

Information for File #2013-00222-DAS

Applicant Hy-Vee, Inc.
Corps Contact David Studenski
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La Crescent, MN 55921
E-Mail david.a.studenski@usace.army .mil
Phone (651) 290-5902
Primary County Olmsted
Section S ½ Sec. 17, and the NW ¼ of the NW ¼ Sec. 20
Township T. 107N.
Range R. 14W.

Information Complete On February 22, 2013

Posting Expires On April 6, 2013

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.

PROJECT DESCRIPTION AND PURPOSE: The applicant has proposed the development of a 53-acre site in the city of Rochester. The site is west of West Circle Drive and north of 41st Street NW. The site is currently an evergreen plantation that is approved for commercial development. The proposed project shown in the attached drawing as Minimization Alternative B would include the construction of roads, stormwater treatment facilities, commercial buildings, and associated infrastructure.

NAME, AREA AND TYPES OF WATERS (INCLUDING WETLANDS) SUBJECT TO LOSS: The proposed project would convert 1.13 acres of wet meadow wetland to upland for

commercial use. The wetlands are dominated by reed canary grass and are adjacent to a tributary to Boardman Creek.

ALTERNATIVES CONSIDERED: No commercial development of the site would not fully utilize water and sanitary sewer utilities and would not satisfy the applicant's purpose and need. An alternative identified in the attached drawings as Avoidance Alternative does not impact wetlands; however it would not provide required access. Minimization Alternative A would result in 0.69 acres of wetland, however this alternative would not provide required stormwater treatment.

COMPENSATORY MITIGATION: The applicant has proposed the direct replacement of the impacted wetlands in a wetland complex that is adjacent to a tributary to Cascade Creek, located approximately 2.4 miles south of the proposed impact. The replacement site is located in the SE 14, Sec. 28, T. 107N, R. 14W, Olmsted County, Minnesota. The wetland complex is part of the Cascade Meadows Learning Center. 3.19 acres of wet meadow wetland creation would be provided. The wetland replacement site was constructed in October and November of 2012. The site was sprayed and burned to remove non-native vegetation. Twelve inches of soil was removed to create wetland hydrology and the site was seeded with a native wet meadow seed mix.

Drawings See attached.



65th St NW

55th St NW

55th St NW

West Circle Drive

US Hwy 52

41st St NW

County Hwy 4

60th Ave NW

50th Ave NW

Valley High Rd NW

19th St NW

US Hwy 14

Wetland Replacement Site

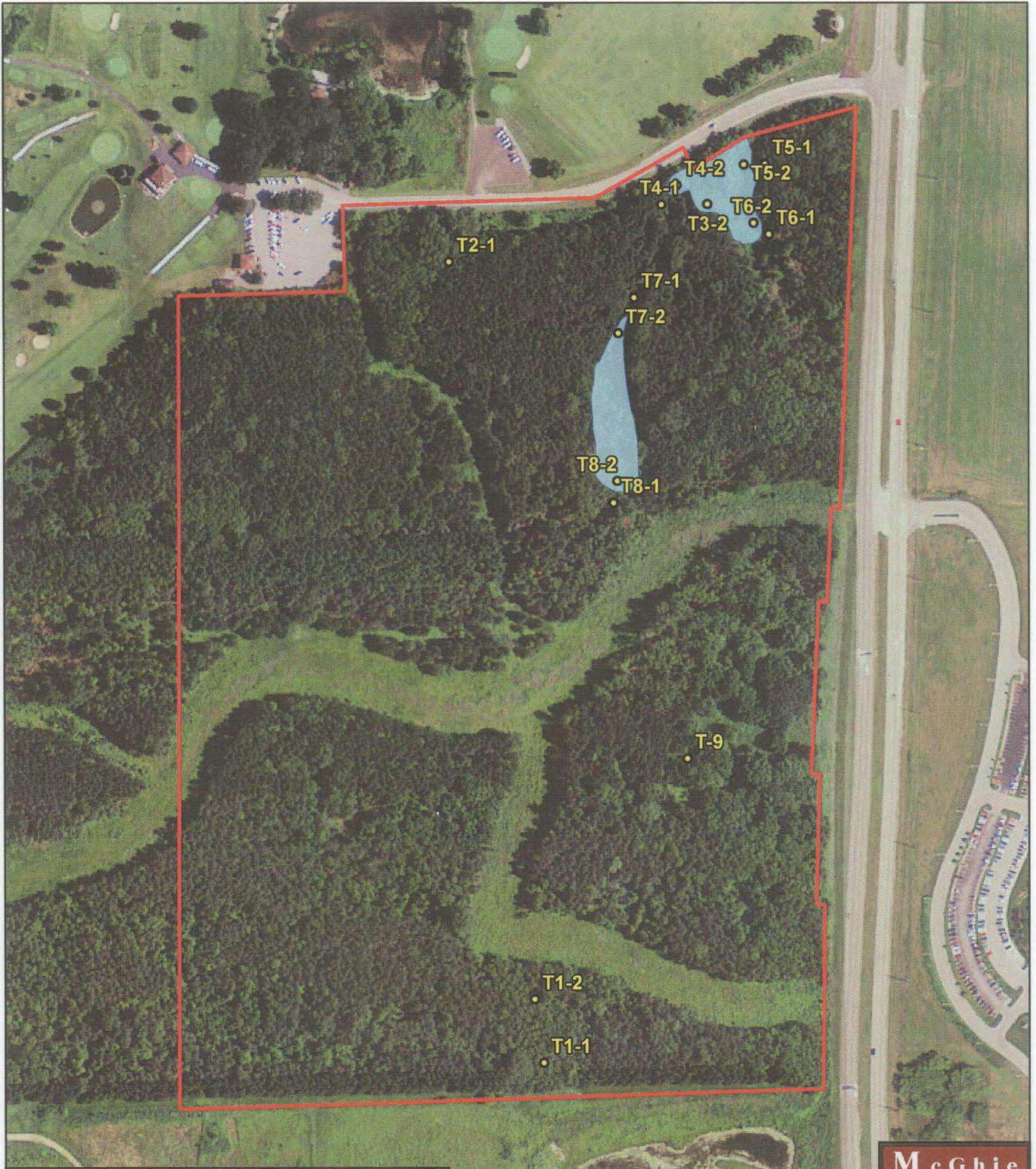
Northern Hills Commercial Park

Project Limits



1 inch = 2,400 feet

McGhie & Betts Environmental Services, Inc.



Northern Hills Commercial Park

- Transect Location
- Wetland Boundaries
- Project Limits

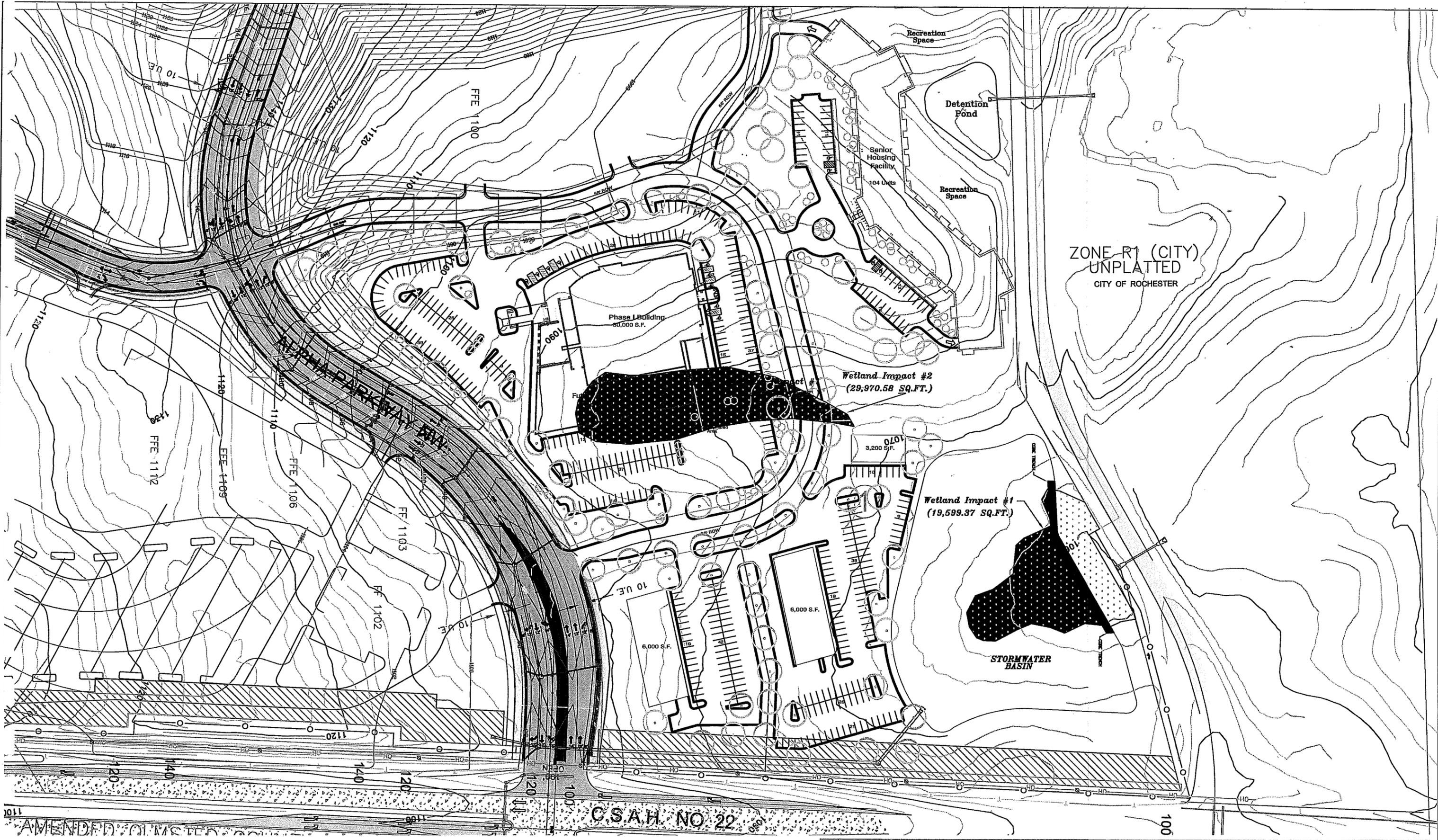


1 inch = 300 feet

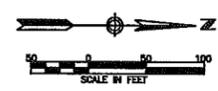
McGhie



Betts
Environmental
Services, Inc.

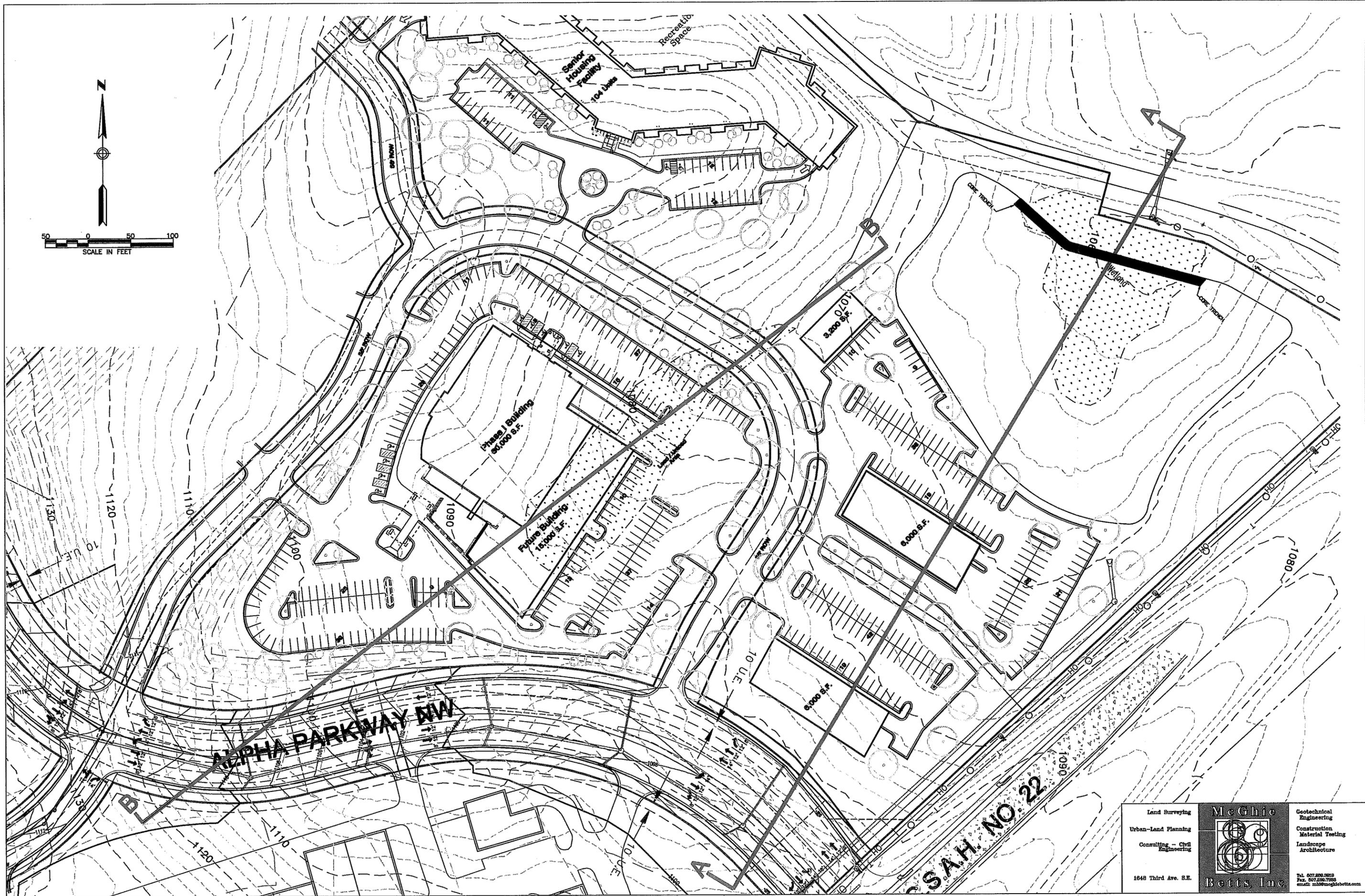


ZONE-R1 (CITY)
UNPLATTED
CITY OF ROCHESTER

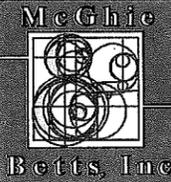


AMENDED MASTER PLAN
C.S.A.H. NO 22

Client:	Northern Hills Commercial Park	McGhie & Betts, Inc. 1648 Third Avenue S.E. Rochester, MN 55904		MINIMIZATION ALTERNATIVE B NORTHERN HILLS COMMERCIAL PARK ROCHESTER, MINNESOTA
Job No:	1075A/9531	Telephone: 507-289-3919 Fax: 507-289-7333 Email: mbi@mcghebetts.com		



Land Surveying
 Urban-Land Planning
 Consulting - Civil
 Engineering



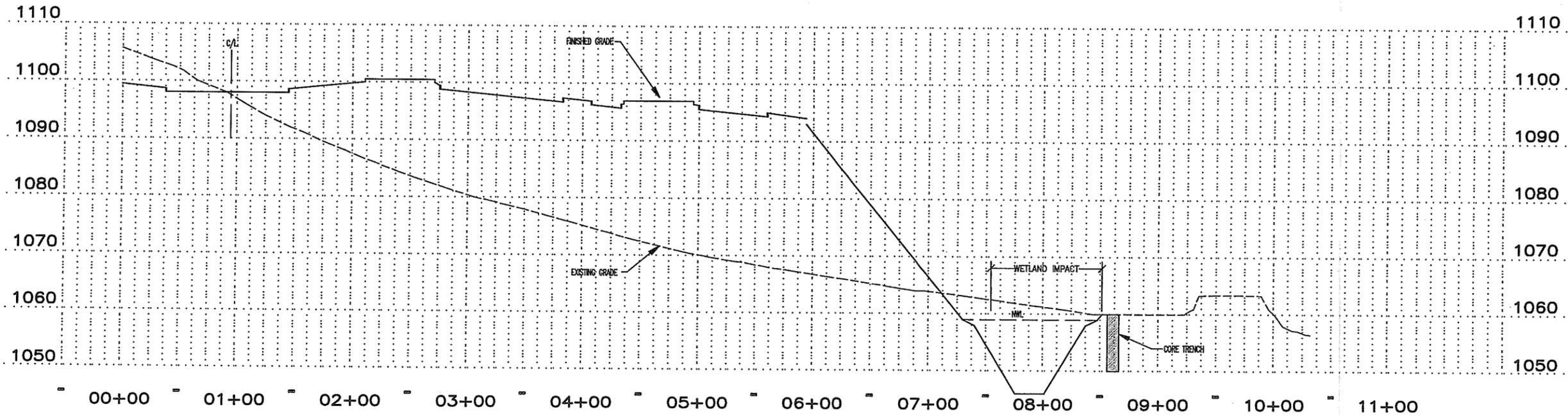
Geotechnical
 Engineering
 Construction
 Material Testing
 Landscape
 Architecture

1648 Third Ave. S.E.

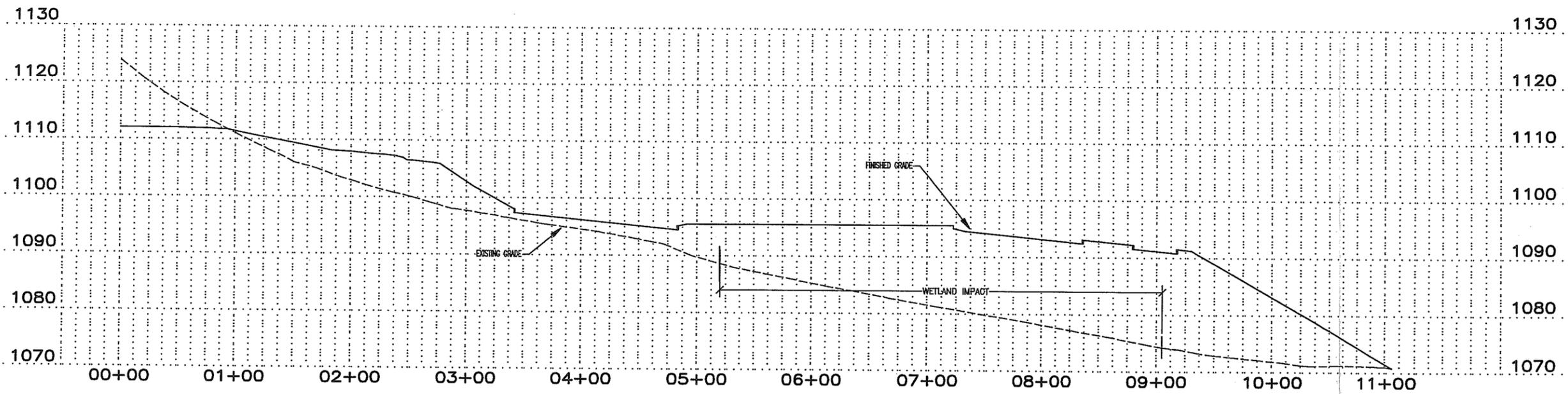
McGhie
 Betts, Inc.

Tel. 607.892.9818
 Fax. 607.892.7555
 email: mcm@mcghiebetts.com

SECTION A-A

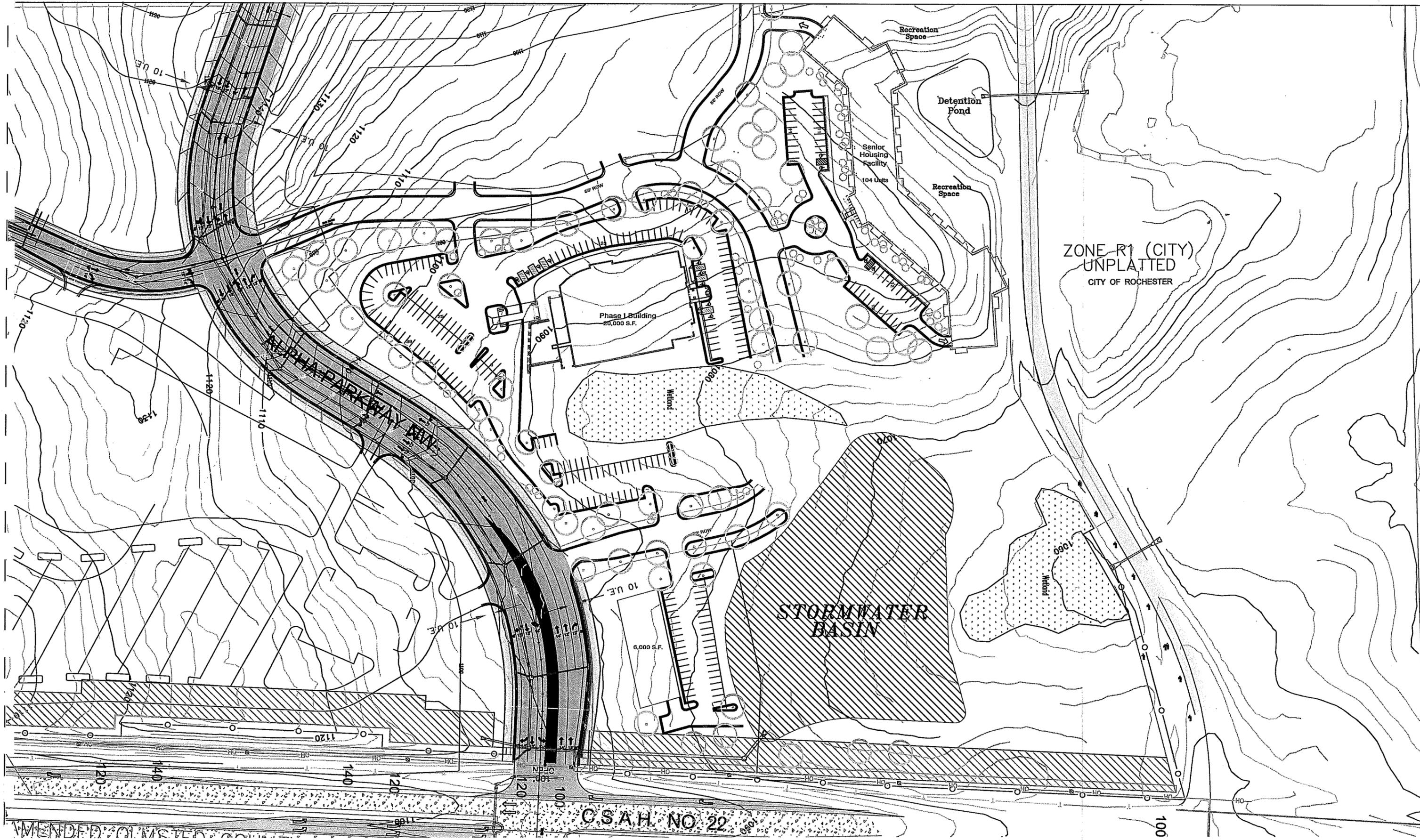


SECTION B-B

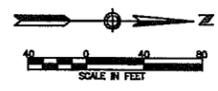


SCALE: 100' HORIZONTAL
20' VERTICAL

Land Surveying Urban-Land Planning Consulting - Civil Engineering	 McGhie	Geotechnical Engineering Construction Material Testing Landscape Architecture
1848 Third Ave. S.E.	 Betts, Inc.	Tel. 607.850.2619 Fax. 607.250.7058 email: info@mcgbiotta.com



ZONE R1 (CITY)
UNPLATTED
CITY OF ROCHESTER



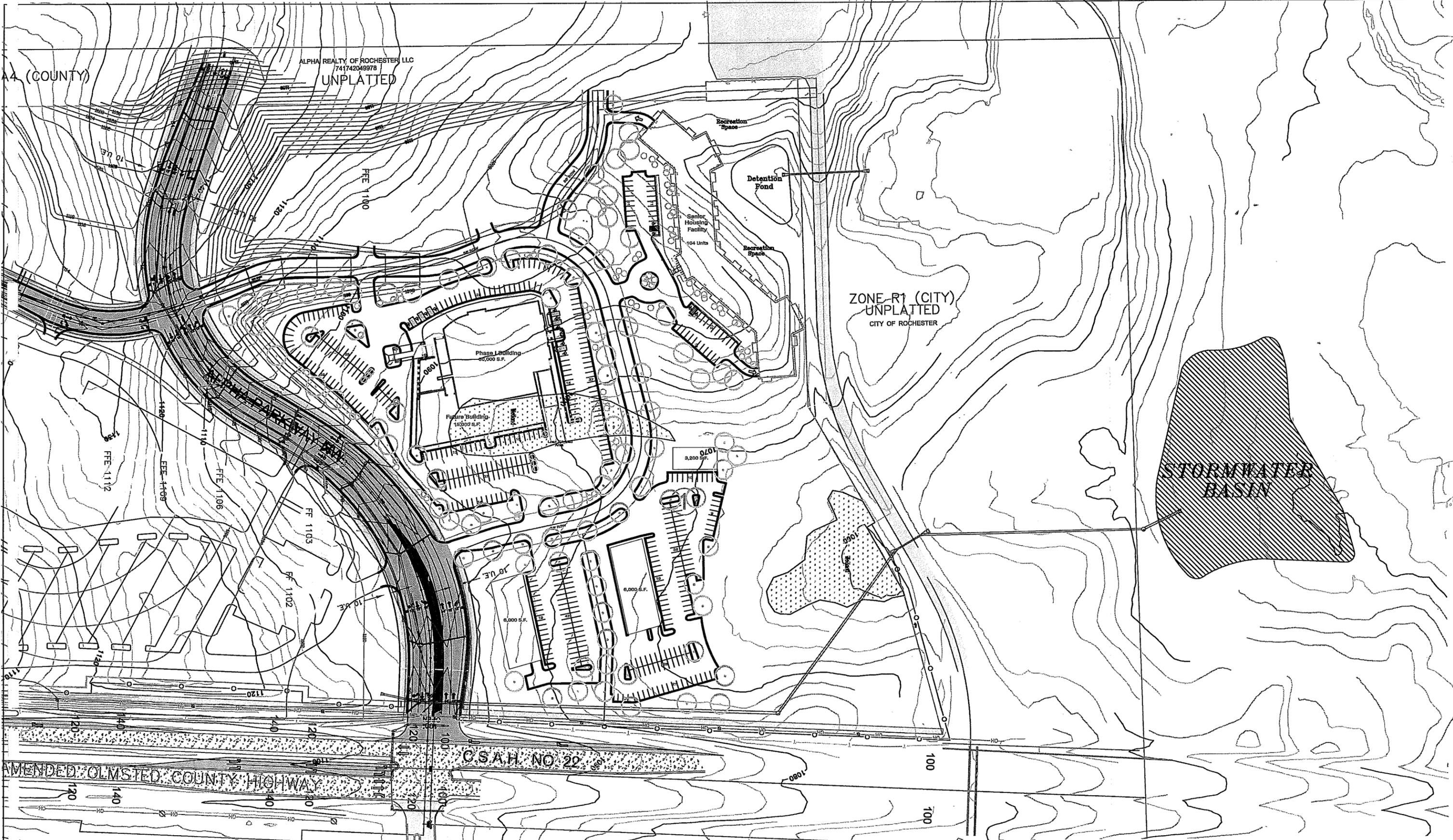
Date	Revision	By	Check

Client: Northern Hills Commercial Park
 Job No: 107542931
 Design By: MB
 Checked By: MB
 Scale: 1" = 40'
 Date: 6/2/07

McGhie & Betts, Inc.
 1648 Third Avenue S.E.
 Rochester, MN 55904
 Telephone: 507-289-3919
 Fax: 507-289-7333
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AVOIDANCE ALTERNATIVE
 NORTHERN HILLS COMMERCIAL PARK
 ROCHESTER, MINNESOTA



A4 (COUNTY)

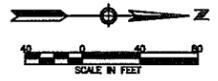
ALPHA REALTY OF ROCHESTER LLC
741742049978
UNPLATTED

ZONE-R1 (CITY)
UNPLATTED
CITY OF ROCHESTER

STORMWATER
BASIN

AMENDED OLMSTED COUNTY HIGHWAY

C.S.A.H. NO. 22



Date	Revisions	Author	Client
			Northern Hills Commercial Park
			Job No. 197948531
			Drawn by: [Name]
			Checked by: [Name]
			Scale: 1" = 40'
			Date: 5/1/07

McGhie & Betts, Inc.
1648 Third Avenue S.E.
Rochester, MN 55904
Telephone: 507-289-3819
Fax: 507-289-7333
Email: mbi@mcghiebetts.com



MINIMIZATION ALTERNATIVE A
NORTHERN HILLS COMMERCIAL PARK
ROCHESTER, MINNESOTA

