

Memorandum

DATE: Tuesday, July 30, 2019
TO: Randy Rauwerdink
Venture Pass Partners, LLC
FROM: Todd Ullom
SUBJECT: Incidental Wetland Request for Kasota Avenue
& MN-280 Property Development
St. Paul, Minnesota
Sambatek #21625

Sambatek has prepared this Incidental Wetland Request report for vacant property located northwest of Kasota Avenue and MN-280 in St. Paul, Ramsey County, Minnesota. The 1.67-acre Subject Property is located within the SW1/4 of the SW1/4 of Section 20, T29N, R23W, Ramsey County. The Subject Property was mass graded previously for the construction of truck parking lot, which involved the construction of the stormwater pond as part of the Stormwater Management Plan. Neighboring land uses include industrial to the north, west, and south. MN-280 and residential properties are located east of the Subject Property. The Subject Property is located within the Mississippi River – Twin Cities (#20) major watershed and the Mississippi River minor watershed.

Available wetland resources and aerial photographs were utilized to determine the historical use of the subject property and if wetland conditions are currently present on the site. In addition, a site visit was completed on July 25, 2019 to examine the site for the presence of wetland conditions in accordance to the 1987 Corps of Engineers *Wetland Delineation Manual* and the *Northcentral/Northeast Region Supplement to the Corps of Engineers Wetland Delineation Manual*. Wetland resources that were reviewed include:

- Ramsey County Soil Survey;
- National Wetlands Inventory Map (NWI);
- DNR Public Waters Map; and,
- Aerial photographs (1937-2016).
- 1986 Site Plan and Approval

Ramsey County Soil Survey

The Ramsey County Soil Survey was examined to identify areas of mapped hydric soils within the project boundaries. Hydric soil is an indicator of potential wetland conditions. Two soil types are identified within the project area, which include: **Udorthents, wet subtratum, 0-6% slopes (1027)**

and **Urban land-Chetek complex, 3 to 15 percent slopes (858C)**. Most of the project area is classified as water. Neither soil map unit is classified as a hydric soil.

National Wetland Inventory

Digital NWI data were obtained from the Minnesota Geospatial Commons website (<http://gisdata.mn.gov>), overlain on aerial photography and depicted on maps used during the office and fieldwork activities. NWI maps are utilized as an off-site tool in identifying areas of potential wetlands. The most current mapping, 2011 update, was used for this portion of the investigation. One NWI Mapped wetland is identified within the project area: **PEM1C**, which is located in the southwest corner of the project area.

DNR Public Waters

DNR Public Waters are waterbodies which meet the definition of Minnesota Statue 103G.005, Subdivision 15 and are regulated by the DNR. The DNR Public Waters Map for Ramsey County does not identify any DNR Public Waters within the property boundaries.

Site Visit

Sambatek visited the site on July 25, 2019 to examine it for areas exhibiting wetland conditions. The Subject Property is relatively flat and was fully vegetated at the time of the site visit. One area in the southwest corner of the Subject Property exhibited wetland conditions and was delineated as Wetland 1. The banks of Wetland 1 are very steep and rip rap was observed on the south side of the wetland. Based on the steep banks and rip rap it appears that Wetland 1 may have been created to treat stormwater on the site.

Aerial Photographs

Sambatek examined aerial photos of the Subject Property to determine the nature of Wetland 1 (stormwater pond) prior to its construction. The followings are Sambatek's opinions of what was present within the boundaries of Wetland 1 prior to its construction.

1937 – The Subject Property appears to be bordered by two railroad tracks to the north and the west. There are several trees located in the center of the Subject Property. No wetland indicators are located on the Subject Property or within the limits of Wetland 1.

1940 – Subject Property contains few trees with slightly increased canopy cover in the middle of the site. No wetland signatures are observed in the 1940 aerial photograph.

1947 – The railroad to the north of the Subject Property appears to have been slightly improved. The trees that were observed in the 1940 aerial photograph appear to have been cleared from the Subject Property. There appears to be a wetland located within the northwest corner of the Subject Property. Through the center of the Subject Property is a north/south oriented ditch that connects the wetland in the northwest corner of the Subject Property to the south property boundary. None of the wetland boundaries extend into the boundaries of Wetland 1.

1953 – No significant changes have occurred on the site. The wetland signatures observed along the north property boundaries in the 1947 aerial photograph are still evident. No wetland signatures are observed within the boundaries of Wetland 1.

1958 – Grading for Kasota Avenue has begun to the south of the Subject Property. The north/south ditch is still apparent through the center of the property. The wetland in the northwest corner is not obvious. No wetland signatures are observed within the area of Wetland 1 in the 1958 aerial photograph.

1966 – Kasota Avenue appears to be realigned in order to accommodate an off ramp for MN-280. MN-280 has been constructed to the east of the Subject Property. The wetland signature located in the northwest corner of the property and the drainage ditch observed in the previous aerial photographs are more evident in the 1966 aerial photograph. No wetland signatures are observed within the boundaries of Wetland 1.

1974 – Construction of Kasota Avenue has been completed. The northern portion of the Subject Property appears to be flooded. A wetland is apparent approximately midway along the southern property boundary. No wetland signatures are observed within the boundaries of Wetland 1.

1980 – It appears that the Subject Property has been mass graded since the 1974 aerial photograph. No wetland signatures are observed on the Subject Property in the 1980 aerial photograph.

1988 – A stormwater pond appears to have been constructed on the Subject Property. The stormwater pond is located within the boundaries of Wetland 1.

1991 – No significant changes have occurred on the Subject Property since the 1988 aerial photograph.

1994 – No significant changes have occurred on the Subject Property since the 1991 aerial photograph.

2000 – No significant changes have occurred on the Subject Property since the 1994 aerial photograph. Wetland 1 is more evident in 2000 due to ponded water.

2004 – No significant changes have occurred on the Subject Property since the 2000 aerial photograph.

2009 – No significant changes have occurred on the Subject Property since the 2004 aerial photograph.

2012 – No significant changes have occurred on the Subject Property since the 2009 aerial photograph.

2016 – No significant changes have occurred on the Subject Property since the 2012 aerial photograph.

1986 Site Plan and Approval

In 1986, Stan Koch & Sons Trucking, Inc prepared a site plan for the utilization of the Subject Property as trailer parking lot. The 1986 site plans indicate that the site was to be graded for 48 trailer parking stalls. A stormwater pond is indicated in the southwest corner of the site plans. This stormwater pond was designed to treat stormwater from the trailer parking lot. The stormwater management plan was approved by the City of St. Paul in November 1986. Based on the review of the aerial photography, the site was graded and the stormwater pond was constructed between 1986 and 1988; however the trailer parking lot was never completed. The stormwater pond that was proposed in the 1986 site plan is what was delineated as Wetland 1 for this report.

Conclusions

Based on the site visit and the aerial photography review and the 1986 Site Plan and Approval, Sambatek concludes that Wetland 1 is an “incidental wetland” that was created in an upland area for a purpose other than creating a wetland. Wetland 1 should not be regulated by the Minnesota Wetland Conservation Act.

Please contact me at (763) 476-6010 if you have any questions or comments regarding this information.

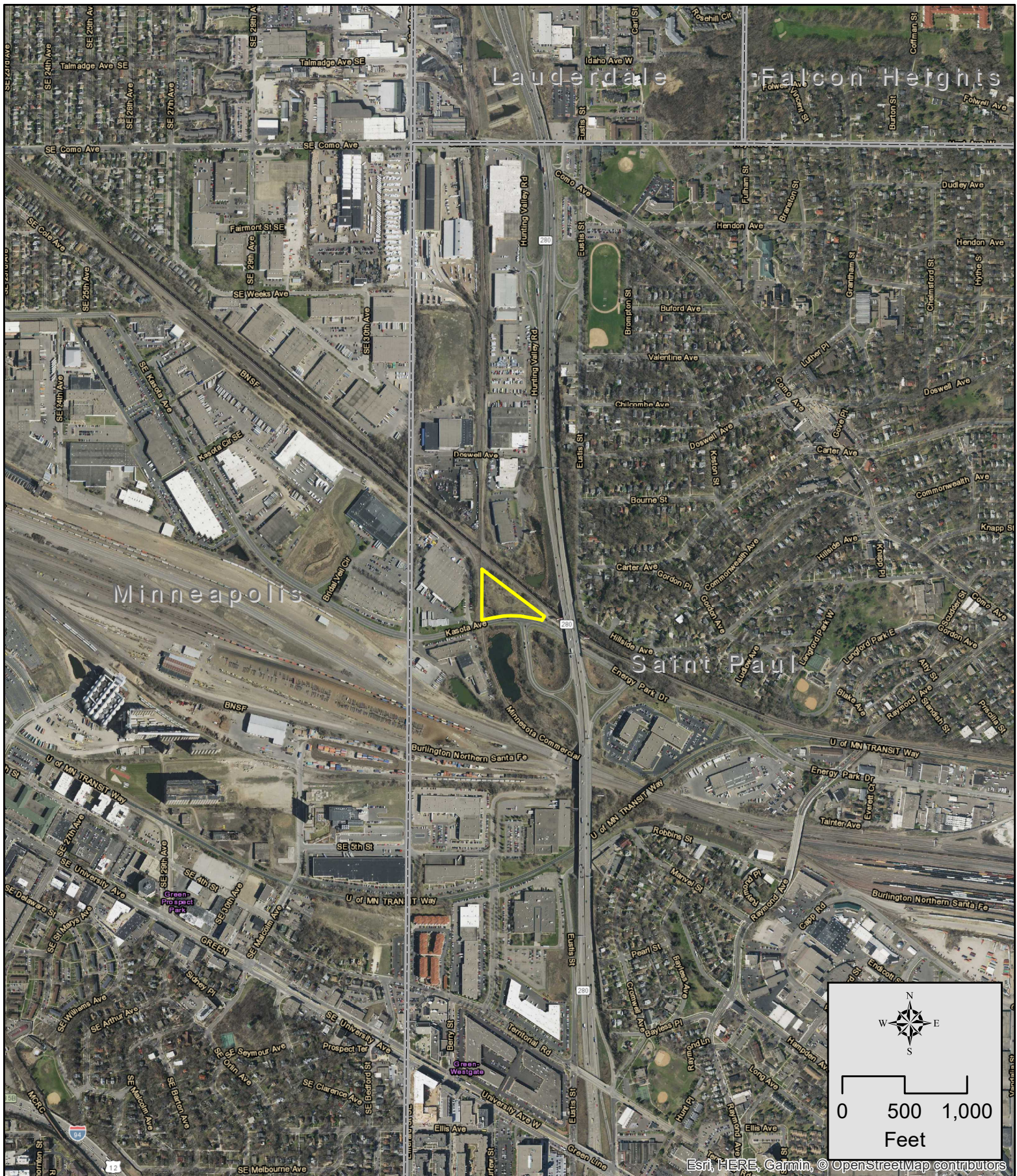
Sincerely,



Todd Ullom
Environmental Practice Leader

List of Attachments

Location Map
Ramsey County Soil Survey
NWI Map
DNR Public Waters Map
Wetland Delineation Map
Aerial Photographs (1937 – 2016)
1986 Site Plan and Approval
Photo Log
Field Data Sheets



Location Map

Kasota Avenue & MN-280

St. Paul, Minnesota

Legend

- Project Boundary
- City Boundaries



This map was created using Sambatek's Geographic Information Systems (GIS), it is a compilation of information and data from various sources. This map is not a surveyed or legally recorded map and is intended to be used as a reference. Sambatek is not responsible for any inaccuracies contained herein.



Ramsey County Soil Survey

Kasota Avenue & MN-280

St. Paul, Minnesota

Legend

Project Boundary

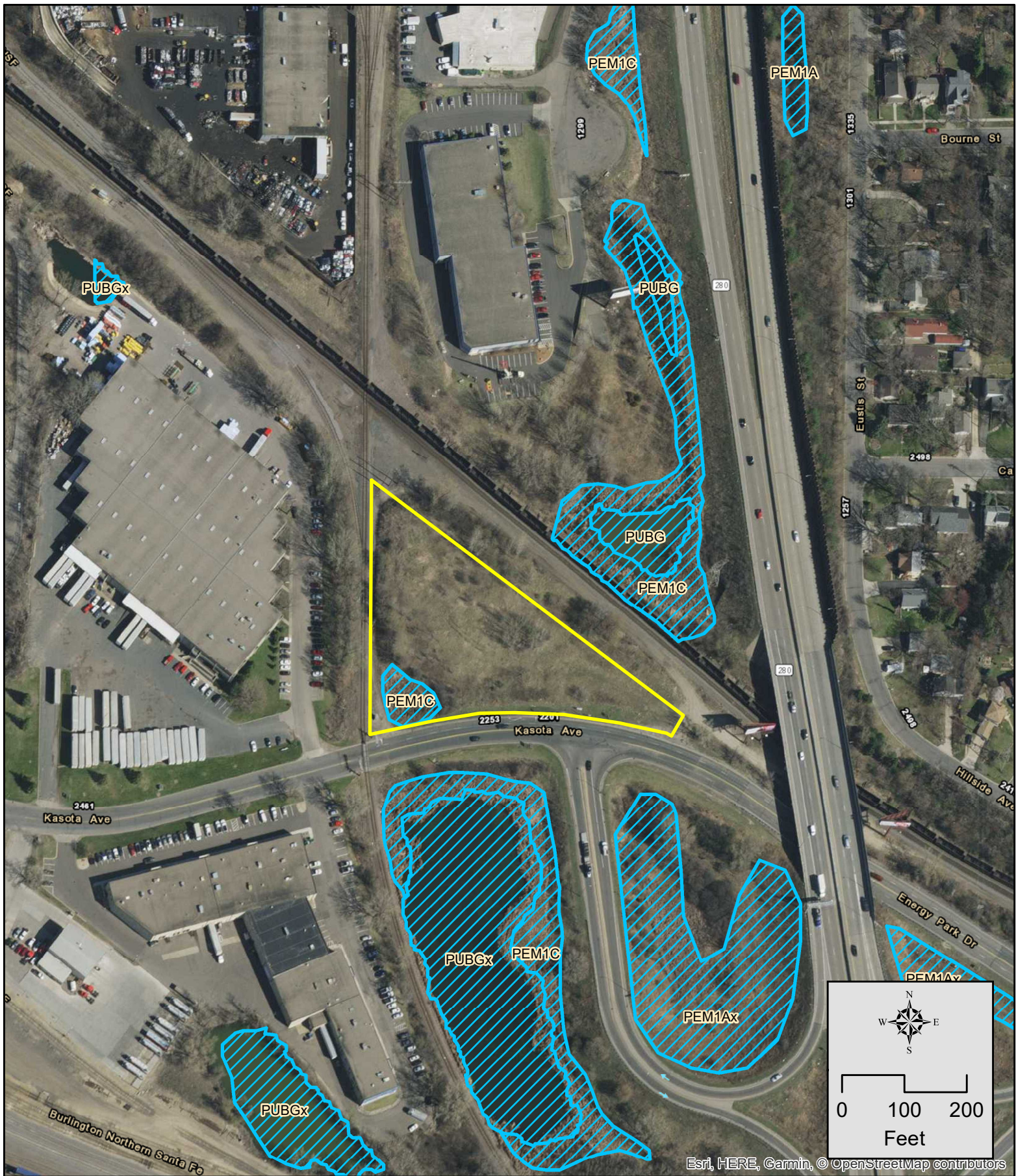
Soil Hydric Rating

- Not hydric
- Predominately non-hydric
- Partially hydric
- Predominately hydric
- All hydric
- Not rated



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Sambatek # 21265



Esri, HERE, Garmin, © OpenStreetMap contributors

National Wetland Inventory

Kasota Avenue & MN-280

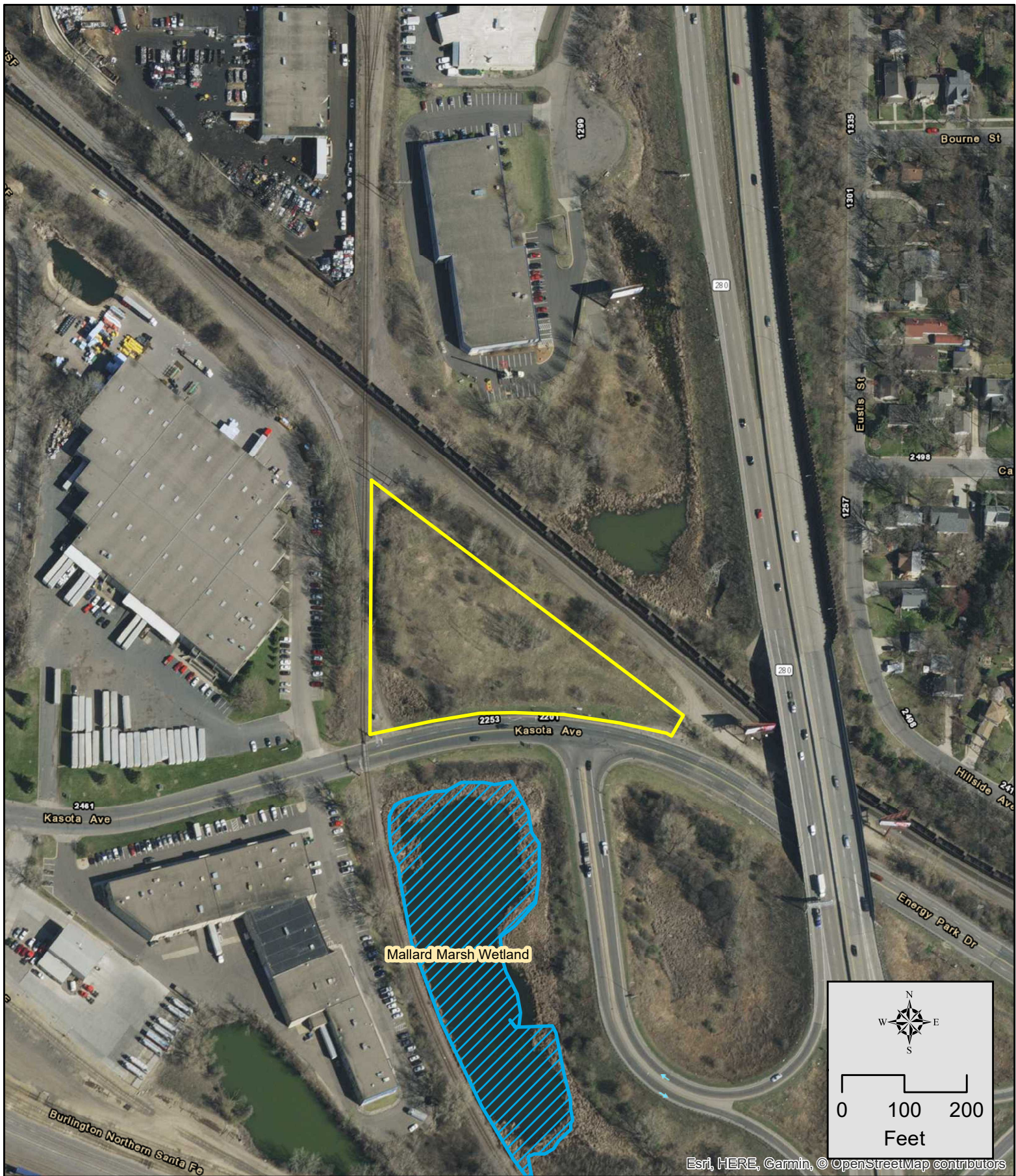
St. Paul, Minnesota

Legend

- Project Boundary
- NWI mapped wetland



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DNR Public Water Inventory

Kasota Avenue & MN-280

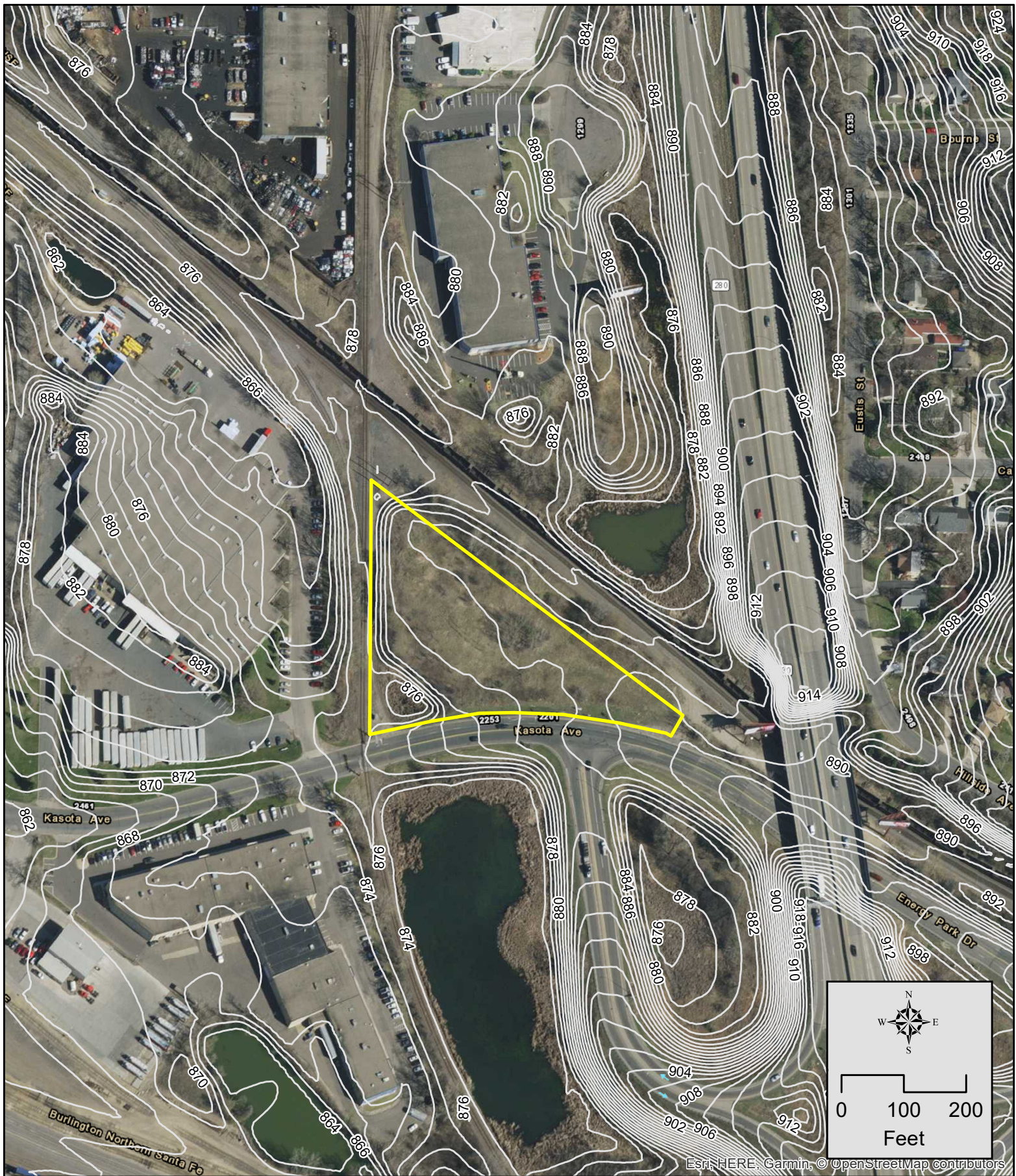
St. Paul, Minnesota

Legend

- ▬ Project Boundary
- ▬ Ramsey Public Watercourses
- ▬ Ramsey Public Water Basins



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LiDAR Contour Map

Kasota Avenue & MN-280

St. Paul, Minnesota

Legend

- Project Boundary
- 2' Contour



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Delineated Wetlands Map

Kasota Avenue & MN-280

St. Paul, Minnesota

Legend

- Project Boundary
- Sample Transect
- Wetland Boundary



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Site boundaries shown in red are approximate

Kasota
NW of Kasota Ave and MN-280
St. Paul, MN



1937

HIG Project # 2023316
Client Project # 18199.01
Approximate Scale 1: 2,400 (1"=200')
www.historicalinfo.com





Site boundaries shown in red are approximate

Kasota
NW of Kasota Ave and MN-280
St. Paul, MN



1940

HIG Project # 2023316
Client Project # 18199.01
Approximate Scale 1: 2,400 (1"=200')
www.historicalinfo.com





Site boundaries shown in red are approximate

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St. Paul, MN



1947

HIG Project # 2023316
Client Project # 18199.01
Approximate Scale 1: 2,400 (1"=200')
www.historicalinfo.com





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St. Paul, MN



1953

HIG Project # 2023316
Client Project # 18199.01
Approximate Scale 1: 2,400 (1"=200')
www.historicalinfo.com





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St. Paul, MN



1958

HIG Project # 2023316
Client Project # 18199.01
Approximate Scale 1: 2,400 (1"=200')
www.historicalinfo.com





Site boundaries shown in red are approximate

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St. Paul, MN



1966

HIG Project # 2023316
Client Project # 18199.01
Approximate Scale 1: 2,400 (1"=200')
www.historicalinfo.com





Site boundaries shown in red are approximate

Kasota
NW of Kasota Ave and MN-280
St. Paul, MN



1974

HIG Project # 2023316

Client Project # 18199.01

Approximate Scale 1: 2,400 (1"=200')

www.historicalinfo.com





Site boundaries shown in red are approximate

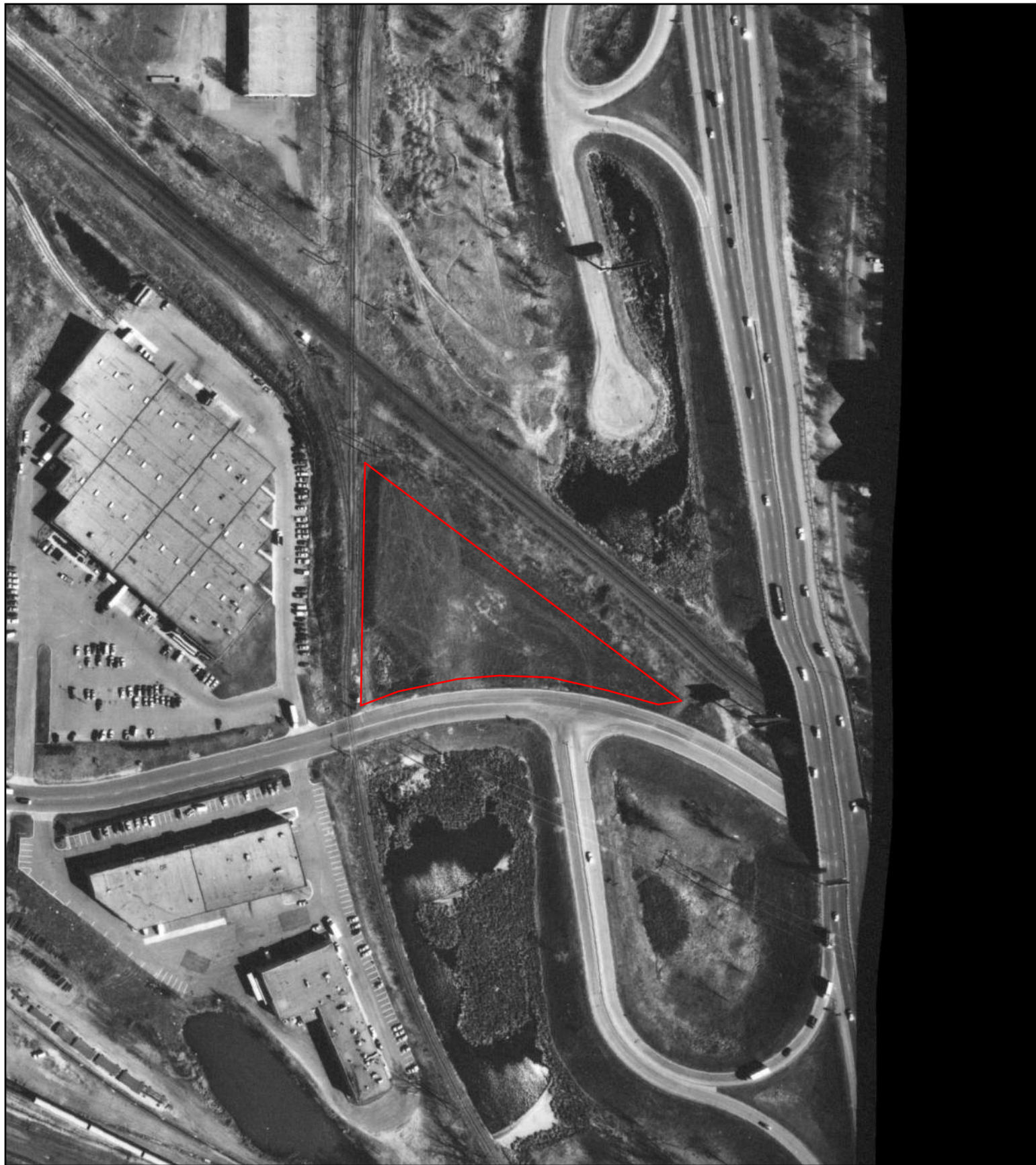
Kasota
NW of Kasota Ave and MN-280
St. Paul, MN



1980

HIG Project # 2023316
Client Project # 18199.01
Approximate Scale 1: 2,400 (1"=200')
www.historicalinfo.com





Site boundaries shown in red are approximate

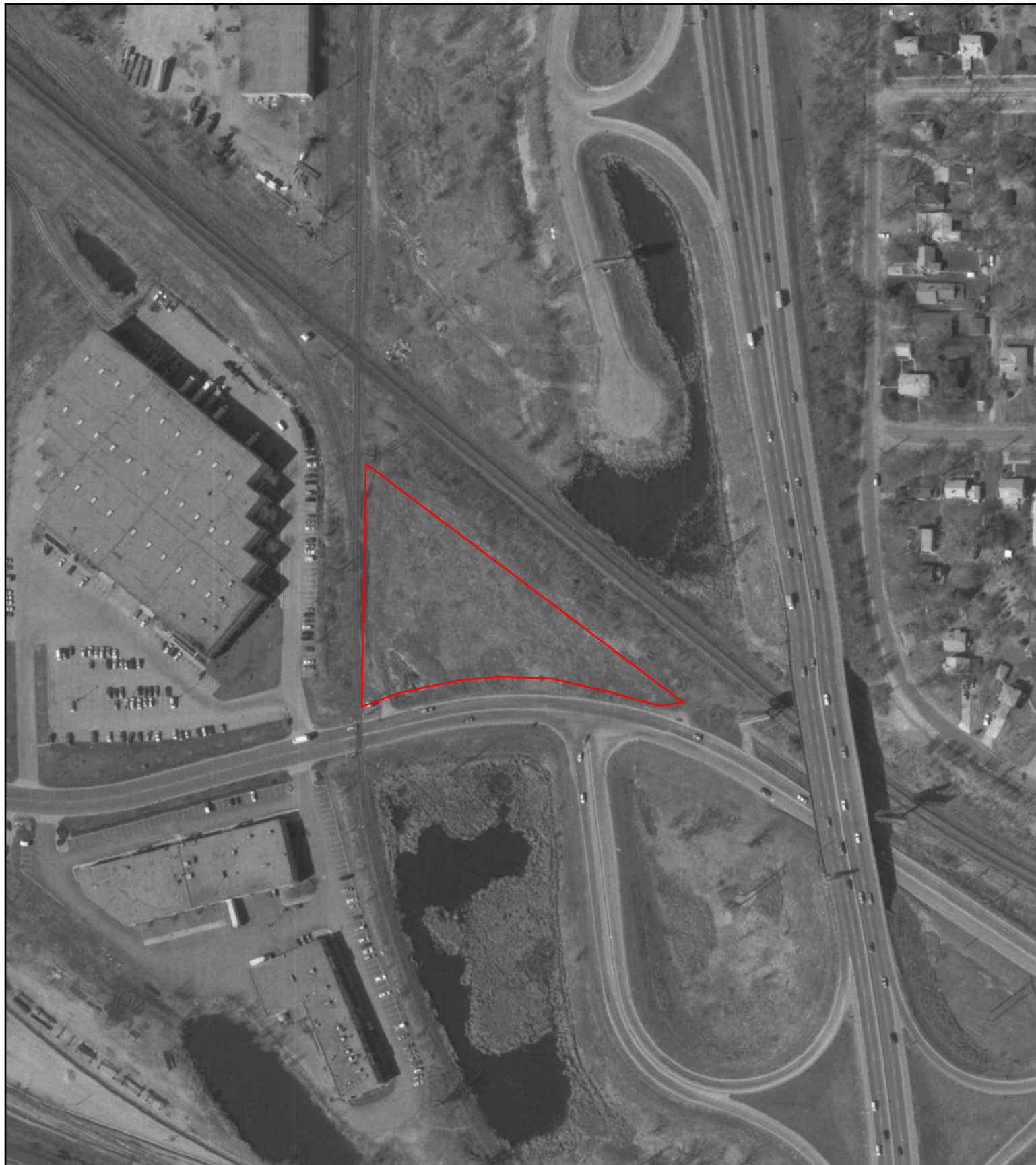
Kasota
NW of Kasota Ave and MN-280
St. Paul, MN



1988

HIG Project # 2023316
Client Project # 18199.01
Approximate Scale 1: 2,400 (1"=200')
www.historicalinfo.com





Site boundaries shown in red are approximate

Kasota
NW of Kasota Ave and MN-280
St. Paul, MN



1991

HIG Project # 2023316
Client Project # 18199.01
Approximate Scale 1: 2,400 (1"=200')
www.historicalinfo.com





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Kasota
NW of Kasota Ave and MN-280
St. Paul, MN



1994

HIG Project # 2023316
Client Project # 18199.01
Approximate Scale 1: 2,400 (1"=200')
www.historicalinfo.com





Site boundaries shown in red are approximate

Kasota
NW of Kasota Ave and MN-280
St. Paul, MN



2000

HIG Project # 2023316
Client Project # 18199.01
Approximate Scale 1: 2,400 (1"=200')
www.historicalinfo.com





Site boundaries shown in red are approximate

Kasota
NW of Kasota Ave and MN-280
St. Paul, MN



2004

HIG Project # 2023316
Client Project # 18199.01
Approximate Scale 1: 2,400 (1"=200')
www.historicalinfo.com





Site boundaries shown in red are approximate

Kasota
NW of Kasota Ave and MN-280
St. Paul, MN



2009

HIG Project # 2023316
Client Project # 18199.01
Approximate Scale 1: 2,400 (1"=200')
www.historicalinfo.com





Site boundaries shown in red are approximate

Kasota
NW of Kasota Ave and MN-280
St. Paul, MN



2012

HIG Project # 2023316
Client Project # 18199.01
Approximate Scale 1: 2,400 (1"=200')
www.historicalinfo.com





Site boundaries shown in red are approximate

Kasota
NW of Kasota Ave and MN-280
St. Paul, MN



2016

HIG Project # 2023316
Client Project # 18199.01
Approximate Scale 1: 2,400 (1"=200')
www.historicalinfo.com



1987 25 75 23 STAN KOCH & SONS TRUCKING INC.
ADVANCE SURVEYING & ENGINEERING CO.
101 East Main Street
St. Paul, Minnesota 55101
SURVEY FOR: STAN KOCH & SONS TRUCKING INC.
DATE SURVEYED: September 25, 1986 DRAFTED: October 9, 1986
LEGAL DESCRIPTION: REVISED: October 16, 1986

That part of Lot 2, Audin's Subdivision No. 64, Ramsey County, Minnesota which lies North of the centerline of Kasota Avenue. Subject to an easement for road and utility purposes over, under and across that part of the above described property which falls within the right-of-way of Kasota Avenue.

NOTES:

1. Proposed contours are shown dashed, existing contours shown solid.
2. Parking area shall be surfaced with 12 inches of Class 2 crushed limestone and after allowing time for settlement, low spots will be filled and 2 inches of 2 1/2 bituminous mat will be used to complete the surfacing.
3. The retention pond is sized to prevent any increase in peak runoff rates from the site during the 100 year storm.
4. Disturbed areas outside the parking area shall be seeded and mulched except in those areas where steep slopes will require sodding to prevent erosion.

Vegetation Notes:

We have examined the above described property which the client claims to own or acquire to own from various government records. We make no representation that the client does in fact own the property nor that a search of the records has been made to determine the extent and nature of the holdings. It is the responsibility of the client to determine the accuracy of the legal description, and the client should be required to perform a title search to either verify or correct the description and to reveal such other matters of record such as easements, encumbrances and other matters which may affect the use and value of the property.

Assumptions and Limitations:

We make only those assumptions which the client informs us of or which we happen to become aware of through other sources and only those assumptions which are readily verifiable and which we deem important. This survey does not purport to show all easements and encumbrances.

Special Symbols & Conventions:

1/2" Diameter 1/2" ID pipe with plastic piping bearing there. Location Number 000, 001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029, 030, 031, 032, 033, 034, 035, 036, 037, 038, 039, 040, 041, 042, 043, 044, 045, 046, 047, 048, 049, 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060, 061, 062, 063, 064, 065, 066, 067, 068, 069, 070, 071, 072, 073, 074, 075, 076, 077, 078, 079, 080, 081, 082, 083, 084, 085, 086, 087, 088, 089, 090, 091, 092, 093, 094, 095, 096, 097, 098, 099, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 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LEGAL DESCRIPTION:
That part of Lot 2, Asotin's Subdivision No. 64, Ramsey County, Minnesota which lies North of the centerline of Kasota Avenue. Subject to an easement for road and utility purposes over, under and across that part of the above described property which falls within the right-of-way of Kasota Avenue.

NOTES:

1. Proposed contours are shown dashed, existing contours shown solid.
2. Parking areas shall be surfaced with 12 inches of Class 2 crushed limestone and after allowing time for settlement, low spots will be filled and 2 inches of 2 1/2% bituminous seal will be used to complete the surfacing.
3. The retention pond is sized to prevent any increase in peak runoff rates from the site during the 100 year storm.
4. Disturbed areas outside the parking areas shall be seeded and mulched except in those areas where steep slopes will require sodding to prevent erosion.

LOCAL DESCRIPTION:

We have surveyed the above described property which the client claims to own or appear to own from various government records. We make no representation that the client does in fact own the property and that a search of the records has been made to determine the actual and current status of the property. It is the policy of this office to assume the accuracy of the best description, recorded legal record should be obtained to perform a title search to verify or correct the description and to reveal such other matters of record such as easements, covenants and restrictions which may affect the use and value of the property.

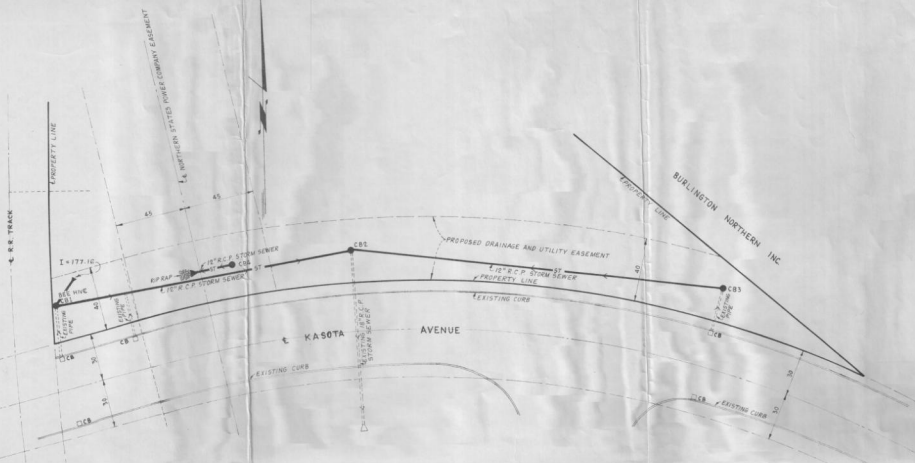
EASEMENTS AND ENCUMBRANCES:

We show only those easements which the client refers us to or which we happen to become aware of through other sources and only those encumbrances which are readily visible and which we deem important. The survey does not purport to show all easements and encumbrances.

STANDARD PRACTICE & CONVENTIONS:

1/4" Double 1/4" 30" paper with plastic plot bearing these. License Number 0001, 001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029, 030, 031, 032, 033, 034, 035, 036, 037, 038, 039, 040, 041, 042, 043, 044, 045, 046, 047, 048, 049, 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060, 061, 062, 063, 064, 065, 066, 067, 068, 069, 070, 071, 072, 073, 074, 075, 076, 077, 078, 079, 080, 081, 082, 083, 084, 085, 086, 087, 088, 089, 090, 091, 092, 093, 094, 095, 096, 097, 098, 099, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 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1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2

Handy site plan review
will be using down on this.
Ward



ADVANCE SURVEYING & ENGINEERING CO.
441 Cedar Lake Road Minneapolis, MN 55455 Phone (612) 941-0800

PLANS FOR STAN KOCH & SONS TRUCKING INC.

DRAWN: October 21, 1986

NOTES:

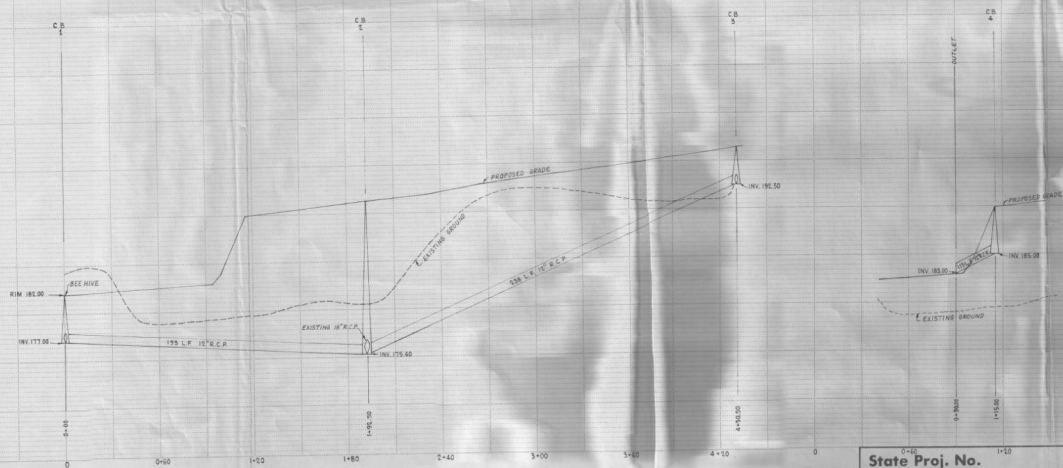
1. All standard concrete pipe to be Class III.
2. Manholes and covers per St. Paul standards.
3. All work to comply with St. Paul standard specifications for sewers.
4. Existing catchbasins and lines to be cleaned and operational upon completion of the job.
5. The site has been filed and if available material is encountered during excavation for the storm sewer, then existing building will be provided.

CERTIFICATION:

I hereby certify that the plan, specification, survey or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer and a Licensed Land Surveyor under the Laws of the State of Minnesota.

James H. Pugh
James H. Pugh P.E. & L.S., Minn. Lic. 0038, P.C.A. No. 208

SCALE: 1"=50' HORIZONTAL
1"=5' VERTICAL



State Proj. No.

Sheet No. of Sheets

CITY OF SAINT PAUL
INTERDEPARTMENTAL MEMORANDUM

TO: Lawrence Zangs
Planning & Economic Development
1100 City Hall Annex

FROM: Roy E. Bredahl, Sewer Engineer
Department of Public Works
700 City Hall Annex

DATE: 11-5-86

DEVELOPMENT NAME: STAN KOCH + SONS SEMI TRAILER PARKING LOT

ADDRESS: KASOTA + 280, NW

SITE PLAN REVIEW NUMBER: 1343

This Division has reviewed the above referenced proposal, and

- ☒ The stormwater management plan has been approved.
- ☐ The sanitary sewer plan has been approved.
- ☒ A performance bond of \$ 2500 should be required for this site until stormwater management facilities are constructed and operational.
- ☐ Roof drainage should discharge to grade in a manner which will not adversely affect adjacent properties.

☒ Other (1) LETTER FROM MnDOT MUST BE PROVIDED STATING
THIS DEVELOPMENT IS NOT IN CONFLICT WITH T.H. 280 DRAINAGE.
(2) LETTER FROM DNR MUST BE PROVIDED PERMITTING STORM
DISCHARGE FROM THIS DEVELOPMENT TO DNR POND S. OF
KASOTA

APPLICATION FOR SITE PLAN REVIEW

CITY OF SAINT PAUL

SITE PLAN REVIEW # 1343

PROJECT NAME Stan Koch & Sons Semi Trailer Parking Lot
DESCRIPTION OF PROJECT Temporary parking for semi trailers
PROPERTY ADDRESS/LOCATION Kasota & 280 off ramp
LEGAL DESCRIPTION OF PROPERTY Part Lot 2, Adv. Sub. 64
APPLICANT James H. Parker COMPANY Advance Surv. & Eng. Co.
ADDRESS 5811 Cedar Lake Rd (ZIP) 55416 PHONE 541 0500
OWNER Stan Koch & Sons Trucking Inc.
ADDRESS _____ (ZIP) _____ PHONE _____

PROJECT COST ESTIMATE

\$ 20,000 SITE IMPROVEMENTS (utilities, drainage facilities, paving, lighting)

\$ 5,000 LANDSCAPING (plant materials, sod, etc.)

APPLICANT'S SIGNATURE James H. Parker DATE 10/28/86

FEE PAID \$ 65.00 CITY AGENT [Signature]

OFFICE USE ONLY _____

PLANNING DISTRICT 12 LAND USE MAP 1 ZONING I-1 HISTORY none

PLANS DISTRIBUTED 10-29-86 RETURN BY _____

REVIEWED BY _____ COMMENTS _____

(continue on back)

PERFORMANCE BOND/LETTER OF CREDIT/CASH ESCROW \$ _____ RECEIVED _____

SITE PLAN APPROVED BY _____ DATE _____

COMPLETED WORK APPROVED BY _____ DATE _____

SP 1343, STAN KOCH & SONS SEMI TRAILER PKNG, KASOTA #280, NW

TOTAL AREA = 86767 ft² = 1.99 acres

IMP AREA = 65,480 ft²

IMP % = 75%

SLOPE = 26%

REQUIRED PONDING = 9500 CF

ALLOWABLE DISCHARGE = 3.3 CFS

PONDING PROVIDED

POND BOTTOM =	178?		
180 CONTOUR	3472	$\frac{2}{3} \times 3472$	= 2315
182 CONTOUR	4391	$\frac{2}{3} (3472 + 4391 + \sqrt{3472 \times 4391})$	= 7845
183 CONTOUR	5222	$\frac{1}{3} (4391 + 5222 + \sqrt{4391 \times 5222})$	= 4800
			14960 CF

20' of 8" PK

up water = 182

up invert = 177.16 4.3 CFS

down water = 177

down inv = 177

6" = 2.35 CFS

with down water = 178 ; 4.13 CFS with 8"

Allowable could be increase for pass thru drainage from R.R.
required storage provided at elev 182'. Overflow would
be to C.B. 1 at 182', use 6"

NEED LETTERS FROM MnDOT & DNR

280 drainage system & discharge to DNR pond S of KASOTA

+ COPY OF EASEMENT

Called Jim Parker 541-0500, 11-5-86 told above and
to come in to fill out Ord. permit forms.



STATE OF
MINNESOTA
DEPARTMENT OF NATURAL RESOURCES

PHONE NO. 612/296-7523

1200 Warner Rd., St. Paul, MN. 55106

FILE NO.

November 18, 1986

Mr. Jim Parker
ADVANCE SURVEYING AND ENGINEERING
5811 South Cedar Lake Road
Minneapolis, Minnesota 55416

RE: SEMI TRAILER PARKING LOT PROPOSAL - WETLAND 62-259W,

Dear Mr. Parker:

Metro Region Division of Waters has reviewed the grading plan for a parking lot on Kasota Avenue which is proposed to be located north of Department of Natural Resources (DNR) protected wetland 62-259W. Since all work will be done north of Kasota Avenue, no permits from this department to replace the ditch with a storm sewer will be required. We understand the sewer will tie into the existing culvert under Kasota Avenue and no alterations of the wetland are proposed. The retention pond and erosion control measures appear to be adequate to protect the pond.

Thank you for the opportunity to review this project. If you have any questions, please give me a call.

Sincerely,

Molly Comeau
Area Hydrologist
METRO REGION DIVISION OF WATERS

/lkr

M51

Client Name:

Venture Pass Partners, LLC

Site Location:

St. Paul, Minnesota

Project ID:

21625

Photo No. 1
Location of Photo:

South boundary of
Wetland 1

Description:

Facing Northwest
looking across Wetland
1


Photo No. 2
Location of Photo:

Southwest boundary of
Wetland 1

Description:

Facing north across
wetland boundary



Client Name:

Venture Pass Partners, LLC

Site Location:

St. Paul, Minnesota

Project ID:

21625

Photo No. 3
Location of Photo:

Boundary of Wetland
Boundary

Description:

Abrupt boundary of
Wetland 1


Photo No. 4
Location of Photo:

Southwest corner of
Subject Property

Description:

Upland surrounding
Wetland 1



WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Kasota Avenue and MN-280 Property City/County: Ramsey County Sampling Date: 7/25/2019
 Applicant/Owner: Venture Pass Partners, LLC State: MN Sampling Point: W1-1 WET
 Investigator(s): JD Donath, WDC #1105 Section, Township, Range: S20-T29N-R23W
 Landform (hillslope, terrace, etc.): Moraines Local relief (concave, convex, none): concave
 Slope (%): 0-6% Lat.: 44.977678 Long.: -93.205274 Datum: _____
 Soil Map Unit Name: Udorthents, wet substratum NWI Classification: PEM1C
 Are climatic/hydrologic conditions of the site typical for this time of the year? Yes (If no, explain in remarks)
 Are vegetation _____, soil _____, or hydrology _____ significantly disturbed? Are "normal
 Are vegetation _____, soil _____, or hydrology _____ naturally problematic? circumstances" present? Yes
 (If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present? <u>Y</u> Hydric soil present? <u>Y</u> Indicators of wetland hydrology present? <u>Y</u>	Is the sampled area within a wetland? <u>Y</u> If yes, optional wetland site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.) <div style="border: 1px solid black; padding: 10px; margin-top: 10px;"> Sample point does meet three criteria, is a wetland. </div>	

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply) <div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> <input type="checkbox"/> Surface Water (A1) <input checked="" type="checkbox"/> High Water Table (A2) <input checked="" type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) </div> <div style="width: 48%;"> <input type="checkbox"/> Water-Stained Leaves (B9) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> Marl Deposits (B15) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Other (Explain in Remarks) </div> </div>	Secondary Indicators (minimum of two required) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Microtopographic Relief (D4)
Field Observations: Surface water present? Yes <u>X</u> No <u>X</u> Depth (inches): _____ Water table present? Yes <u>X</u> No _____ Depth (inches): <u>5</u> Saturation present? Yes <u>X</u> No _____ Depth (inches): <u>0</u> (includes capillary fringe)	Indicators of wetland hydrology present? <u>Y</u>
Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks: Hydrology indicators met, is a wetland.	

VEGETATION - Use scientific names of plants

Sampling Point: W1-1 WET

Tree Stratum					50/20 Thresholds		
Plot Size ()	Absolute % Cover	Dominant Species	Indicator Status		20%	50%	
1					Tree Stratum	0	
2					Sapling/Shrub Stratum	0	
3					Herb Stratum	40	
4					Woody Vine Stratum	0	
5							
6							
7							
8							
9							
10							
				0	= Total Cover		
					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)		
					Prevalence Index Worksheet		
					Total % Cover of:		
					OBL species <u>200</u> x 1 = <u>200</u>		
					FACW species <u>0</u> x 2 = <u>0</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>200</u> (A) <u>200</u> (B)		
					Prevalence Index = B/A = <u>1.00</u>		
					Hydrophytic Vegetation Indicators:		
					<u> </u> Rapid test for hydrophytic vegetation		
					<input checked="" type="checkbox"/> Dominance test is >50%		
					<input checked="" type="checkbox"/> Prevalence index is ≤3.0*		
					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		
					Definitions of Vegetation Strata:		
					Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.		
					Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.		
					Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.		
					Woody vines - All woody vines greater than 3.28 ft in height.		
					Hydrophytic vegetation present? <u> Y </u>		
Remarks: (Include photo numbers here or on a separate sheet) Vegetation passes dominance and prevalence test, considered hydrophytic.							

SOIL

Sampling Point: W1-1 WET

[illegible]

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Kasota Avenue and MN-280 Property City/County: Ramsey County Sampling Date: 7/25/2019
 Applicant/Owner: Venture Pass Partners, LLC State: MN Sampling Point: W1-1 UP
 Investigator(s): JD Donath, WDC #1105 Section, Township, Range: S20-T29N-R23W
 Landform (hillslope, terrace, etc.): Moraines Local relief (concave, convex, none): convex
 Slope (%): 0-6% Lat.: 44.977656 Long.: -93.205258 Datum: _____
 Soil Map Unit Name: Udorthents, wet substratum NWI Classification: PEM1C
 Are climatic/hydrologic conditions of the site typical for this time of the year? Yes (If no, explain in remarks)
 Are vegetation _____, soil _____, or hydrology _____ significantly disturbed? Are "normal
 Are vegetation _____, soil _____, or hydrology _____ naturally problematic? circumstances" present? Yes
 (If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present? <u>N</u> Hydric soil present? <u>N</u> Indicators of wetland hydrology present? <u>N</u>	Is the sampled area within a wetland? <u>N</u> If yes, optional wetland site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.) <div style="border: 1px solid black; padding: 10px; margin-top: 10px;"> Sample point does not meet three criteria, is not a wetland. </div>	

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply) <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"> <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) </div> <div style="width: 50%;"> <input type="checkbox"/> Water-Stained Leaves (B9) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> Marl Deposits (B15) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Other (Explain in Remarks) </div> </div>	Secondary Indicators (minimum of two required) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Microtopographic Relief (D4)
Field Observations: Surface water present? Yes _____ No <u>X</u> Depth (inches): _____ Water table present? Yes _____ No <u>X</u> Depth (inches): _____ Saturation present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)	Indicators of wetland hydrology present? <u>N</u>
Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks: Hydrology indicators not met, not wetland.	

VEGETATION - Use scientific names of plants

Sampling Point: W1-1 UP

Tree Stratum					50/20 Thresholds		
Tree Stratum	Plot Size ()	Absolute % Cover	Dominant Species	Indicator Status		20%	50%
1 <i>Acer negundo</i>		30	Y	FAC	Tree Stratum	6	15
2					Sapling/Shrub Stratum	0	0
3					Herb Stratum	24	60
4					Woody Vine Stratum	0	0
5							
6							
7							
8							
9							
10							
		30	= Total Cover				
Sapling/Shrub Stratum					Dominance Test Worksheet		
Sapling/Shrub Stratum	Plot Size ()	Absolute % Cover	Dominant Species	Indicator Status			
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							
		0	= Total Cover				
Herb Stratum					Prevalence Index Worksheet		
Herb Stratum	Plot Size ()	Absolute % Cover	Dominant Species	Indicator Status			
1 <i>Solidago canadensis</i>		60	Y	FACU			
2 <i>Cirsium arvense</i>		40	Y	FACU			
3 <i>Rhamnus cathartica</i>		10	N	FAC			
4 <i>Vitis riparia</i>		10	N	FAC			
5							
6							
7							
8							
9							
10							
11							
12							
13							
14							
15							
		120	= Total Cover				
Woody Vine Stratum					Hydrophytic Vegetation Indicators:		
Woody Vine Stratum	Plot Size ()	Absolute % Cover	Dominant Species	Indicator Status			
1							
2							
3							
4							
5							
		0	= Total Cover				
Definitions of Vegetation Strata: Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall. Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines - All woody vines greater than 3.28 ft in height.					Hydrophytic vegetation present? <u> N </u>		
Remarks: (Include photo numbers here or on a separate sheet) Vegetation does not pass dominance or prevalence test, not hydrophytic.							

SOIL

Sampling Point: W1-1 UP

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**		
0-5	10YR 2/1	100					Sandy Loam	
5-10	10YR 2/2	100					Sandy Loam	
10-14	10YR 3/2	100					Sandy Loam	

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains

**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

- | | |
|---|--|
| <input type="checkbox"/> Histisol (A1) | <input type="checkbox"/> Polyvalue Below Surface (S8) (LRR R, MLRA 149B) |
| <input type="checkbox"/> Histic Epipedon (A2) | <input type="checkbox"/> Thin Dark Surface (S9) (LRR R, MLRA 149B) |
| <input type="checkbox"/> Black Histic (A3) | <input type="checkbox"/> Loamy Mucky Mineral (F1) (LRR K, L) |
| <input type="checkbox"/> Hydrogen Sulfide (A4) | <input type="checkbox"/> Loamy Gleyed Matrix (F2) |
| <input type="checkbox"/> Stratified Layers (A5) | <input type="checkbox"/> Depleted Matrix (F3) |
| <input type="checkbox"/> Depleted Below Dark Surface (A11) | <input type="checkbox"/> Redox Dark Surface (F6) |
| <input type="checkbox"/> Thick Dark Surface (A12) | <input type="checkbox"/> Depleted Dark Surface (F7) |
| <input type="checkbox"/> Sandy Mucky Mineral (S1) | <input type="checkbox"/> Redox Depressions (F8) |
| <input type="checkbox"/> Sandy Gleyed Matrix (S4) | |
| <input type="checkbox"/> Sandy Redox (S5) | |
| <input type="checkbox"/> Stripped Matrix (S6) | |
| <input type="checkbox"/> Dark Surface (S7) (LRR R, MLRA 149B) | |

Indicators for Problematic Hydric Soils:

- | |
|--|
| <input type="checkbox"/> 2 cm Muck (A10) (LRR K, L, MLRA 149B) |
| <input type="checkbox"/> Coast Prairie Redox (A16) (LRR K, L, R) |
| <input type="checkbox"/> 5 cm Mucky Peat or Peat (S3) (LRR K, L, R) |
| <input type="checkbox"/> Dark Surface (S7) (LRR K, L) |
| <input type="checkbox"/> Polyvalue Below Surface (S8) (LRR K, L) |
| <input type="checkbox"/> Thin Dark Surface (S9) (LRR K, L) |
| <input type="checkbox"/> Iron-Manganese Masses (F12) (LRR K, L, R) |
| <input type="checkbox"/> Piedmont Floodplain Soils (F19) (MLRA 149B) |
| <input type="checkbox"/> Mesic Spodic (TA6) (MLRA 144A, 145, 149B) |
| <input type="checkbox"/> Red Parent Material (F21) |
| <input type="checkbox"/> Very Shallow Dark Surface (TF12) |
| <input type="checkbox"/> 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:

Soil does not meet criteria to be hydric, is not a wetland.