



US Army Corps
of Engineers
St Paul District

APPLICANT: Sartell Development,
LLC

Public Notice

ISSUED: April 8, 2015

EXPIRES: May 8, 2015

REFER TO: 2013-02619-RMM

SECTION:404 - Clean Water Act

1. APPLICATION FOR PERMIT TO discharge dredged and fill material into 7.12 acres of wetland and to discharge fill material along the ordinary high water mark of 300 linear feet (0.16 acre) of 3 unnamed streams for the purpose of constructing a residential development comprised of single family homes on the 76-acre site. The 7.12 acres of wetland impact is comprised of 0.47 acre of impact for the construction of the residential development and 6.65 acres of wetland scraping and excavation for the enhancement of portions of Wetland A.

2. SPECIFIC INFORMATION.

APPLICANT'S ADDRESS: Sartell Development, LLC
c/o Steve Legatt
101 7th Street North, P.O Box 262
Sartell, Minnesota 56377

AGENT'S ADDRESS: Westwood Professional Services
c/o Kelly Kunst
7699 Anagram Drive
Eden Prairie, Minnesota 55344

PROJECT LOCATION: The project site is located in Sec. 17, T. 125N., R. 28W., Stearns County, Minnesota, as shown on the attached Figures labeled MVP-2013-02619-RMM Page 1 of 5 through Page 5 of 5.

DESCRIPTION OF PROJECT: Sartell Development LLC is proposing the construction of a residential development, to be known as Providence, on a 76-acre site in the City of Sartell. The project is located east of the terminus of 19th Avenue North and north and west of the terminus of 13th Avenue North. The project area is bordered by woods to the north. The proposed project is comprised of 82 total residential lots, internal streets, and stormwater ponds. As part of the development, the applicant will incorporate wetland enhancement activities on a portion of Wetland A. Access to the west part of the site will come from three locations, one by extending existing Cougar Lane further north and two from extending 10th and 11th Streets further east onto the site. Access to the east part of the site will be achieved by extending 13th Avenue North onto the southeast corner of the site. Once on the site, 13th avenue north turns west and crosses the central part of Wetland A and serves to connect the east and west parts of the site and consequently, provides a connection between adjacent neighborhoods west and east of the project.

QUANTITY, TYPE, AND AREA OF FILL: The project would result in the discharge of dredged and fill material into 7.12 acres of fresh (wet) meadow wetland community, 100 linear feet (300 linear feet total) of three unnamed tributaries.

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Aquatic Resource ID	Aquatic Resource Type	Type of Impact	Duration of Impact	Size of Impact	Existing Plant Community Type(s)
Wetland A (Impact #1)	Wetland	Fill	P	0.04 (1,728 sf)	Wet meadow
Wetland A (Impact #2)	Wetland	Fill	P	0.31 (13,453 sf)	Wet meadow/ditch
Tributary A (Impact #2a)	Tributary	Fill	P	0.11 (4,664)* (200 lf)	Ditch *(2,158 sf of tributary impact is to MnDNR watercourse)
Wetland B (Impact # 3)	Wetland	Drain/Fill	P	0.11 (4,847)	Wet meadow
Wetland A (Impact #4)	Wetland	Fill	P	0.01 (590 sf)	Wet meadow/ditch
Tributary A (Impact #4a)	Tributary	Fill	P	0.05 (2,218) (100 lf)	Ditch
Wetland A (Impact #5)	Wetland	Excavate/scrape	P	6.65 acres	Wet meadow
Total Wetland Impact				7.12 acres	
Total Tributary Impact				0.16 (6,882 sf) (300 lf)	

SURROUNDING LAND USE: To project site is largely surrounded by residential develop to the east, west, and south. North of the project site is a large wooded area.

MITIGATION: The applicant proposes to provide compensatory mitigation for the permanent wetland fill activities (0.47 acre) by purchasing wetland credits at a 2:1 ratio from a Corps-approved bank in Bank Service Area 7.

PROJECT ALTERNATIVES: In addition to the applicant’s preferred alternative, 3 other alternatives were considered. A brief description of these alternatives is described below.

1. No Build Alternative. The no build would avoid impacts to wetlands; however, the applicant has stated it would not provide a suitable housing option for the growing population within the City of Sartell.
2. Wetland Avoidance Alternative. The applicant considered an alternative that would avoid all wetland impacts. This alternative would result in a project without a connection between the east and west parts of the site and consequently, no connection between the adjacent neighborhoods. This alternative would also result in a reduction in the number of lots.

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3. Alternative Site Plan. An alternate site plan was proposed that included a street system that meets the City requirements for the project, incorporates the required ponding and wetland buffers and setbacks, maintains the number of buildable lots for a financially feasible project and avoids 97% of wetlands on the site. This alternative has more wetland impacts than the preferred alternative.

3. REPLIES/COMMENTS.

Interested parties are invited to submit to this office written facts, arguments, or objections within 30 days of the date of this notice. These statements should bear upon the suitability of the location and the adequacy of the project and should, if appropriate, suggest any changes believed to be desirable. Comments received may be forwarded to the applicant.

Replies may be addressed to Regulatory Branch, St. Paul District, Corps of Engineers, 180 Fifth Street East, Suite 700, Saint Paul, MN 55101-1678.

Or, IF YOU HAVE QUESTIONS ABOUT THE PROJECT, call Ryan Malterud at the St. Paul office of the Corps, telephone number (651) 290 - 5286.

To receive Public Notices by e-mail, go to: http://mvp-extstp/list_server/ and add your information in the New Registration Box.

4. FEDERALLY-LISTED THREATENED OR ENDANGERED WILDLIFE OR PLANTS OR THEIR CRITICAL HABITAT.

None were identified by the applicant or are known to exist in the permit area. However, Anoka County is within the known or historic range of the following Federally-listed proposed as endangered (PE) species:

<u>Species</u>	<u>Habitat</u>
Northern Long-eared Bat (PE)	Hibernates in caves and mines – swarming in surrounding wooded areas in autumn. Roosts and forages in upland forests during spring and summer.

This application is being coordinated with the U.S. Fish and Wildlife Service. Any comments it may have concerning Federally-listed threatened or endangered wildlife or plants or their critical habitat will be considered in our final assessment of the described work.

5. JURISDICTION.

This application is being reviewed in accordance with the practices for documenting Corps jurisdiction under Sections 9 & 10 of the Rivers and Harbors Act of 1899 and Section 404 of the Clean Water Act identified in Regulatory Guidance Letter 08-02. We have made an initial 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 and/or Section(s) 9 & 10 of the Rivers and Harbors Act.

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The Corps will prepare an approved or preliminary jurisdictional determination prior to making a permit decision. Approved jurisdictional determinations are posted on the St. Paul District web page at <http://www.mvp.usace.army.mil/Missions/Regulatory.aspx>.

THE APPLICANT HAS STATED THAT THE FOLLOWING STATE, COUNTY, AND/OR LOCAL PERMITS HAVE BEEN APPLIED FOR/ISSUED:

1. Wetland Conservation Act Replacement Plan
2. Minnesota Department of Natural Resources Public Waters Permit

6. STATE SECTION 401 WATER QUALITY CERTIFICATION.

Valid Section 404 permits cannot be issued for any activity unless state water quality certification for the activity is granted or waived pursuant to Section 401 of the Clean Water Act. The state Section 401 authority in Minnesota is the Minnesota Pollution Control Agency (MPCA). The St. Paul District has provided this public notice and a copy of the applicant's Section 404 permit application form to the MPCA. If MPCA needs any additional information in order for the Section 401 application to be considered complete by MPCA, the MPCA has indicated that it will request such information from the applicant. It is the permit applicant's responsibility to ensure that the MPCA has received a valid, complete application for state Section 401 certification and to obtain a final Section 401 action from the MPCA.

The MPCA has indicated that this public notice serves as its public notice of the application for Section 401 water quality certification under Minnesota Rules Part 7001. The MPCA has also indicated that the Section 401 process shall begin to commence upon the issuance date of this public notice unless the MPCA notifies both the St. Paul District and the permit applicant to the contrary, in writing, before the expiration date of this public notice.

Any comments relative to MPCA's Section 401 Certification for the activity proposed in this public notice may be sent to:

Minnesota Pollution Control Agency, Resource Management and Assistance Division,
Attention: 401 Certification, 520 Lafayette Road North, St. Paul, Minnesota 55155-4194.

7. HISTORICAL/ARCHAEOLOGICAL.

This public notice is being sent to the National Park Service and the State Archaeologist for their comments. The Corps will review information on known cultural resources and/or historic properties within and adjacent to the project area. The Corps will also consider the potential effects of the project on any properties that have yet to be identified. The results of this review and the Corps' determination of effect will be coordinated with the State Historic Preservation Officer independent of this public notice. Any adverse effects on historic properties will be resolved prior to the Corps authorization, or approval, of the work in connection with this project.

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8. PUBLIC HEARING REQUESTS.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, in detail, the reasons for holding a public hearing. A request may be denied if substantive reasons for holding a hearing are not provided or if there is otherwise no valid interest to be served.

9. PUBLIC INTEREST REVIEW.

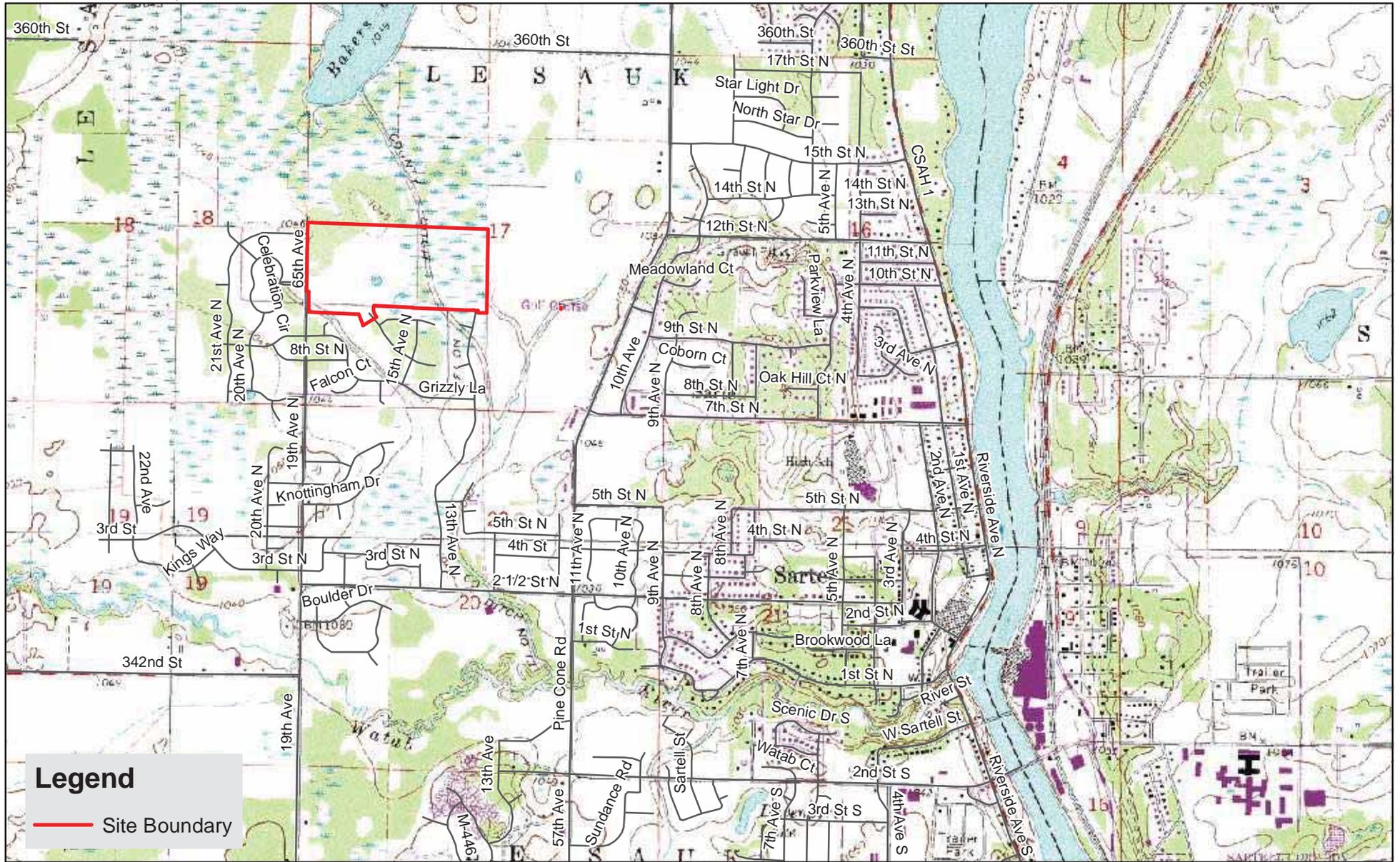
The decision whether to issue a permit will be based on an evaluation of the probable impact, including cumulative impacts, of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered, including the cumulative effects. Among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production and, in general, the needs and welfare of the people. Environmental and other documents will be available for review in the St. Paul District Office.

The Corps of Engineers is soliciting comments from the public; Federal, State, and local agencies and officials; Indian tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Tamara Cameron
Chief, Regulatory Branch

Enclosures

NOTICE TO EDITORS: This public notice is provided as background information and is not a request or contract for publication.



Legend
— Site Boundary

Data Source(s): MnDOT (2011), USDA-NRCS (2002), Westwood (2013).

Westwood Professional Services, Inc.
 7699 Anagram Drive
 Eden Prairie, MN 55344

PHONE 952-937-5150
 FAX 952-937-5822
 TOLL FREE 1-888-937-5150

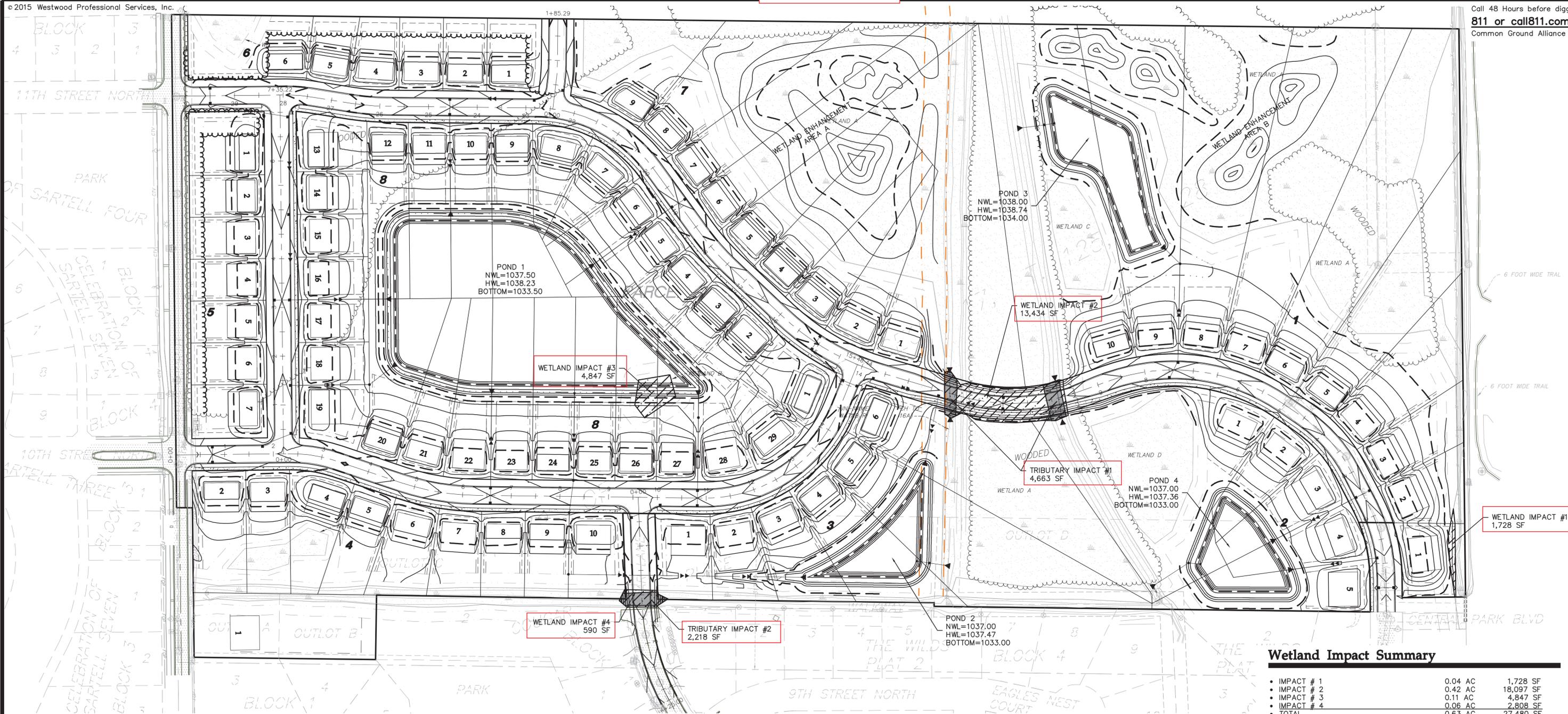
www.westwoodps.com



Providence
 Sartell, Minnesota

Site Location & USGS Topography

EXHIBIT 1



Wetland Impact Summary

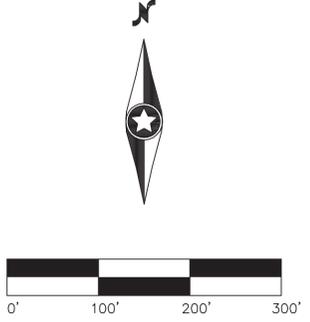
• IMPACT # 1	0.04 AC	1,728 SF
• IMPACT # 2	0.42 AC	18,097 SF
• IMPACT # 3	0.11 AC	4,847 SF
• IMPACT # 4	0.06 AC	2,808 SF
• TOTAL	0.63 AC	27,480 SF

Grading Legend

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---980---	---980---	INDEX CONTOUR
---982---	---982---	INTERVAL CONTOUR
---	---	CURB AND GUTTER
---	---	POND NORMAL WATER LEVEL
---	---	SILT FENCE
---	---	STORM SEWER
---	---	FLARED END SECTION (WITH RIPRAP)
---	---	WATER MAIN
---	---	SANITARY SEWER
---	---	DRAIN TILE
---	---	SPOT ELEVATION
---	---	FLOW DIRECTION
---	---	EMERGENCY OVERFLOW
---	---	SOIL BORING LOCATION

Grading Notes

- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
- CONTRACTORS SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVEMENT, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, AND EXACT LOCATIONS AND NUMBER OF DOWNSPOUTS.
- ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
- ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL AND SOD OR SEED. THESE AREAS SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. SEE LANDSCAPE PLAN FOR PLANTING AND TURF ESTABLISHMENT.
- THE CONTRACTOR SHALL 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 APPROPRIATE MNDOT STANDARDS.
- ALL SLOPES SHALL BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE INDICATED ON THIS SHEET.
- CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AND PROVIDE A SMOOTH FINISHED SURFACE WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING GRADES.
- SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.
- SEE SOILS REPORT FOR PAVEMENT THICKNESSES AND HOLD DOWNS.
- CONTRACTOR SHALL DISPOSE OF ANY EXCESS SOIL MATERIAL THAT EXISTS AFTER THE SITE GRADING AND UTILITY CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS SOIL MATERIAL IN A MANNER ACCEPTABLE TO THE OWNER AND THE REGULATING AGENCIES.
- CONTRACTOR SHALL PROVIDE A STRUCTURAL RETAINING WALL DESIGN CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE AND FEDERAL RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
- PRIOR TO PLACEMENT OF ANY STRUCTURE OR PAVEMENT, A PROOF ROLL, AT MINIMUM, WILL BE REQUIRED ON THE SUBGRADE. PROOF ROLLING SHALL BE ACCOMPLISHED BY MAKING MINIMUM OF 2 COMPLETE PASSES WITH FULLY-LOADED TANDEM-AXLE DUMP TRUCK, OR APPROVED EQUAL, IN EACH OF 2 PERPENDICULAR DIRECTIONS WHILE UNDER SUPERVISION AND DIRECTION OF THE INDEPENDENT TESTING LABORATORY. AREAS OF FAILURE SHALL BE EXCAVATED AND RECOMPACTED AS SPECIFIED HEREIN.
- EMBANKMENT MATERIAL PLACED BENEATH BUILDINGS AND STREET OR PARKING AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE SPECIFIED DENSITY METHOD AS OUTLINED IN MNDOT 2105.3F1 AND THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.
- EMBANKMENT MATERIAL NOT PLACED IN THE BUILDING PAD, STREETS OR PARKING AREA, SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE ORDINARY COMPACTION METHOD AS OUTLINED IN MNDOT 2105.3F2.
- ALL SOILS AND MATERIALS TESTING SHALL BE COMPLETED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND INSPECTIONS WITH THE GEOTECHNICAL ENGINEER.



PRELIMINARY

Date: 03/11/15 Sheet: 6 OF 14

Westwood
 Phone (320) 253-9495 3701 12th Street North, Suite 206
 Fax (320) 253-8737 St. Cloud, MN 56303
 Toll Free (800) 270-9495 westwoodps.com
 Westwood Professional Services, Inc.

I hereby certify that this plan 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.
Robert J. Olson
 Date: 03/11/15 License No. 45023

Revisions:

Designed: RJO
 Checked: RJO
 Drawn: JIN
 Record Drawing by/date:

Prepared for:
Sartell Development, LLC
 101 7th Street North
 Sartell, MN 56377

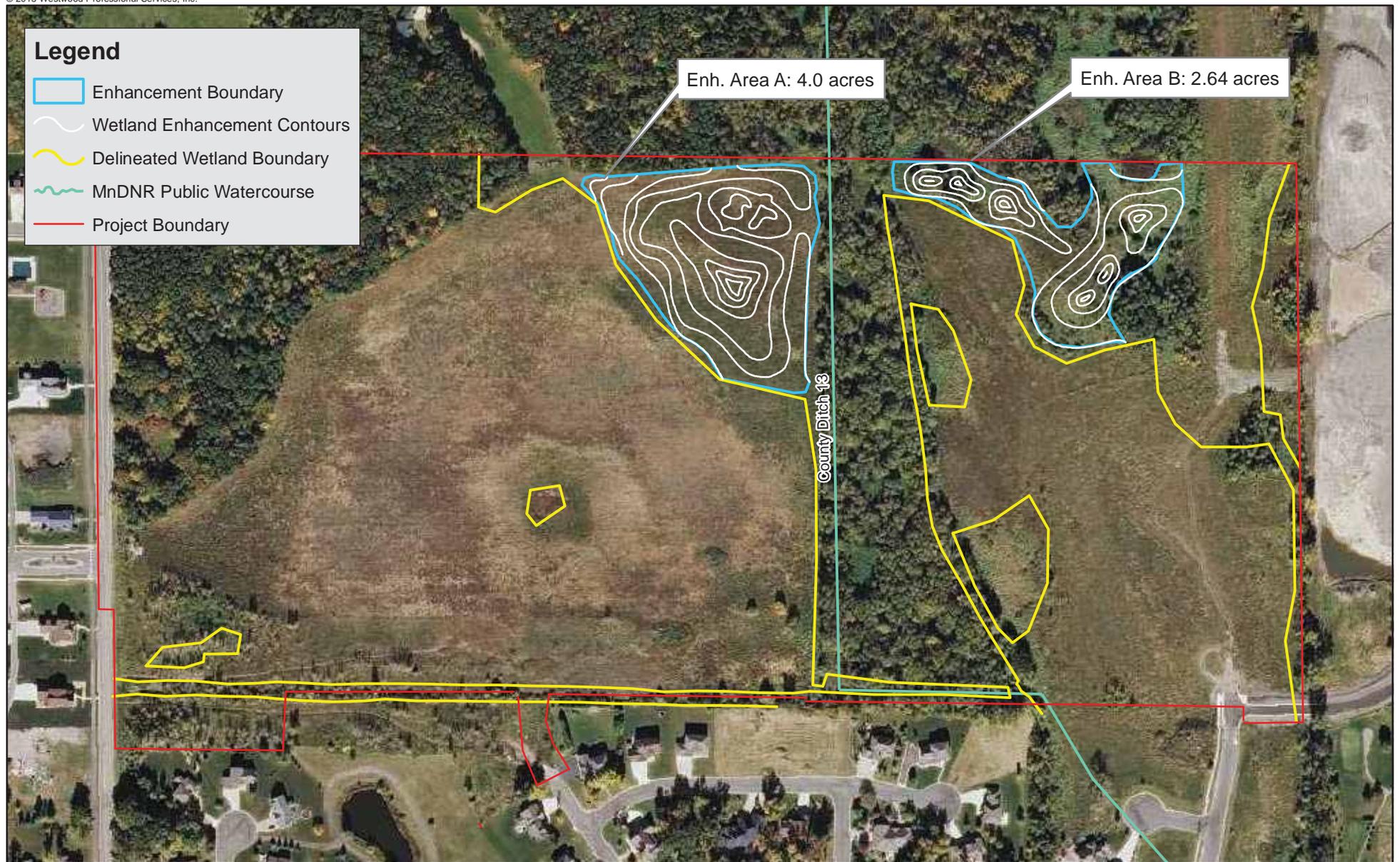
Providence
 Sartell, MN

Overall Grading Plan

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Legend

-  Enhancement Boundary
-  Wetland Enhancement Contours
-  Delineated Wetland Boundary
-  MnDNR Public Watercourse
-  Project Boundary



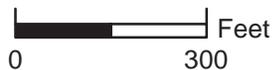
Data Source(s): Westwood 2015, MnGEO WMS (2010).



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 7699 Anagram Drive
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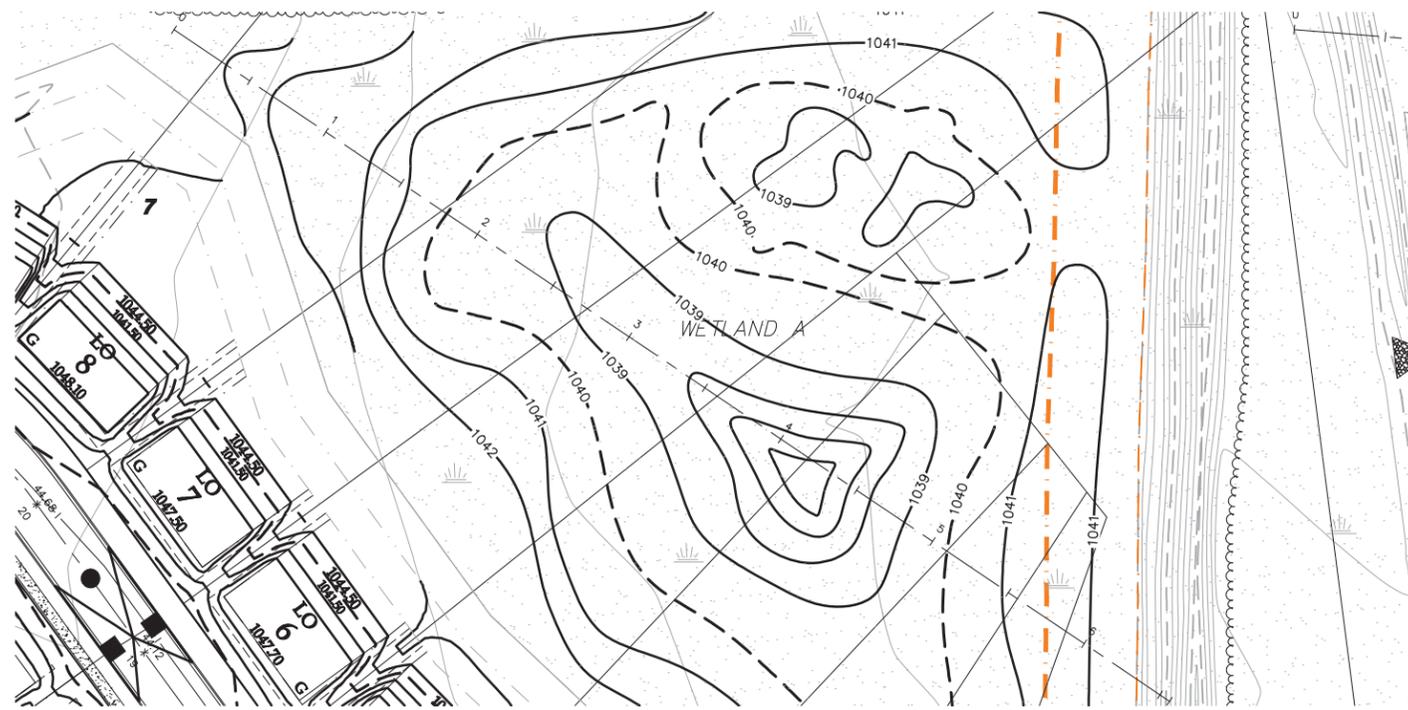
Providence

Sartell, Minnesota

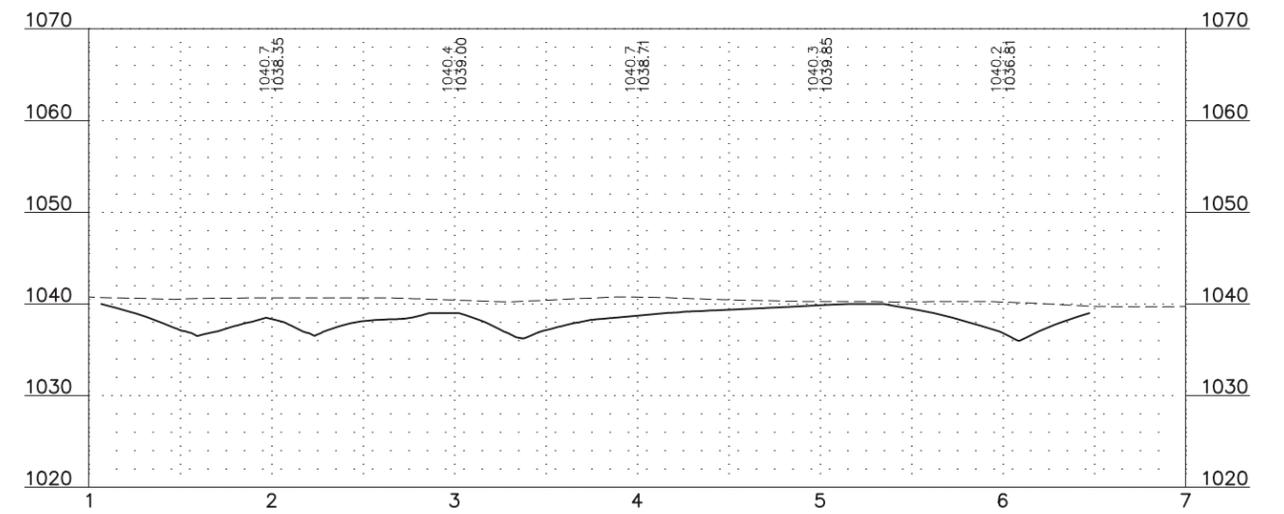
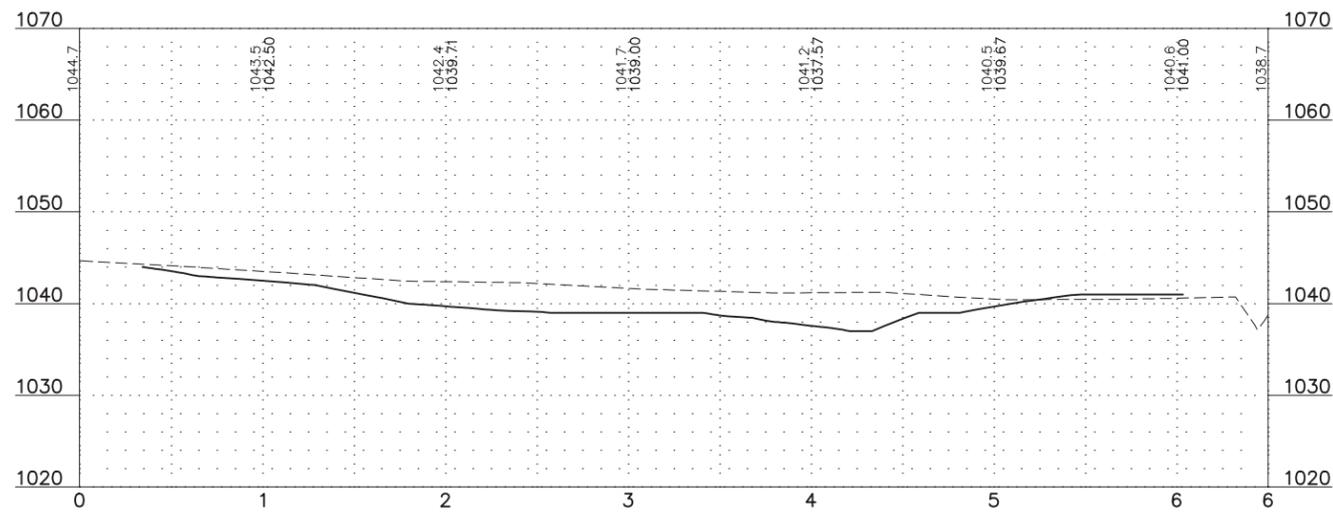
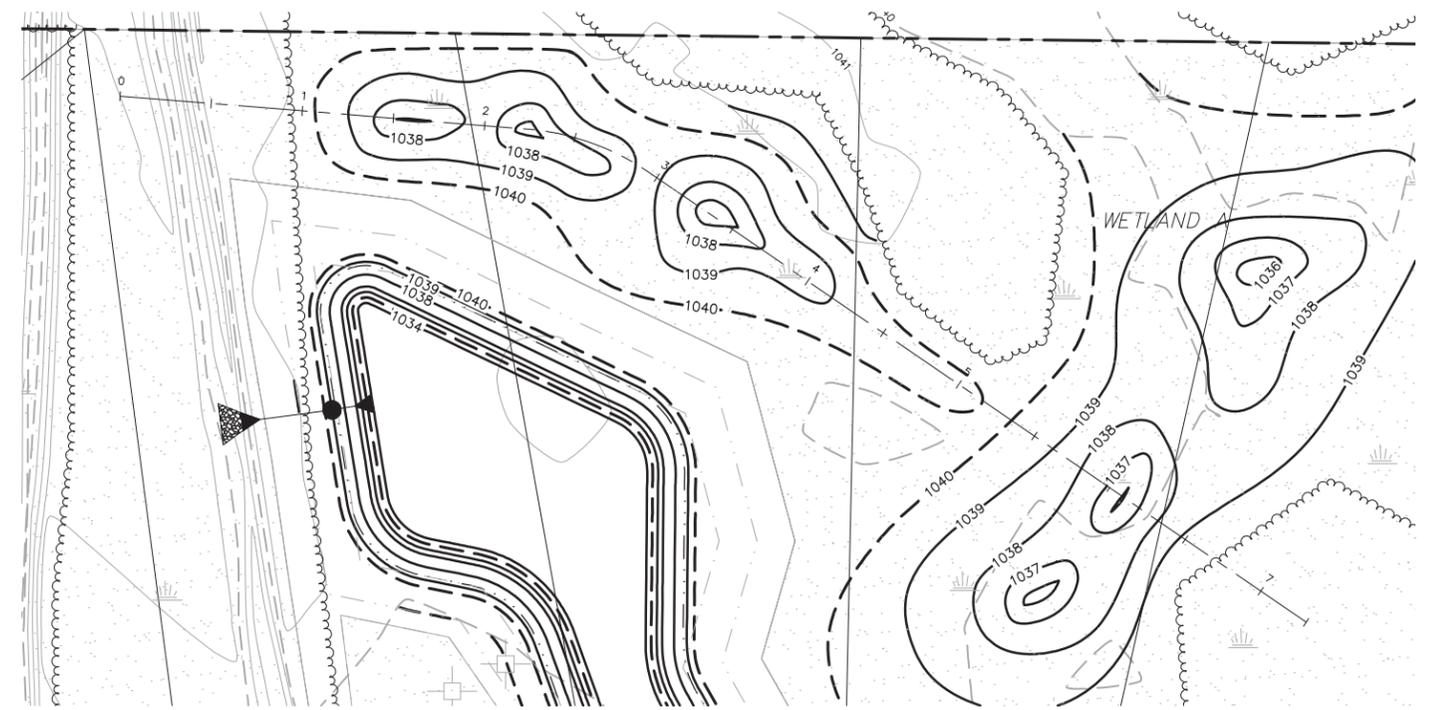
Wetland Enhancement Area

EXHIBIT A

WETLAND ENHANCEMENT A



WETLAND ENHANCEMENT B



PRELIMINARY

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Date: 03/11/15 Sheet: 11 OF 14

Westwood

Phone (320) 253-9495 3701 12th Street North, Suite 206
 Fax (320) 253-8737 St. Cloud, MN 56303
 Toll Free (800) 270-9495 westwoodps.com
 Westwood Professional Services, Inc.

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Robert J. Olson
 Date: 03/11/15 License No. 45023

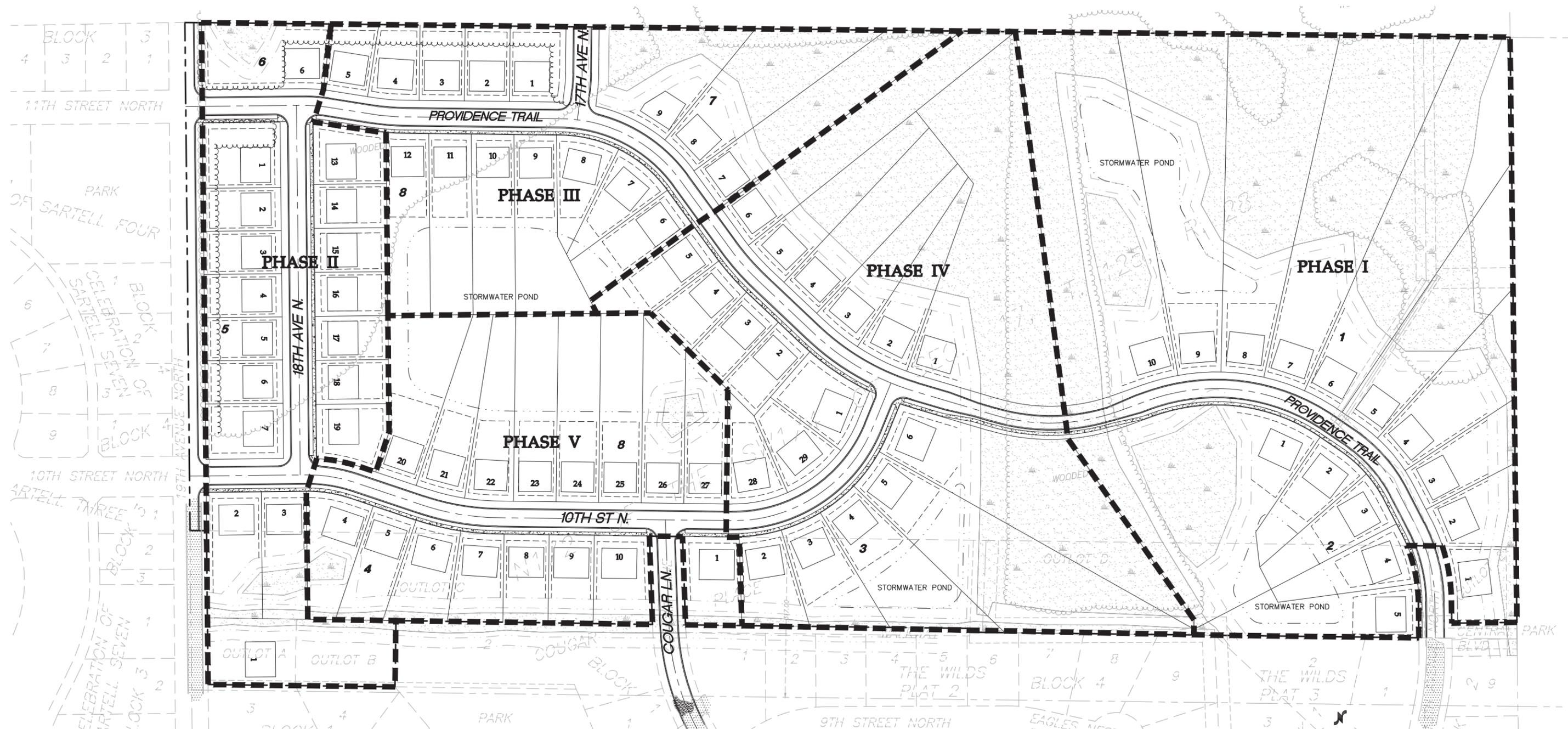
Revisions:

Designed: RJO
 Checked: RJO
 Drawn: JIM
 Record Drawing by/date: _____

Prepared for:
Sartell Development, LLC
 101 7th Street North
 Sartell, MN 56377

Providence
 Sartell, MN

Wetland Enhancement Plan
 Exhibit 5



Site Legend

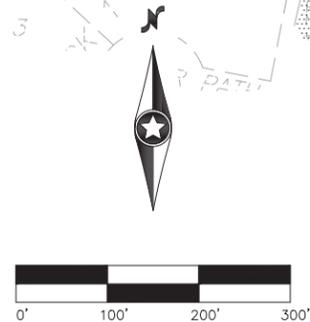
EXISTING	PROPOSED	
		PROPERTY LINE
		LOT LINE
		SETBACK LINE
		EASEMENT LINE
		CURB AND GUTTER
		POND NORMAL WATER LEVEL
		FENCE
		CONCRETE SIDEWALK

Site Development Summary

- EXISTING ZONING: R-1, SINGLE-FAMILY
- PROPOSED ZONING: PUD, SINGLE-FAMILY
- PROPERTY AREA: 72.62 AC
- LOTS: WEST (GHOST PLAT) 67
 EAST 15
 TOTAL 82
- BUILDING SETBACKS: 20' FRONT (NO SIDEWALK)
 25' FRONT (SIDEWALK)
 10' SIDE (HOUSE)
 6' SIDE (GARAGE)
 20' CORNER
 30' REAR
- MAXIMUM BUILDING HEIGHT: 40'

Phasing Summary

PHASE	LOTS	TIMELINE
I	15	2015-2017
II	18	2017-2019
III	15	2019-2021
IV	18	2021-2023
V	16	2023-2025



PRELIMINARY

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 Sartell, MN 56377

Providence
 Sartell, MN

Date: 03/11/15 Sheet: 5 OF 14
Phasing Plan
 Exhibit 3

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