Review

- X "Normal circumstances", "disturbed" and "problematic" designations properly identified
- X Vegetation classified into appropriate layers (herb, shrub, tree, vine)
- X Scientific name and indicator status identified
- X 50/20 dominance rule applied properly for each vegetation layer
- X Soil described to at least 20 inches from the soil surface
- X Soil textures and Munsell colors given for each soil layer in sample

Field Review (conduct a field review and verify the following elements)

- X Appropriate number of sampling transects (see notes on page 2)
- X Sample points representative of the plant community and landscape position being sampled (see notes on page 2)
- X Appropriate vegetation sample plot sizes used (see notes on page 2)
- X Vegetation properly identified and quantified
- X Soil pits deep enough to document presence/absence of all potential hydric soil indicators
- X Soil layers properly described in terms of texture, color, and redox features
- X Hydric soil indicators properly applied
- X Hydrology indicators properly applied (see notes on page 2)
- ☐ Delineation flag spacing appropriate (see notes on page 2)

Notes:

Sampling Transects – Typically, sampling transects should be located at each major upland/wetland transition area on the site. This may result in several transects on a single wetland or a single transect for 2 similar wetlands depending on the characteristics of the site. Delineators should carefully choose transect locations that are representative of the major wetland-upland transitions. More standardized approaches for establishing sampling transects are detailed in the 87 Manual and its supplements.

Vegetation Sample Plot Sizes – Recommended sample plot sizes for vegetation are stated in the 87 Manual supplements. In general, sizes are 5 ft. radius for herbaceous layer, 15 ft. for shrub layer, and 30 ft. for tree and woody vine layers.

Soil Sample Point Locations – Soil sample points should be indicative of the landscape position of the upland, wetland, or transition area being sample. For example, soil sample pits located in a micro-depression or on a small hill in an otherwise uniform topographic area should not be considered representative.

Delineation Flag Spacing – The spacing of flags to delineate a wetland should be in accordance with the implied precision of the delineation. Wetlands with abrupt topographic and/or vegetative changes allow for more precise delineation and could result in spacing as low as 25 to 50 feet between flags. Wetlands with subtle topographic changes into upland and significant overlap of wetland and upland plant species generally result in wide spacing (50 to 100 feet) between flags. The greater the number of sampling transects documenting the upland-wetland transition, the closer together the flags can be.

Hydrology Indicators – Hydrology indicators are often ephemeral. For example, observation of surface water may only be present during the wet portion of the growing season in normal precipitation years for some wetlands. Once a wetland hydrology indicator is observed, it is an indicator and should be noted on the data form and in the wetland delineation report. For example, if water is observed within 6 inches of the soil surface after a heavy rain, it is an indicator of wetland hydrology even though subsequent observations after normal rainfall events may show a water table at 30 inches below the surface. These subsequent observations do not “cancel out” the first observation of the indicator. If the indicator is observed, then it should be recorded. However, these subsequent observations may help in understanding normal climatic variations that are important in *interpreting* hydrology indicators. Refer to the 87 Manual and its applicable supplement for sources and methodologies to interpret hydrology indicators in making wetland determinations.

Regional Supplements – The regional supplements to the 1987 Manual are now or soon will be in effect for the State. These supplements are designed for use with the current version of the 87 Manual and should be utilized for conducting wetland delineations in Minnesota.

PL201900114

PL2019-114



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

07/15/2019

Regulatory File No. MVP-2019-01598-MMW

THIS IS NOT A PERMIT

Aaron Stolte
Kimley-Horne
767 Eustis St., Suite 100
Saint Paul, MN 55114

Dear Mr. Stolte:

We have received your submittal described below. You may contact the Project Manager with questions regarding the evaluation process. The Project Manager may request additional information necessary to evaluate your submittal.

File Number: MVP-2019-01598-MMW

Applicant: Drive Shack Bloomington, LLC

Project Name: Drive Shack - Bloomington / 7800 Picture Drive

Project Location: Section 16 of Township 116 North, Range 21, Hennepin County, Minnesota (Latitude: 44.8604066942826; Longitude: -93.3569704621027)

Received Date: 07/12/2019

Project Manager: Mariah Weitzenkamp
(651) 290-5355
Mariah.M.Weitzenkamp@usace.army.mil

Additional information about the St. Paul District Regulatory Program, including the new Clean Water Rule, can be found on our web site at <http://www.mvp.usace.army.mil/missions/regulatory>.

Please note that initiating work in waters of the United States prior to receiving Department of the Army authorization could constitute a violation of Federal law. If you have any questions, please contact the Project Manager.

Thank you.

U.S. Army Corps of Engineers
St. Paul District
Regulatory Branch