

Information for File #2013-03937-ADB

Applicant Lennar Corporation

Corps Contact Andy Beaudet

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Primary County Dakota

Section 20

Township 114N

Range 20W

Information Complete On April 13, 2015

Posting Expires On April 30, 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): Lennar Corporation is proposing to impact 0.3 acre of wetland for the purpose of constructing 82 single family residential lots on the 40 acre site, to be known as Summerlyn Northwest. The impacts consist of grading and excavating to accommodate single family residential housing and installing the associated infrastructure needed to provide living area, access and sanitation.

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 0.3 acre of Seasonally Flooded Basin (Type 1) wetlands.

COMPENSATORY MITIGATION: The applicant would provide compensatory mitigation by purchasing 0.6 shallow marsh (Type 3) wetland community credits from wetland bank account #1473 (Laborde).

Drawings See attached drawings labeled MVP-2013-03937-ADB Page 1 of 3 thru 3 of 3.



**MVP-2013-03937-ADB
Summerlyn North West**



**US Army Corps
of Engineers®**



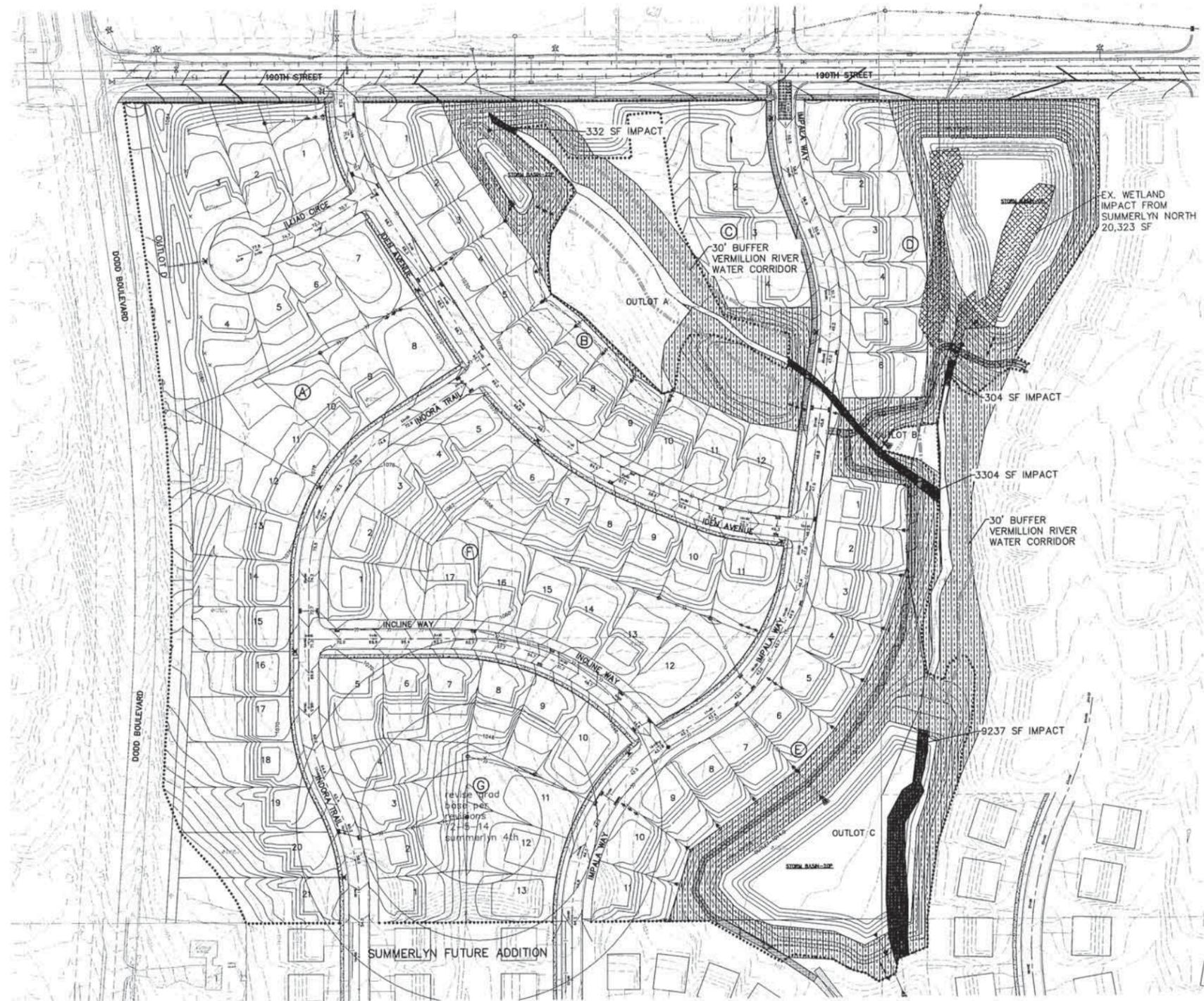


Figure 3 - Wetland Impact Map

Summerlyn NW (KES 2014-233)
Lakeville, Minnesota

0 250 500 Feet

KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

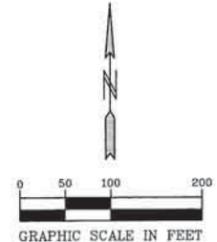


SETBACKS RM-1

Front:
 Garage foundation to R-O-W = 25'
 House foundation to R-O-W = 20'
 Side = 7.5'
 Rear = 30'
 Corner = 20'
 Wetland Buffer = 15' min.
 Wetland Buffer Setback = 20' Rear
 = 10' Side
 Lowest Opening = EOF+1'
 Lowest Floor = HWL+3'

MIN AREA:
 LOT AREA = 8,400 SF
 CORNER LOT AREA = 10,800 SF
 LOT WIDTH:
 LOT WIDTH = 70'
 CORNER LOT WIDTH = 85'
 MAXIMUM BUILDING COVERAGE: 40%

 WETLAND IMPACT AREA
 • 13,177 SF WETLAND FILL
 WETLAND UPLAND BUFFER
 • 261,961 SF WETLAND BUFFER



BENCH MARK
 CITY OF LAKEVILLE BENCHMARK
 #570-TOP NUT HYDRANT EAST
 SIDE LAKEVILLE CITY HALL
 EL=977.49
 CITY OF LAKEVILLE BENCHMARK
 #580-TOP NUT HYDRANT NORTH
 SIDE OF 202ND, 200' EAST OF
 202ND AND HIGHVIEW AVE.
 EL=991.87