

Information for File #2006-04096-ADB

Applicant White Pines Wilderness, LLC

Corps Contact Andy Beaudet

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180 5th Street E, Suite 700, St Paul, MN 55101-1678

E-Mail Andrew.D.Beaudet@usace.army.mil

Phone (651) 290-5642

Primary County Anoka

Section 14

Township 32N

Range 24W

Information Complete On December 1, 2014

Posting Expires On January 2, 2015

Authorization Type MN-LOP-05

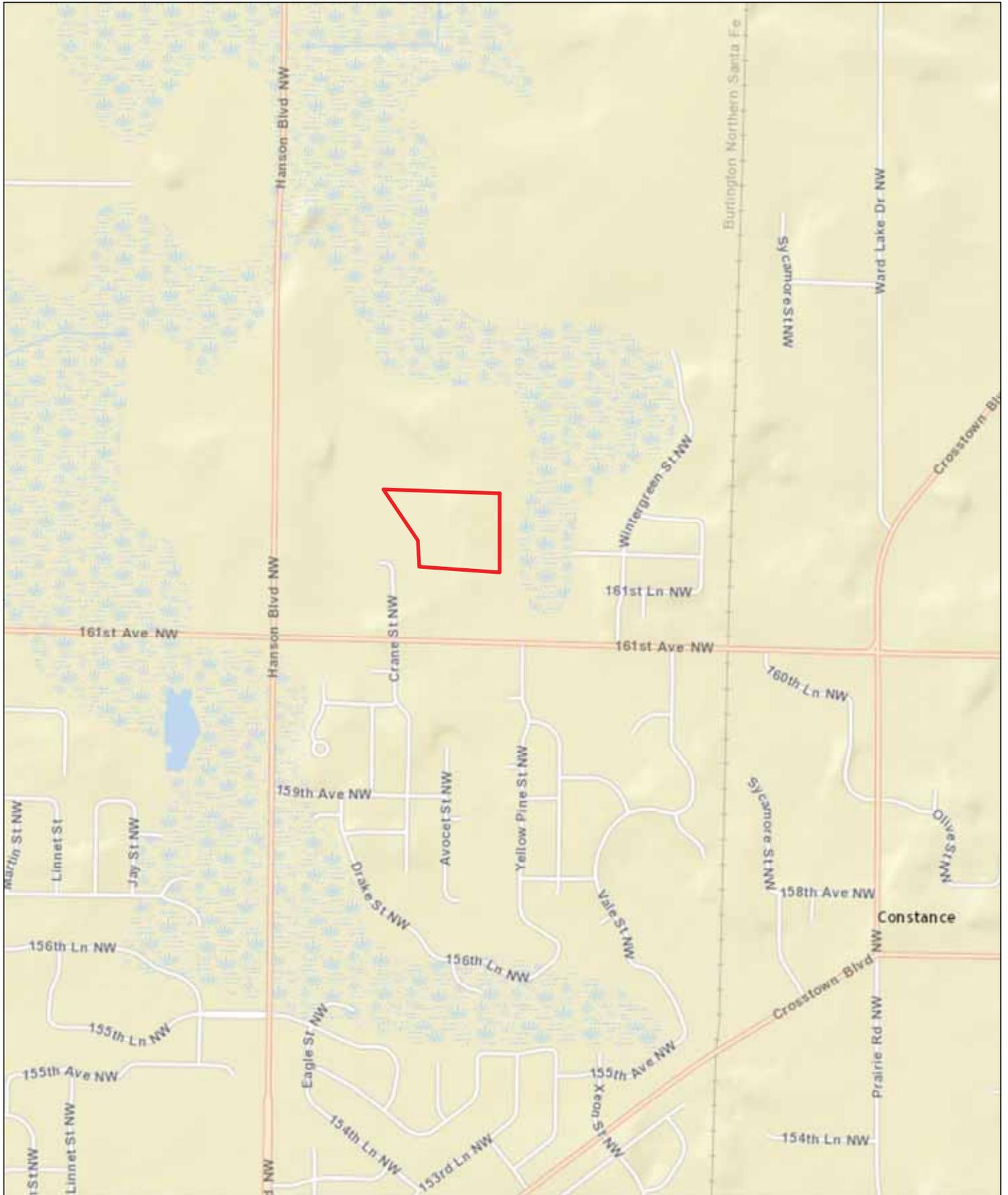
This application is being reviewed in accordance with the practices for documenting Corps jurisdiction under Sections 9 & 10 of the Rivers and Harbor Act of 1899 and Section 404 of the Clean Water Act identified in Regulatory Guidance Letter 07-01. We have made a preliminary determination that the aquatic resources that would be impacted by the proposed project are regulated by the Corps of Engineers under Section 404 of the Clean Water Act. Our jurisdictional review and final jurisdictional determination could result in modifications to the scope of the project's regulated waterbody/wetland impacts and compensatory mitigation requirements identified above. Any approved jurisdictional determination made prior to reaching a permit decision will be posted on the St. Paul District web page at <http://www.mvp.usace.army.mil/>.

Project Description and Purpose (As stated by the applicant): White Pines Wilderness is proposing to impact 0.87 acres of wetland for the purpose of constructing 17 residential lots and the associated roads, sanitary, water and storm water infrastructures as part of the 3rd addition of White Pines Wilderness.

NAME, AREA AND TYPES OF WATERS (INCLUDING WETLANDS) SUBJECT TO LOSS: As stated by the applicant, the proposed wetland communities to be impacted consist of 0.87 acre of Shallow Marsh (Type 3) wetlands.

COMPENSATORY MITIGATION: The applicant is proposing to purchase 1.04 credits from wetland bank account #1515 in Anoka County.

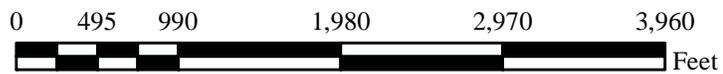
Drawings See attached drawings labeled MVP-2006-04096-ADB Page 1 of 1.



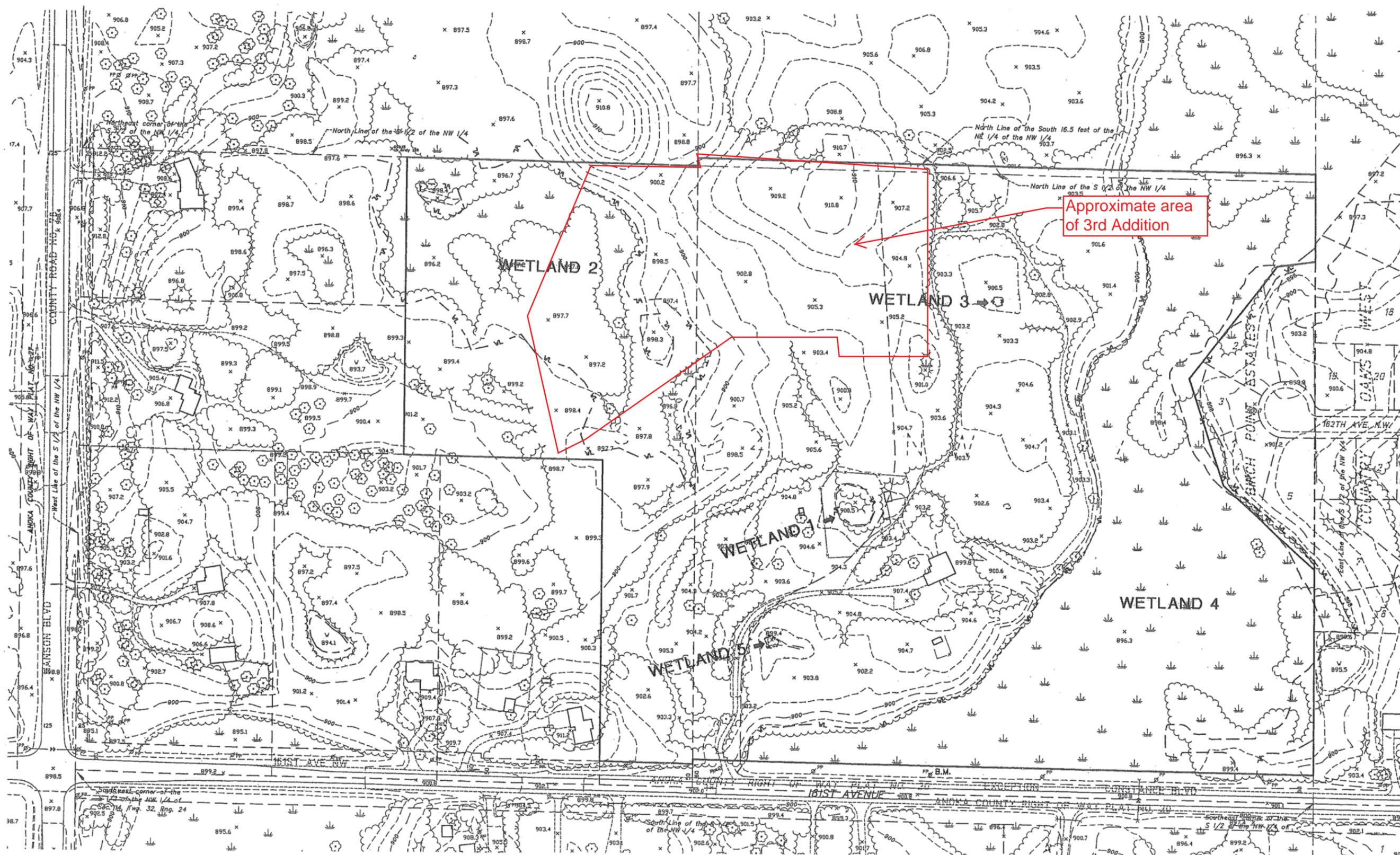
MVP-2006-04096-ADB
White Pines Wilderness 3rd Addition



US Army Corps
of Engineers®



↑ NORTH

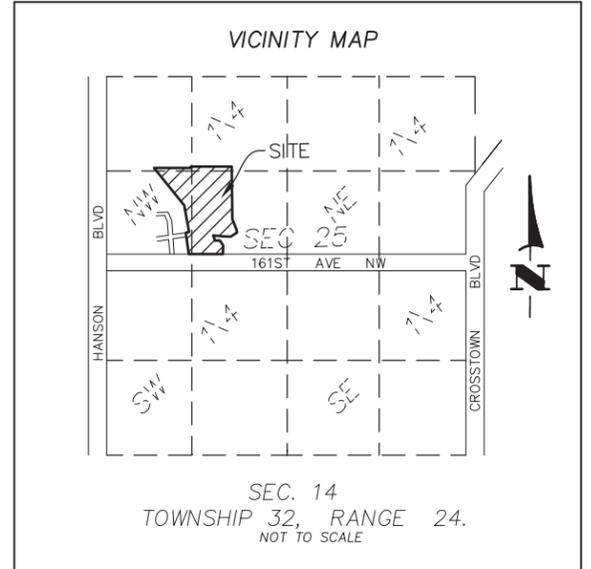


EMMERICH PROPERTY, ANDOVER, MN

1 INCH = 213 FEET

EXHIBIT 3-2006 Wetland Delineation

Wetland Exhibit of White Pine Wilderness Third Addition



LEGEND

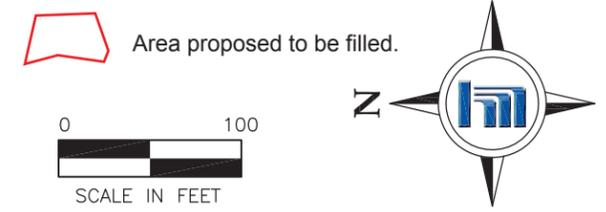
- 895- = DENOTES EXISTING SURFACE CONTOUR FROM SURVEY BY HAKANSON ANDERSON DATED 12/13/13
- W - = DENOTES DELINEATED WETLAND BY HAKANSON ANDERSON ASSOCIATES
- ⊕ = DENOTES SAMPLE POINT

NOTE: 2012 Aerial Photo per MnGEO Image Service

Area of Impacted Wetland = 38,052 Sq.Ft. or 0.874 Acres.

Area of Existing Temporary Easement Area = 15,274 Sq.Ft. or 0.351 Acres.

Area of Impacted Wetland minus Area of Existing Temporary Easement Area = 22,778 Sq.Ft. or 0.523 Acres



Date	Revision
10/27/14	Revise per LGO Comments
11/18/14	Add Impact Areas

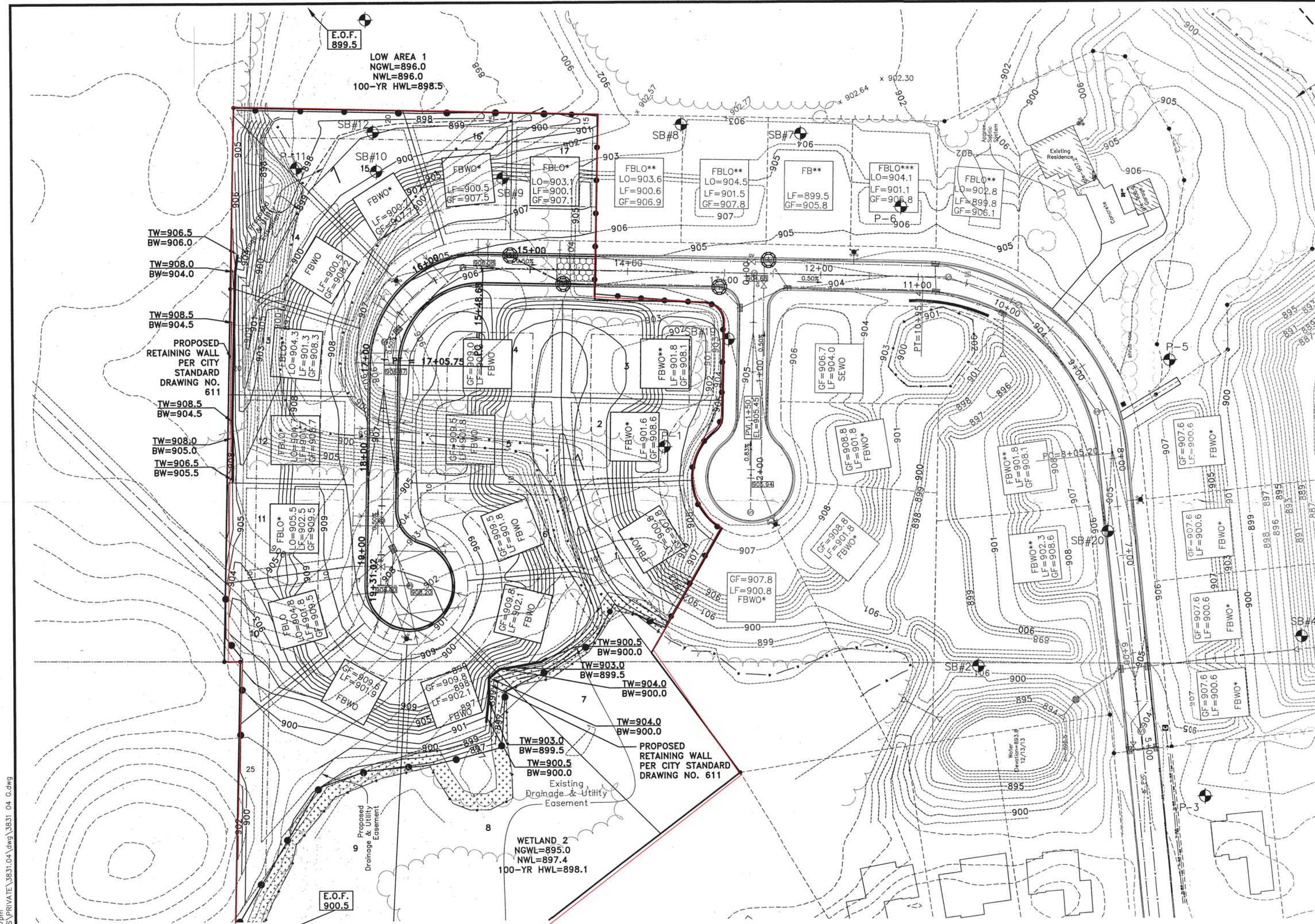
AERIAL PHOTO
POST-EXCAVATION
OF TEMPORARY
DRAINAGE SWALE



Wetland Exhibit
of
White Pine Wilderness Third Addition
for
L & K Emmerich, LLC

DATE 09/30/14 FILE NO. 3831.04

SHEET
1
OF
1
SHEETS



LEGEND

- 878 --- EXISTING CONTOUR
- - - 878 - - - PROPOSED CONTOUR
- - - - - EASEMENT LINE
- - - - - SETBACK LINE
- - - - - FEMA 100-YEAR FLOOD FRINGE BOUNDARY
- - - - - FEMA 500-YEAR FLOOD FRINGE BOUNDARY
- ⊕ PROPOSED GATE VALVE
- ⊕ PROPOSED HYDRANT
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- ⊙ PROPOSED SANITARY SEWER MANHOLE
- ⊕ PROPOSED CATCH BASIN
- ⊕ PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM SEWER
- ▷ PROPOSED FLARED END SECTION STANDARD DRAWING NO. 411
- ▨ PROPOSED RIPRAP PER CITY STANDARD DRAWING NO. 411A
- ▬ PROPOSED CONCRETE CURB & GUTTER
- ▨ PROPOSED 16.5' CONSTRUCTION BUFFER
- ▨ MAINTENANCE VEHICLE ACCESS
- ▨ ROCK CONSTRUCTION ENTRANCE PER CITY STANDARD DETAIL NO. 605
- ▨ PROPOSED INSULATION
- SILT FENCE
- SB#9 P-1 SOIL BORING/PIEZOMETER LOCATIONS PER GRADING PLAN OF WHITE PINE WILDERNESS PREPARED BY JOHN OLIVER & ASSOCIATES DATED 9/13/06

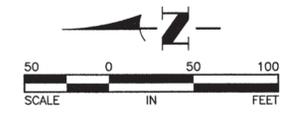
- * DENOTES DROPPING GARAGE FLOOR ONE COURSE
- ** DENOTES DROPPING GARAGE FLOOR TWO COURSES
- *** DENOTES DROPPING GARAGE FLOOR THREE COURSES
- (124) STORM SEWER STRUCTURE NUMBER
- 1.62% PROPOSED STREET GRADE
- 887.19 PROPOSED STREET CENTERLINE ELEVATION
- (898.5) PROPOSED PROPERTY CORNER ELEV
- X 898.5 PROPOSED INTERMEDIATE SPOT ELEV
- ⊕ INLET PROTECTION DEVICE
- FBWO FULL BASEMENT WALKOUT
- FBLO FULL BASEMENT LOOKOUT
- GF GARAGE FLOOR ELEVATION
- LF LOW FLOOR ELEVATION
- LO LOOKOUT ELEVATION

GENERAL NOTES:

- ALL SLOPES SHALL BE 1V:4H OR FLATTER.
- THIS PROJECT IS LOCATED WITHIN THE LOWER RUM RIVER WATERSHED MANAGEMENT ORGANIZATION BOUNDARIES.

REFERENCE NOTES:

- RETAINING WALL SHALL MEET THE REQUIREMENTS OF CITY STANDARD DRAWING NO. 611. FINAL WALL DESIGN SHALL BE COMPLETED BY THE BLOCK MANUFACTURER'S ENGINEER.



Sep 26, 2014 - 4:17pm
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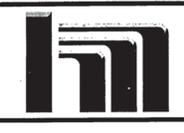
DATE	REVISION

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

CRAIG J. JOCHUM, P.E.
Lic. No. 23461

Date 9/29/14

DESIGNED BY: CJJ
 DRAWN BY: SMM
 CHECKED BY: CJJ



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**WHITE PINE WILDERNESS
 THIRD ADDITION**

**GRADING, DRAINAGE AND EROSION
 CONTROL PLAN**

CITY OF ANDOVER, MINNESOTA

SHEET 1 OF 1
 SHEETS 1
 3831.04