

## **Information for File # 2007-05320-ADB**

**Applicant:** SW Land LLC and City of Andover

**Corps Contact:** Andy Beaudet

**Address:** 180 Fifth Street East Suite 700, St. Paul, Minnesota 55101

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

**Phone:** (651) 290-5642

**Primary County:** Anoka

**Section:** 11

**Township:** 32 North

**Range:** 24 West

**Information Complete On:** July 10, 2015

**Posting Expires On:** July 30, 2015

**Authorization Type:** LOP-05-MN

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 would 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):**

SW Land LLC and the City of Andover propose to construct approximately 2,700 linear feet of new MSA road (part of the City of Andover's traffic management plan) to connect the existing and future residential developments to Hansen Boulevard. Construction is planned to begin December 2015 and be completed by August 2016.

Hansen Boulevard is the primary traffic route to and from the metropolitan area to the south and is designed for the traffic capacity generated from the surrounding area. The development area consists of approximately 260 acres of upland confined between a large wetland complex that runs along Hansen Boulevard and the Burlington Northern Santa Fe Railroad (BNSF). Currently Wintergreen Street NW is the only access for approximately 169 homes and building lots on approximately 120 acres of residential developments. Wintergreen Street NW has essentially become a 4200 foot long cul-de-sac as each parcel to the north has developed over time. The City's normal limit for a cul-de-sac is 500 feet. The traffic level on Wintergreen Street NW exceeds the levels the City and area residents want on a residential road. Additionally in the case of an emergency having only one access/egress for an area this size with this much development is a major public safety concern. There is an additional 140 acres in the development area that will be developed over time and a second access/egress is essential to serve the area from a public safety and traffic perspective.

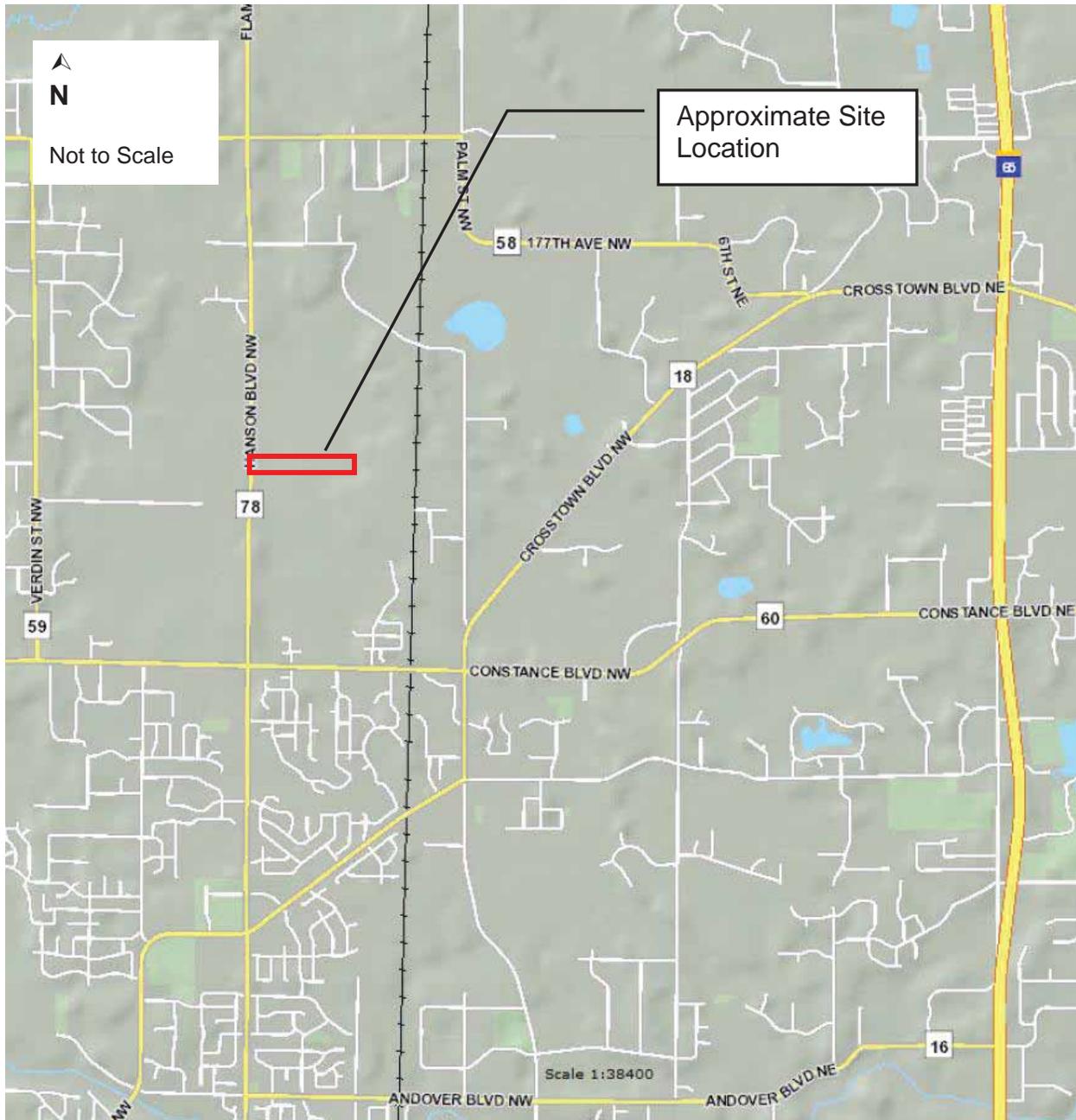
**Name, Area and Types of Waters (Including Wetlands) Subject to Loss:**

For the MSA road project, the applicant requests a permit to discharge dredged and fill material into 0.68 acres of hardwood swamp (Type 7), and 0.8 acres of fresh (wet) meadow (Type 1) for a total of 1.48 acres of wetland impacts.

**Compensatory Mitigation:**

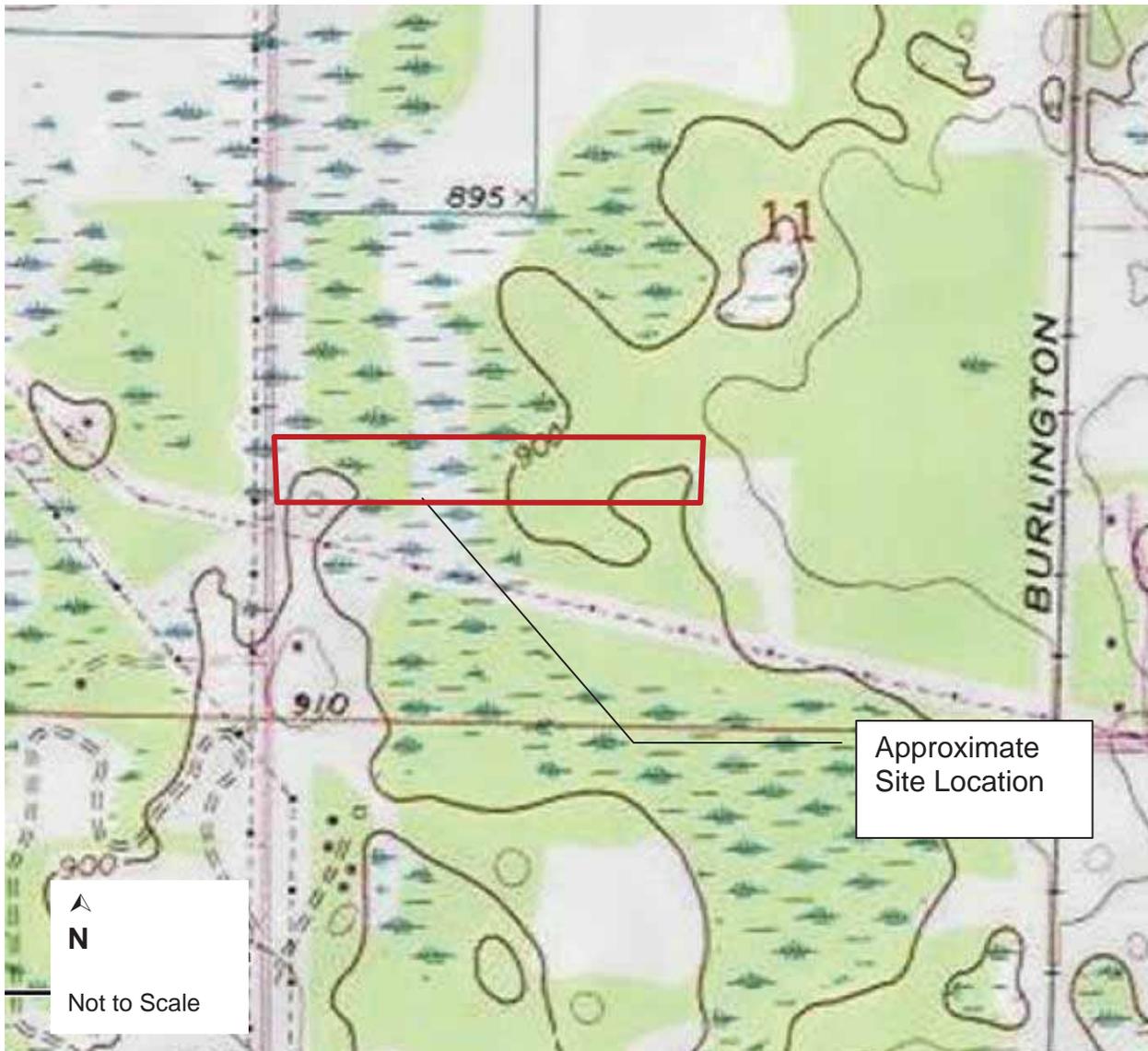
The applicant proposes to purchase 3.13 acres of wetland credit from the Obowa wetland bank (#1365). 1.53 acres to compensate for impacts to 0.68 acre of hardwood swamp at a 2.25 ratio and 1.6 acres to compensate for impacts to 0.8 acre of fresh (wet) meadow at a 2:1 ratio.

**Drawings:** MVP-2007-05320-ADB Page 1 of 4 through MVP-2015-02170-ADB Page 4 of 4.

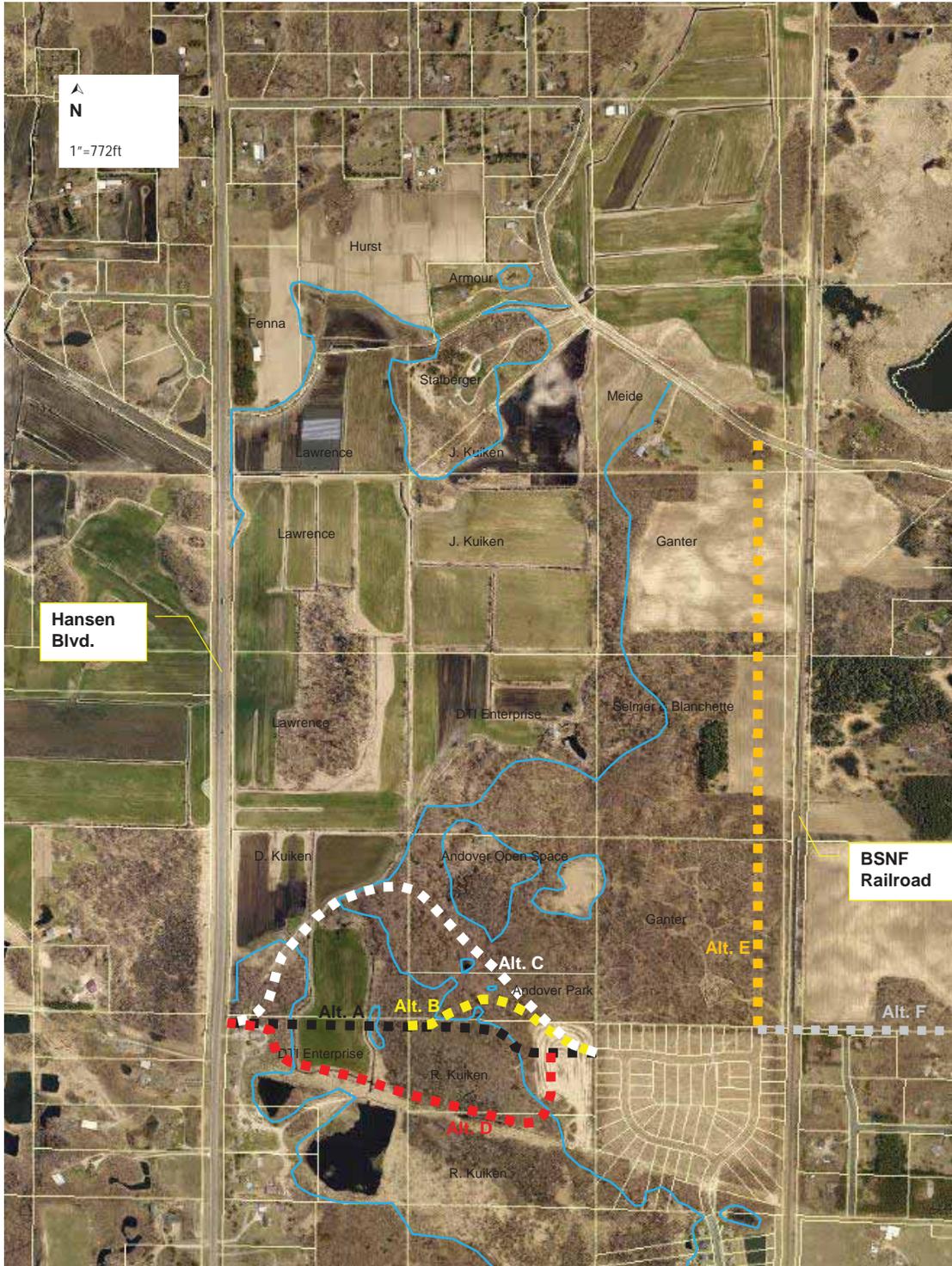


**Figure 1. Location Map**  
MSA Road to Hansen Blvd.  
Andover, Minnesota

Project No. 2014.008



**Figure 2. U.S.G.S.  
Quadrangle Map**  
MSA Road to Hansen Blvd.  
Andover, Minnesota



Wetlands are based on a Level 1 off-set determination along with the Level 2 Wetland Delineations on the project sites. Sod fields were considered jurisdictional wetlands for this analysis.

Alternative A: Original Route: 2.81 ac wetland impacts  
 Alternative B: Preferred Route: 1.45 ac wetland impacts  
 Alternative C: Open Space Route: approx. 0.74 ac wetland impacts  
 Alternative D: Pipeline Corridor Route: approx. 2.80 ac wetland impacts  
 Alternative E: North Route: No wetland impacts  
 Alternative F: East Route requires crossing BNSF rail line: No wetland impacts

**Figure X. Alternative Routes**



MSA Road to Hansen Blvd.  
 Andover, Minnesota

Project No. 2014.008

