

APPROVED JURISDICTIONAL DETERMINATION FORM
U.S. Army Corps of Engineers

This form should be completed by following the instructions provided in Section IV of the JD Form Instructional Guidebook.

SECTION I: BACKGROUND INFORMATION

A. REPORT COMPLETION DATE FOR APPROVED JURISDICTIONAL DETERMINATION (JD): 4 March 2019

B. ST PAUL, MN DISTRICT OFFICE, FILE NAME, AND NUMBER: 2018-03622-JMB

C. PROJECT LOCATION AND BACKGROUND INFORMATION:

State: Wisconsin

County/parish/borough: Milwaukee

City: St. Francis

Center coordinates of site (lat/long in degree decimal format): Lat. 42.967716° N, Long. -87.3850508° W.

Universal Transverse Mercator:

Name of nearest waterbody: Lake Michigan

Name of watershed or Hydrologic Unit Code (HUC): 04040002

☒ Check if map/diagram of review area and/or potential jurisdictional areas is/are available upon request.

☐ Check if other sites (e.g., offsite mitigation sites, disposal sites, etc...) are associated with this action and are recorded on a different JD form.

D. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):

☒ Office (Desk) Determination. Date: 29 January 2019

☐ Field Determination. Date(s):

SECTION II: SUMMARY OF FINDINGS

A. RHA SECTION 10 DETERMINATION OF JURISDICTION.

There are no “*navigable waters of the U.S.*” within Rivers and Harbors Act (RHA) jurisdiction (as defined by 33 CFR part 329) in the review area.

B. CWA SECTION 404 DETERMINATION OF JURISDICTION.

There are no “*waters of the U.S.*” within Clean Water Act (CWA) jurisdiction (as defined by 33 CFR part 328) in the review area.

1. Waters of the U.S.: N/A

2. Non-regulated waters/wetlands (check if applicable):¹

- ☒ Potentially jurisdictional waters and/or wetlands were assessed within the review area and determined to be not jurisdictional. Explain: **Wetland 1 (0.01 acres), wetland 2 (0.02 acres), and wetland 3 (0.32 acres) are located in closed depressions surrounded by previously developed residential/commercial property. A paved walking path is located to the east of the delineated wetlands offsite, and STH 32 borders the project site to the west. The wetlands are approximately 300' from Lake Michigan, and there is an approximately 45' drop in elevation down to the water level of Lake Michigan over that distance. The delineated wetlands occur in small depressions that collect surface water from the surrounding landscape; subsurface hydrology was likely affected when a nearby ravine was filled sometime in the 1990's. The wetlands do not have any unbroken surface or shallow subsurface connections to Lake Michigan and are not mapped within the 100-year flood plain. The wetlands are not adjacent (bordering, contiguous, or neighboring) to any other WOUS and are not separated from other WOUS by man-made dikes or barriers, natural river berms, or beach dunes. Due to the distance between these wetlands and the nearest tributary there is no science-based inference (ex. does not support life cycles of amphibians or anadromous and catadromous fish) that supports an ecological connection. Additionally, there is no link to interstate or foreign commerce and they are not used by interstate or foreign travelers for recreation or other purposes. These wetlands do not produce fish or shellfish that could be taken and sold in interstate or foreign commerce, and are not known to be used for industrial purposes by industries in interstate commerce. Therefore, the Corps has determined that Wetland 1, Wetland 2, and Wetland 3 are hydrologically isolated and are not regulated by the Corps under Section 404 of the Clean Water Act.**

SECTION III: CWA ANALYSIS

A. TNWs AND WETLANDS ADJACENT TO TNWs: N/A

B. CHARACTERISTICS OF TRIBUTARY (THAT IS NOT A TNW) AND ITS ADJACENT WETLANDS (IF ANY): N/A

¹ Supporting documentation is presented in Section III.F.

D. DETERMINATIONS OF JURISDICTIONAL FINDINGS. THE SUBJECT WATERS/WETLANDS ARE (CHECK ALL THAT APPLY): N/A

F. NON-JURISDICTIONAL WATERS, INCLUDING WETLANDS (CHECK ALL THAT APPLY):

- Provide acreage estimates for non-jurisdictional waters in the review area, where the sole potential basis of jurisdiction is the MBR factors (i.e., presence of migratory birds, presence of endangered species, use of water for irrigated agriculture), using best professional judgment (check all that apply):

- Provide acreage estimates for non-jurisdictional waters in the review area that do not meet the “Significant Nexus” standard, where such a finding is required for jurisdiction (check all that apply):

- ## SECTION IV: DATA SOURCES.

☒ Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant: Application materials submitted by Campbell Capital Group, LLC on 29 November 2018.

- 2

WIL AND LANDSCAPE PLANS

FOR

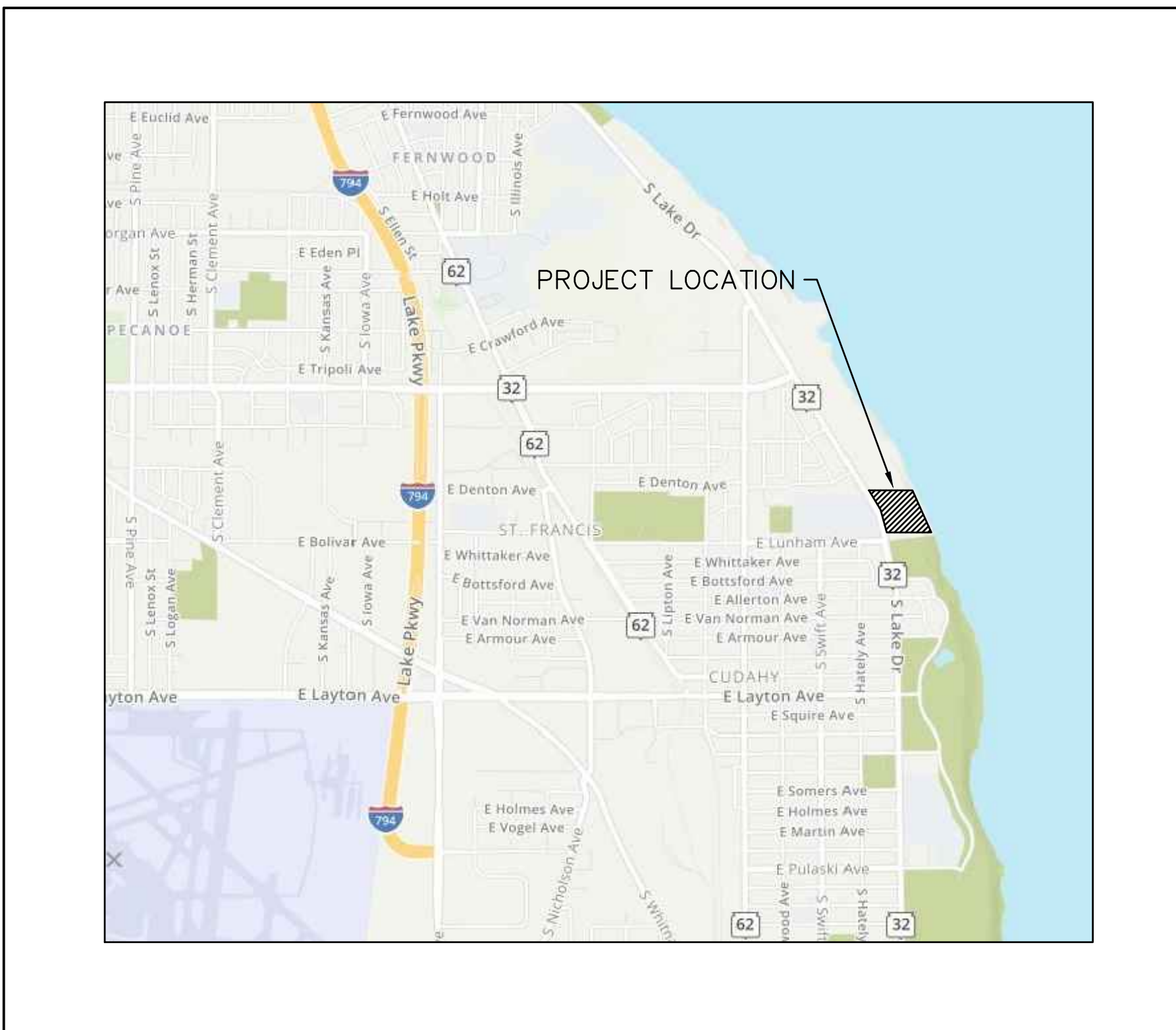
4200 S LAKE DRIVE

ST. FRANCIS, WI

VICINITY MAP

PLAN INDEX

<u>SHEET NO.</u>	<u>DESCRIPTION</u>
C000	COVER SHEET
C100	SITE PLAN
C200	OVERALL GRADING PLAN
C201-C202	DETAILED GRADING PLANS
C300	EROSION CONTROL PLAN
C400	OVERALL UTILITY PLAN
C401-C402	DETAILED UTILITY PLANS
C500	SITE DETAILS
L100-L102	LANDSCAPE PLANS



PLAN DATE: 10/18/2018

REVISIONS	ISSUE DATE	SHEET NO.'S	ISSUED FOR:

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

LEGEND

(PROPOSED FEATURES)

	TREE REMOVAL
	EXISTING CONCRETE PAVEMENT TO BE REMOVED
	EXISTING ASPHALT PAVEMENT TO BE REMOVED
	EXISTING GRAVEL TO BE REMOVED
	EXISTING BUILDING/STRUCTURE TO BE REMOVED
	SAWCUT LINE
	PROPOSED PROPERTY LINE
	PROPOSED SITE LIGHTING (DESIGNED BY OTHERS, FOR REFERENCE ONLY)
	MONUMENT SIGNS (CONSTRUCTION DETAILS BY OTHERS)
	SIGN
	PROPOSED ASPHALT PATH
	PROPOSED CONCRETE SIDEWALK
	HEAVY-DUTY ASPHALT PAVEMENT
	STANDARD-DUTY ASPHALT PAVEMENT
	COLORLED AND STAMPED CONCRETE
	PROPOSED 18\"/>
	PROPOSED 18\"/>
	PROPOSED ACCESSIBLE PAVEMENT MARKING
	VAN ACCESSIBLE STALL
	PROPOSED TYPE 3 CURB RAMP (SEE DETAIL SHEET, NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
	PROPOSED TYPE 3A CURB RAMP (SEE DETAIL SHEET, NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
	PROPOSED TYPE 4 CURB RAMP (SEE DETAIL SHEET, NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
	PROPOSED TYPE 4A CURB RAMP (SEE DETAIL SHEET, NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
	PROPOSED TYPE 7 CURB RAMP (SEE DETAIL SHEET, NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
	DOOR
	STRUCTURAL RETAINING WALL - (DESIGNED BY OTHERS)
	PROPOSED 0.5-FOOT GRADE CONTOUR (ONLY USED WHEN CRITICAL)
	PROPOSED 1-FOOT GRADE CONTOUR
	PROPOSED 5-FOOT GRADE CONTOUR
	CHAMPION CT. 1-FOOT GRADE CONTOUR
	CHAMPION CT. 5-FOOT GRADE CONTOUR
	PROPOSED SPOT GRADE
	PROPOSED TOP OF CURB
	PROPOSED FINISHED GRADE AT TOP OF WALL
	PROPOSED FINISHED GRADE AT BASE OF WALL
	PROPOSED TEMPORARY STRAW WATTLE DITCH CHECK
	PROPOSED INLET PROTECTION
	PROPOSED SILT FENCE YEAR-1 CONSTRUCTION
	PROPOSED SILT FENCE YEAR-2 CONSTRUCTION
	PROPOSED TEMPORARY DIVERSION SWALE & BERM
	PROPOSED LEVEL SPREADER
	TEMPORARY CONSTRUCTION ENTRANCE
	PROPOSED PERMANENT TURF REINFORCEMENT MAT
	PROPOSED TEMPORARY EROSION CONTROL FABRIC IN FLOW LINE. CLASS I, TYPE B.
	PROPOSED RIPRAP
	PROPOSED GAS LINE
	PROPOSED ELECTRIC LINE
	PROPOSED TELEPHONE LINE
	PROPOSED WATER MAIN
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED FIRE DEPARTMENT CONNECTION
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED INLET
	PROPOSED STORM MANHOLE
	PROPOSED AREA DRAIN
	PROPOSED SANITARY MANHOLE
	PROPOSED 100-YR OVERLAND LOW DIRECTION

LEGEND

() INDICATES RECORDED DIMENSION WHICH DIFFER FROM ACTUAL MEASUREMENT

⊕ OR ⊙ SECTION OR 1/4 SECTION CORNER AS DESCRIBED

* 1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)

1" DIA. IRON PIPE, 18" LONG-SET (UNLESS OTHERWISE NOTED)

○ BOLLARD

Ⓢ SOIL BORING/MONITORING WELL

△ FLAGPOLE

W WALKWAY

- SIGN

~ BILLBOARD

AIR CONDITIONER

B CONTROL BOX

T TRAFFIC SIGNAL

R RAILROAD CROSSING SIGNAL

C CABLE PEDESTAL

P POWER POLE

G GUY POLE

W GUY WIRE

L LIGHT POLE

S POT/YARD/PEDESTAL LIGHT

H HANDICAPPED PARKING

E ELECTRIC MANHOLE

D ELECTRIC PEDESTAL

X ELECTRIC METER

T ELECTRIC TRANSFORMER

TE TELEPHONE MANHOLE

T TELEPHONE PEDESTAL

F MARKED FIBER OPTIC

G GAS VALVE

G GAS METER

G GAS WARNING SIGN

S STORM MANHOLE

RO ROUND INLET

S SQUARE INLET

S STORM SEWER END SECTION

S SANITARY MANHOLE

S SANITARY CLEANOUT OR SEPTIC V.

S SANITARY INTERCEPTOR MANHOLE

M MISCELLANEOUS MANHOLE

W WATER VALVE

H HYDRANT

C WATER SERVICE CURB STOP

W WATER MANHOLE

W WELL

S SURFACE

W WETLANDS FLAG

M MARSH

O OPEN EXISTING TREE

D DECIDUOUS TREE

S SHRUB

— EDGE OF TREES

— SANITARY SEWER

— STORM SEWER

— WATERMAIN

— MARKED GAS MAIN

— MARKED CABLE TV

— OVERHEAD WIRE

— BUREAU ELEC. SERV.

— MARKED TELEPHONE

— MARKED CABLE TV

FO — MARKED FIBER OPTIC

INDICATES EXISTING CONDUIT ELEVATION

INDICATES EXISTING SPOT ELEVATION

780 ±

780.95 ±

— EXISTING PROPERTY LINE

— EXISTING EASEMENT LINE

BENCHMARK INFORMATION:

NW FLANGE BOLT ON HYD., EL=660.75
EAST SIDE OF S LAKE DRIVE

NORTH FLANGE BOLT ON HYD., EL=665.89
WEST SIDE OF S LAKE DRIVE, SOUTH OF
E LUNHAM AVENUE

CONC MON W/ BRASS CAP, EL=653.31
SE CORNER, NE $\frac{1}{4}$ SECTION 23, T6N, R22E

OWNER/DEVELOPER:

CAMPBELL CAPITAL GROUP, LLC
5887 GLENRIDGE DRIVE NE
SUITE 360
SANDY SPRINGS, GEORGIA 30328
PH.: 678.485.3672 (MOBILE)
E-MAIL: Mcampbell1@icloud.com

ENGINEER:



16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

ARCHITECT:

POOLE & POOLE ARCHITECTURE
3736 WINTERFIELD ROAD
SUITE 102
MIDLOTHIAN, VA 23113
PH.: 804-225-0215
E-MAIL: mpool@2pa.net



Campbell Capital Group, LLC
Campbell Site - St. Francis
City of St. Francis
Milwaukee County, Wisconsin

- Map Legend
- Sampling Point
 - - - Off-site Wetland
 - ▨ Delineated Wetland (15,217.1 sqft)
 - ▭ Study Area (7.5 Acres)

Esri, HERE, Garmin, © OpenStreetMap contributors
Milwaukee County Land Information Office

Figure 2
Wetland Boundary
Map

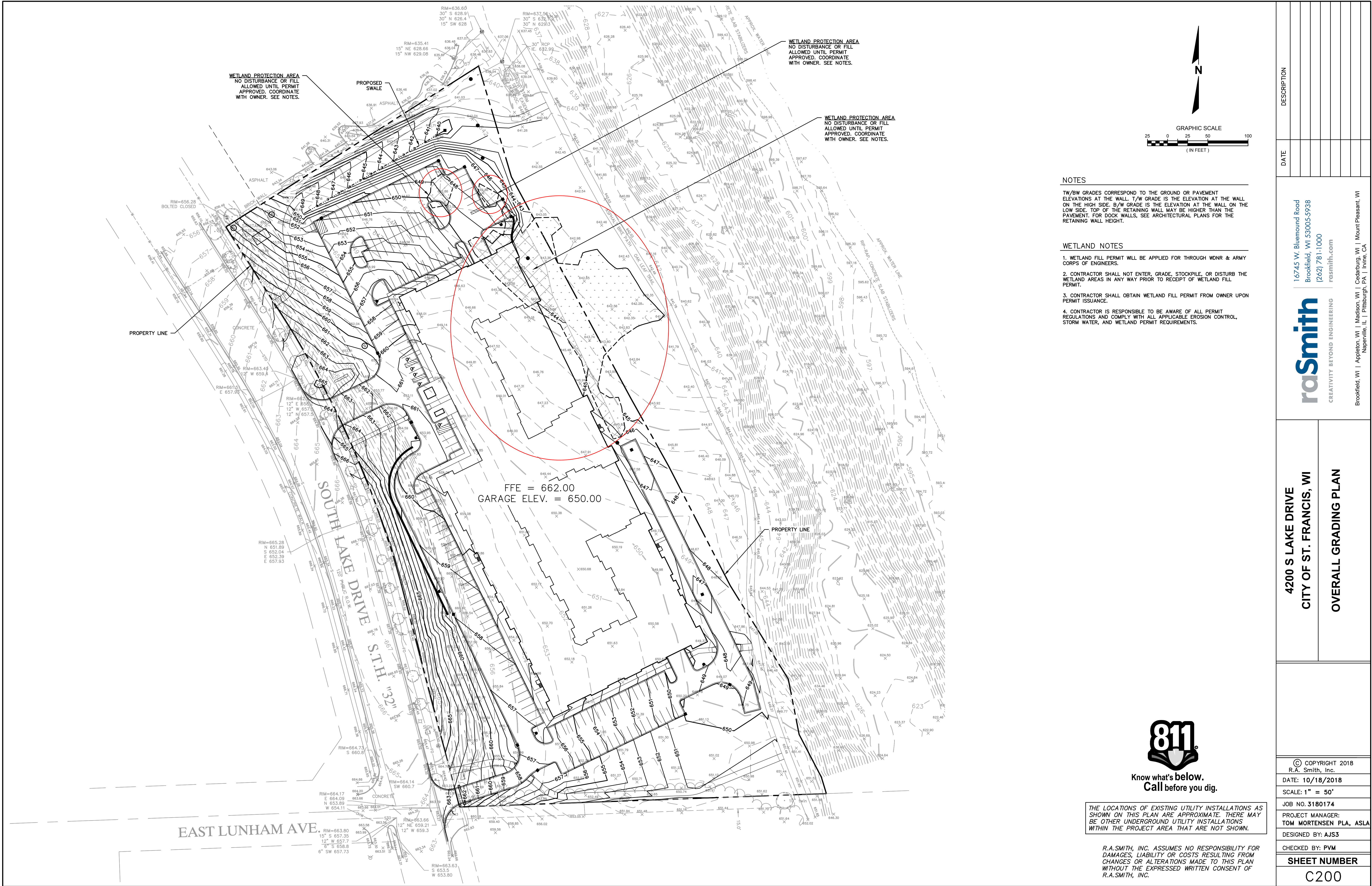


July 5, 2018
3180174

050100

1 inch = 100 feet

Document Path: \\rasmith.com\Brookfield\LD\3180174\DWG\GIS\Wetland Figures\Figure 2 - Wetland Boundary Map.mxd



NOTES

TW/BW GRADES CORRESPOND TO THE GROUND OR PAVEMENT ELEVATIONS AT THE WALL. T/W GRADE IS THE ELEVATION AT THE WALL ON THE HIGH SIDE. B/W GRADE IS THE ELEVATION AT THE WALL ON THE LOW SIDE. TOP OF THE RETAINING WALL MAY BE HIGHER THAN THE PAVEMENT. FOR DOCK WALLS, SEE ARCHITECTURAL PLANS FOR THE RETAINING WALL HEIGHT.

WETLAND NOTES

1. WETLAND FILL PERMIT WILL BE APPLIED FOR THROUGH WDNR & ARMY CORPS OF ENGINEERS.

2. CONTRACTOR SHALL NOT ENTER, GRADE, STOCKPILE, OR DISTURB THE WETLAND AREAS IN ANY WAY PRIOR TO RECEIPT OF WETLAND FILL PERMIT.

3. CONTRACTOR SHALL OBTAIN WETLAND FILL PERMIT FROM OWNER UPON PERMIT ISSUANCE.

4. CONTRACTOR IS RESPONSIBLE TO BE AWARE OF ALL PERMIT REGULATIONS AND COMPLY WITH ALL APPLICABLE EROSION CONTROL, STORM WATER, AND WETLAND PERMIT REQUIREMENTS.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

DESCRIPTION	
DATE	
16745 W. Bluemound Road Brookfield, WI 53005-5938 (262) 781-1000 rasmith.com	
raSmith CREATIVITY BEYOND ENGINEERING	
Brookfield, WI Appleton, WI Madison, WI Cedarburg, WI Mount Pleasant, WI Naperville, IL Pittsburgh, PA Irvine, CA	
4200 S LAKE DRIVE CITY OF ST. FRANCIS, WI	
OVERALL GRADING PLAN	
© COPYRIGHT 2018 R.A. Smith, Inc.	
DATE: 10/18/2018	
SCALE: 1" = 50'	
JOB NO. 3180174	
PROJECT MANAGER: TOM MORTENSEN PLA, ASLA	
DESIGNED BY: AJS3	
CHECKED BY: PVM	
SHEET NUMBER	
C200	