Information for File #2009-05583-ADB

Applicant	Capstone Homes, Inc.
Corps Contact	Andy Beaudet
Address	Corps of Engineers, St. Paul District (OP-R)
	180 Fifth 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	3
Township	31N
Range	23W
Information Complete On	July 17, 2014
Posting Expires On	July 29, 2014
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): Capstone Homes, Inc. is proposing to discharge fill material into 0.91 acre of wetland adjacent to Anoka County Ditch 59, Branch 4, for the purpose of constructing 109 single family residential lots and the associated infrastructure needed to provide living area, access and sanitation on the 60 acre site. The project site is located in S. 3, T. 31N., R. 23W., Anoka County, Minnesota.

NAME, AREA AND TYPES OF WATERS (INCLUDING WETLANDS) SUBJECT TO LOSS: The wetland communities impacted consist of 0.04 acre of seasonally flooded basin (Type 1) and 0.87 acre of fresh (wet) meadow (Type 2) wetland communities.

COMPENSATORY MITIGATION: The applicant would provide compensatory mitigation at a 2 to 1 ratio by debiting 1.82 acres of credit from a Corps-approved wetland bank.

Drawings See attached drawing labeled MVP-2009-05583-ADB Page 1 of 4 thru 4 of 4.

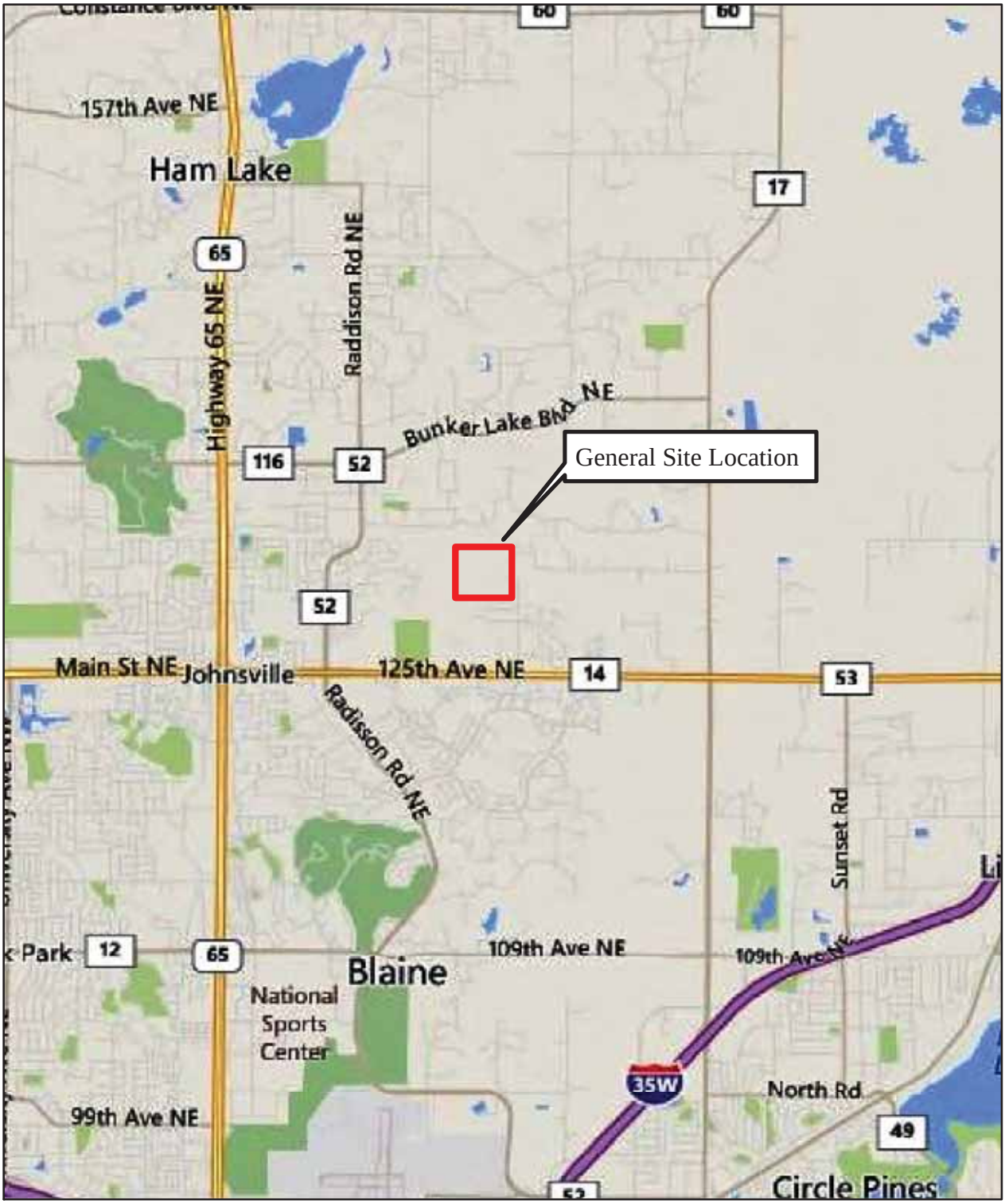


Figure 1 - Site Location Map

Springbrook (KES No. 2014-052)
Blaine, MN
No scale

KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

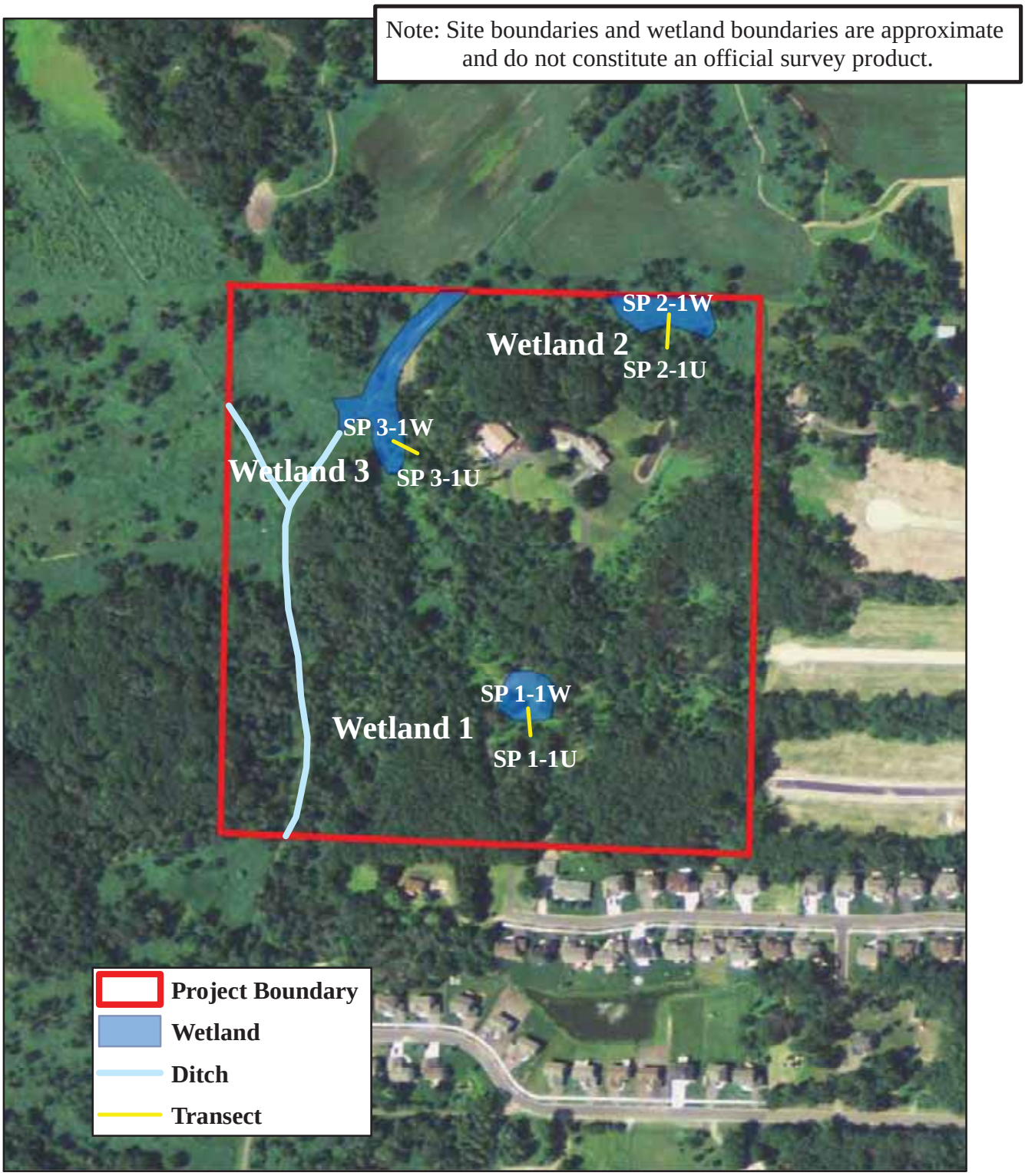
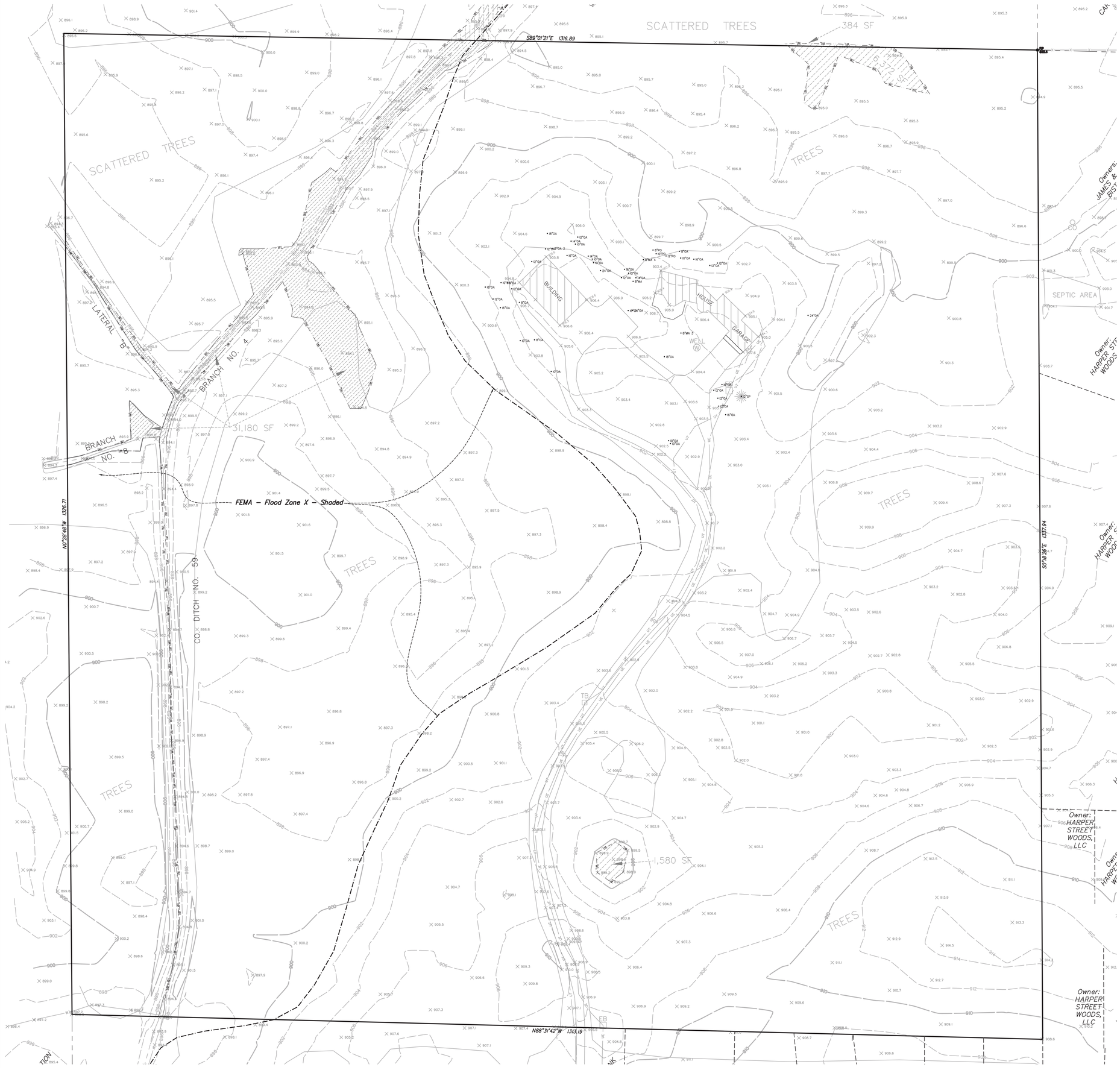


Figure 2 - 2014 Delineated Wetlands

Springbrook (KES No. 2014-052)
Blaine, MN

KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

1 inch = 363 feet



NORTH

0 50 100
SCALE IN FEET

WETLAND PROTECTION / RESTORATION NOTES

1. ORGANIC SOIL SALVAGE AND PLACEMENT: THE GRADING CONTRACTOR SHALL SALVAGE THE UPPER 18 INCHES OF ORGANIC SOIL FROM WETLAND AREAS THAT WILL BE FILLED. ORGANIC SOIL THAT IS BURIED BELOW THE UPPER 18 INCHES MAY NOT BE FERTILE AND THEREFORE SHALL NOT CONTAIN SEED FOR WETLAND MITIGATION. AFTER EXCAVATING THE NEW WETLAND AREAS, THIS ORGANIC SOIL SHALL BE SPREAD OVER ALL AREAS DISTURBED BY CONSTRUCTION TO THE MAXIMUM DEPTH POSSIBLE GIVEN THE VOLUME OF ORGANIC SOIL AVAILABLE, BUT SHALL BE A MINIMUM OF 12 INCHES IN DEPTH. WHEN PLACING THE ORGANIC SOIL, CARE SHALL BE GIVEN TO AVOIDING EXCESSIVE COMPACTION OF THE SOIL.
2. WETLAND EXCAVATION: THE WETLANDS SHALL BE EXCAVATED TO THE SHAPE AND DEPTHS SHOWN ON THE PLANS, PLUS AN ADDITIONAL 12 INCHES TO ACCEPT THE ORGANIC SOILS. THE GRADING CONTRACTOR SHALL GRADE THE WETLAND WITH IRREGULAR AND UNDULATING BOTTOM AND SIDE SLOPES VARYING FROM 10:1 IN SHALLOW AREAS TO A MAXIMUM 3:1 IN OPEN WATER CONDITIONS.
3. PROTECTION OF WETLANDS: EXTREME CARE SHALL BE EXERCISED TO PREVENT DISTURBANCE OF OTHER WETLAND AREAS ON THE SITE WHICH ARE OUTSIDE OF THE CONSTRUCTION LIMITS.

EXISTING WETLAND:
7,952 SF REGULAR WETLAND
31,180 SF DITCH WETLAND

WETLAND FILL/WETLAND BANK CREDIT PURCHASE:
39,000 SF

SURVEY LEGEND – EXISTING CONDITIONS

CATCH BASIN	STORM SEWER
STORM MANHOLE	SANITARY SEWER
SANITARY MANHOLE	WATERMAIN
WATER MANHOLE	UNDERGROUND ELECTRIC
HYDRANT	UNDERGROUND GAS
GATE VALVE	UNDERGROUND TELEPHONE
TELEPHONE PEDESTAL	OVERHEAD UTILITY
POWER POLE	CHAIN LINK FENCE
LIGHT POLE	CONCRETE CURB
SIGN	CONCRETE
972.5 SPOT ELEVATION	872 CONTOUR

FIGURE 3

Plotted: 06/26/2014 7:35 AM W:\2014\14155\CADD DATA\CIVIL_dwg Sheet Files

Project Name:

SPRINGBROOK

Blaine, Minnesota

Owner/Developer Name:

Capstone Homes, Inc.

14015 Sunfish Lake Blvd NW
Ramsey, MN 55303

Professional Services:

LOUCKS ASSOCIATES

Planning • Civil Engineering • Land Surveying
Landscape Architecture • Environmental

7200 Hemlock Lane - Suite 300
Maple Grove, MN 55369
Telephone: (763) 424-5505
www.LoucksAssociates.com

© 2014

CADD Qualification:

CADD files prepared by the Consultant for this project are instruments of the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

C1-2.DWG/30x42

Submittal:

06/06/14	CITY SUBMITTAL
06/27/14	WATERSHED SUBMITTAL

Professional Signature:

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.

Michael J. St. Martin - PE

24440
License No. Date

Quality Control:

MJS (Project Lead:)	TRG (Drawn By:)
MJS (Checked By:)	(Review Date:)

Sheet Index:

C0-1	TITLE SHEET
C1-1	EXISTING CONDITIOND
C1-2	WETLAND MITIGATION PLAN
C2-1	SITE PLAN
C3-1	GRADING & DRAINAGE PLAN
C3-2	SWPPP
C4-1	UTILITY PLAN
C6-1	PRELIMINARY PLAT
C8-1	CIVIL DETAILS
C8-2	CIVIL DETAILS
C8-3	CIVIL DETAILS

Sheet Title:

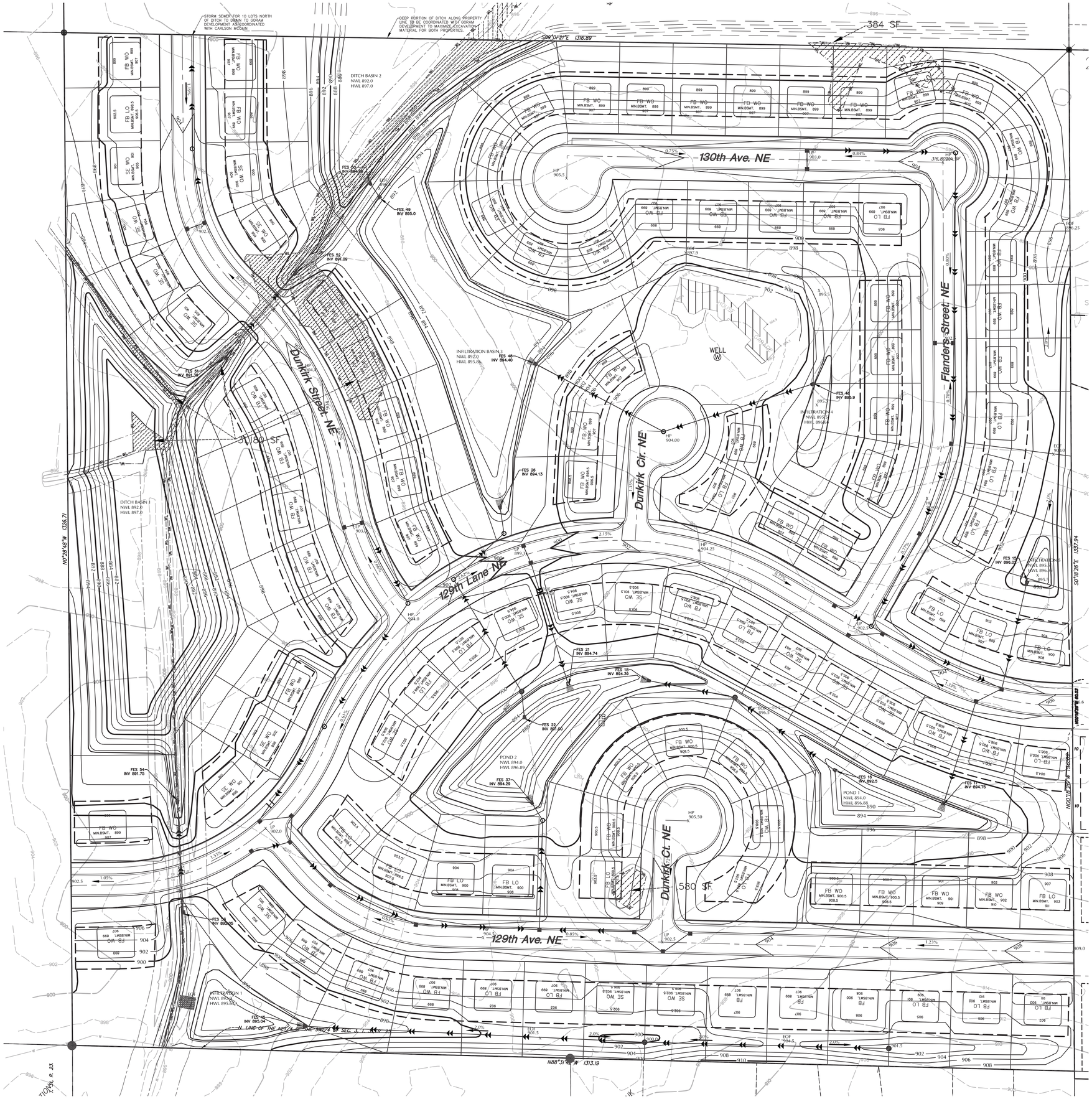
WETLAND MITIGATION PLAN

Project No.:

14155

Sheet No.:

C1-2



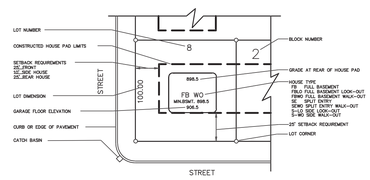
EXISTING	CIVIL LEGEND	PROPOSED
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	CULVERT	
	HYDRANT	
	GATEVALVE	
	POST INDICATOR VALVE	
	LIGHT POLE	
	POWER POLE	
	SIGN	
	BENCHMARK	
	SOIL BORINGS	
	WATER MANHOLE	
	TELEPHONE MANHOLE	
	UTILITY MANHOLE	
	ELECTRIC MANHOLE	
	WATER SERVICE	
	SANITARY SERVICE	
	HANDICAP PARKING	
	DIRECTION OF FLOW	
	SPOT ELEVATION	
	CONTOURS	
	SANITARY SEWER	
	STORM SEWER	
	WATERMAIN	
	FORCEMAIN	
	DRAINTILE	
	SILT FENCE	
	CURB & GUTTER	
	RETAINING WALL	
	TREELINE	
	EASEMENT LINE	
	SETBACK LINE	
	FENCE LINE	
	UNDERGROUND TELE	
	UNDERGROUND GAS	
	OVERHEAD ELECTRIC	

NORTH

0 50 100
SCALE IN FEET

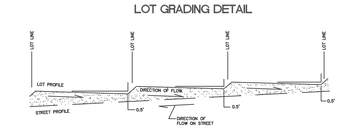
GRADING, DRAINAGE & EROSION CONTROL NOTES

1. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 6 INCHES OF TOP SOIL AND SOD OR SEED. THESE AREAS SHALL BE WATERED BY THE CONTRACTOR UNTIL THE SOD OR SEED IS GROWING IN A HEALTHY MANNER.
2. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THIS PROJECT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
3. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
4. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
5. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTORS PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTORS SAFETY MEASURES IN, OR NEAR THE CONSTRUCTION SITE.
6. BEFORE BEGINNING CONSTRUCTION THE CONTRACTOR SHALL INSTALL A TEMPORARY ROCK ENTRANCE PAD AT ALL POINTS OF VEHICLE EXIT FROM THE PROJECT SITE. SAID ROCK ENTRANCE PAD SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THE PROJECT. SEE DETAILS SHOWN ON SHEET C8-1 OF THE PROJECT PLANS.
7. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE ESTABLISHED AROUND THE ENTIRE SITE PERIMETER AND IN ACCORDANCE WITH NPDES PERMIT REQUIREMENTS, BEST MANAGEMENT PRACTICES, CITY REQUIREMENTS AND THE DETAILS SHOWN ON SHEET C8-1 OF THE PROJECT PLANS.
8. ALL ENTRANCES AND CONNECTIONS TO CITY STREETS SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND NOTIFICATIONS AS REQUIRED BY THE CITY.
9. SEE UTILITY PLAN AND STORM SEWER PROFILES FOR FURTHER DETAIL REGARDING THE STORM SEWER.



NOTES:
- UNLESS NOTED, BASEMENT FLOOR ELEVATION FOR FULL BASEMENT IS 8.0 FEET BELOW THE GARAGE FLOOR ELEVATION.
- MINIMUM BASEMENT ELEVATION REFLECTS LOWEST FLOOR ELEVATIONS
- MINIMUM GARAGE GRADE 0.5%
- MINIMUM DRIVEWAY GRADE 0.5%

LOT GRADING DETAIL



LOT BENCHING DETAIL

FIGURE 5

Project Name:

SPRINGBROOK

Blaine, Minnesota

Owner/Developer Name:

Capstone Homes, Inc.

14015 Sunfish Lake Blvd NW
Ramsey, MN 55303

Professional Services:

LOUCKS ASSOCIATES

Planning • Civil Engineering • Land Surveying
Landscape Architecture • Environmental

7200 Hemlock Lane - Suite 300
Maple Grove, MN 55369
Telephone: (763) 424-5505
www.LoucksAssociates.com

© 2014

CADD Qualification:

CADD files prepared by the Consultant for this project are instruments of the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions to the drawing files other than the Consultant's CADD files are at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

C3-1.DWG/30x42

Submittal:

06/06/14	CITY SUBMITTAL
06/27/14	WATERSHED SUBMITTAL
07/09/14	PER CITY COMMENTS

Professional Signature:

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.

Michael J. St. Martin - PE

24440
License No. Date

Quality Control:

MJS	TRG
Project Lead:	Drawn By:
MJS	
Checked By:	Review Date:

Sheet Index:

C0-1	TITLE SHEET
C1-1	EXISTING CONDITIOND
C1-2	WETLAND MITIGATION PLAN
C2-1	SITE PLAN
C3-1	GRADING & DRAINAGE PLAN
C3-2	SWPPP
C4-1	UTILITY PLAN
C6-1	PRELIMINARY PLAT
C8-1,2,3	CIVIL DETAILS
L1-1	LANDSCAPE PLAN
L2-1	TREE INVENTORY PLAN
L2-2	TREE INVENTORY LIST

Sheet Title:

GRADING & DRAINAGE PLAN

Project No.:

14155

Sheet No.:

C3-1

Plotted: 07 /14 / 2014 2:47 PM W:\2014\14155\CADD DATA\CIVIL_dwg Sheet Files