



US Army Corps
of Engineers
St Paul District

APPLICANT: Gorham Development
LLC

Public Notice

ISSUED: 13 January 2015

EXPIRES: 13 February 2015

REFER TO: 2014-03235-ADB

SECTION: 404 - Clean Water Act

1. APPLICATION FOR PERMIT to discharge dredged and fill material into 8.71 acres of wetland for the purpose of constructing a medium density residential development comprised of single family homes on the 93-acre site. These impacts include 0.81 acres of wetland fill, 1.32 acres of wetland excavation impacts associated with the construction of storm water ponds, 6.37 acres of scraping for permittee responsible compensatory mitigation in the form of restoration, and 0.22 acres of fill to construct ditch crossings. The impacts consist of grading and excavating to accommodate residential housing and installing the associated infrastructure needed to provide living area, access and sanitation. There are also an additional 3.02 acres of upland impacts associated with grading for the permittee responsible compensatory mitigation in the form of creation.

2. SPECIFIC INFORMATION.

APPLICANT'S ADDRESS: Gorham Development LLC
Attn: Gary Gorham
1877 Station Parkway NW
Andover, MN 55304

PROJECT LOCATION: The project site is located in Sec. 3, T. 31N., R. 23W., Anoka County, Minnesota.

DESCRIPTION OF PROJECT: Gorham Development LLC is proposing a medium density single family residential development project on an approximately 93-acre site located at the northern terminus of Harper Street, in the City of Blaine, Anoka County, Minnesota called Wagamon Ranch. The project involves mass grading of the site to provide for site drainage and associated storm water treatment and the construction of roads, residential building pads, sidewalks and park trails. Grading activities on the site will involve wetland fill, restoration/enhancement of an existing partially drained wetland, restoration of an effectively drained former wetland and a ditch re-route on the eastern edge of the property.

QUANTITY, TYPE, AND AREA OF FILL: The project would result in the discharge of dredged and fill material into 8.31 acres of seasonally flooded basin (Type 1), 0.22 acre of fresh (wet) meadow (Type 2), 0.18 acre of shallow open water (Type 5) wetland communities.

EXCAVATION: There would be excavation activities for the construction of retention ponds, storm sewers, road beds and permittee responsible on-site compensatory mitigation.

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SURROUNDING LAND USE: The project site is largely surrounded by undeveloped wetlands and upland woods. There are some large residential lots to the north and east along with medium density single family residential homes to the south.

MITIGATION: The applicant proposes to mitigate through on-site permittee responsible compensatory mitigation via enhancement, hydrologic and vegetative restoration, creation and upland buffer.

6.37 acres of wetland enhancement, in WLE/G, WLB and WLF1, with a 0.50:1 credit generation resulting in 3.19 compensatory mitigation credits.

3.02 acres of wetland creation, with a 0.75:1 credit generation resulting in 2.27 compensatory mitigation credits.

1.84 acres of upland buffer, with a 0.25:1 credit generation resulting in 0.46 compensatory mitigation credits.

PROJECT ALTERNATIVES: According to the applicant, the search for suitable sites was based on the following seven items: 1) Access to existing sewer and water connections, 2) land zoned for residential development, 3) accessibility from existing roadways 4) appropriate amount of buildable land.

Using the criteria above, six sites including the selected site were evaluated. Four sites were dismissed due to the large amount of wetlands. The fifth site was dismissed because it is currently under contract with another developer.

Three proposed design alternatives were evaluated, including the proposed 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 Andy Beaudet at the St. Paul office of the Corps, telephone number (651) 290 - 5642.

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

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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. Roots 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. 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: Wetland Conservation Act

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.

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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.

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,

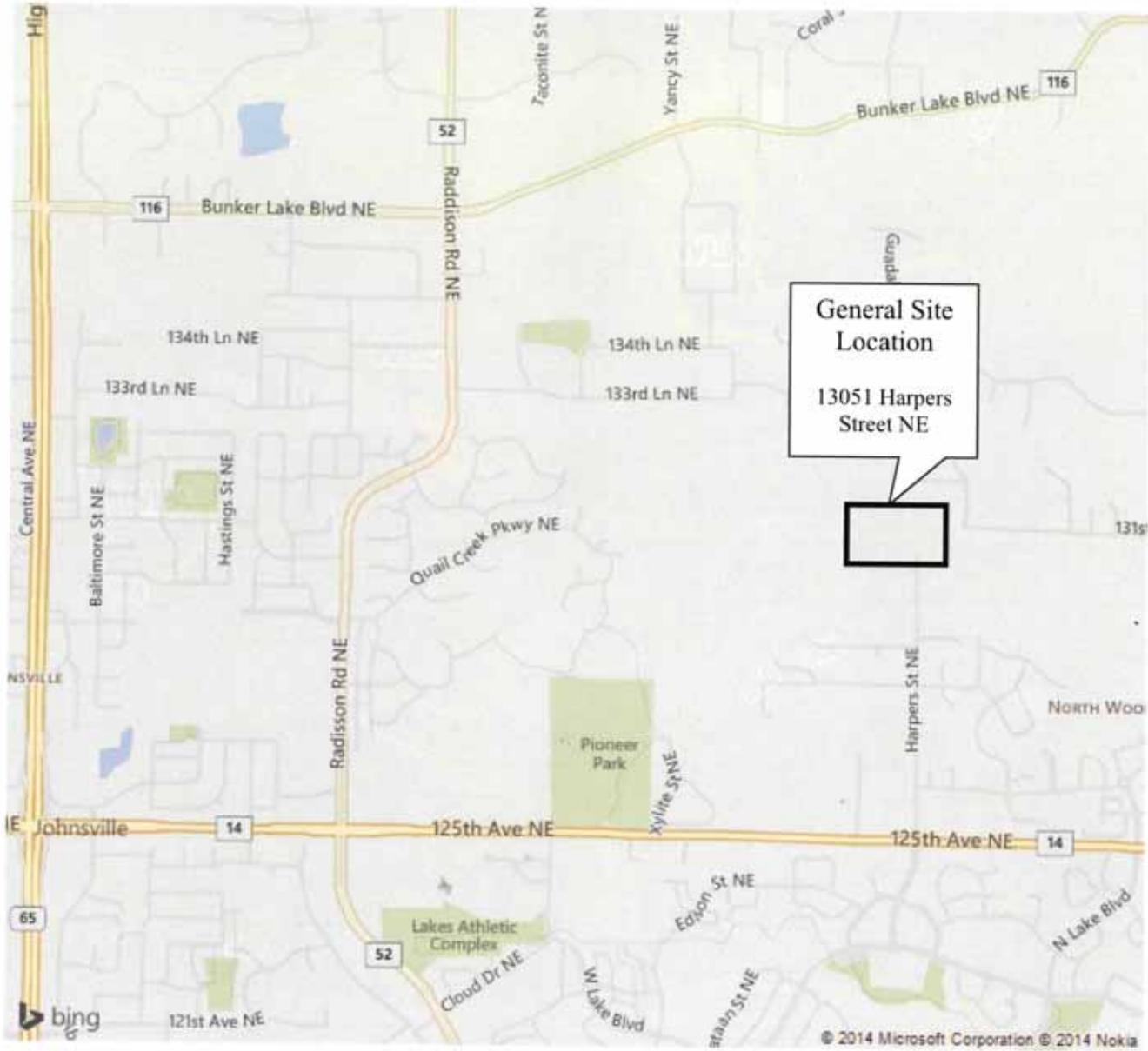
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comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or 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.

Chad Konickson
Chief, Southwest Section

Enclosures

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



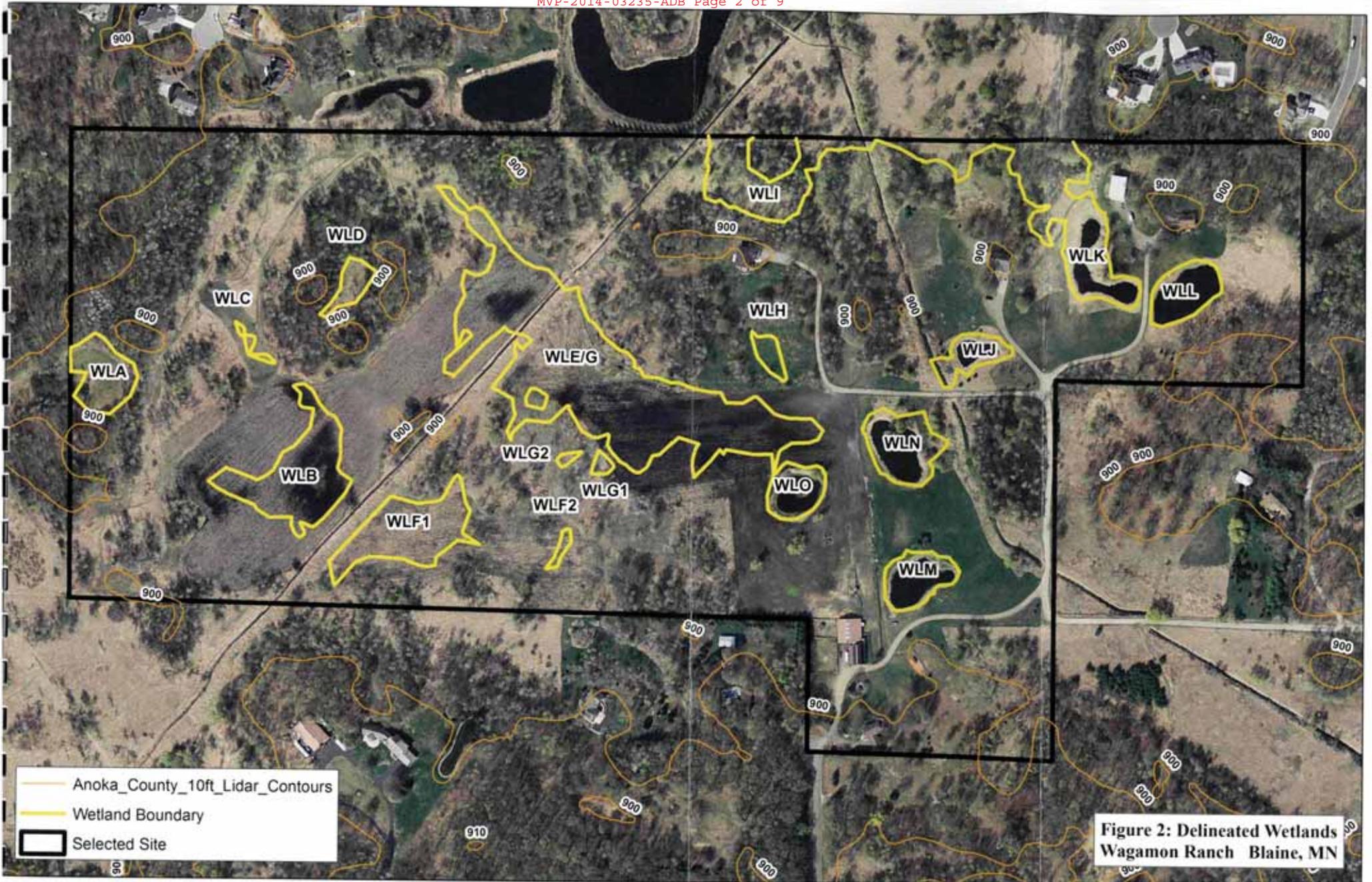
**Figure 1 – Site Location (KES No. 2014-030)
Wagamon Ranch, Blaine, Minnesota**



KJOLHAUG ENVIRONMENTAL SERVICES COMPANY



No Scale



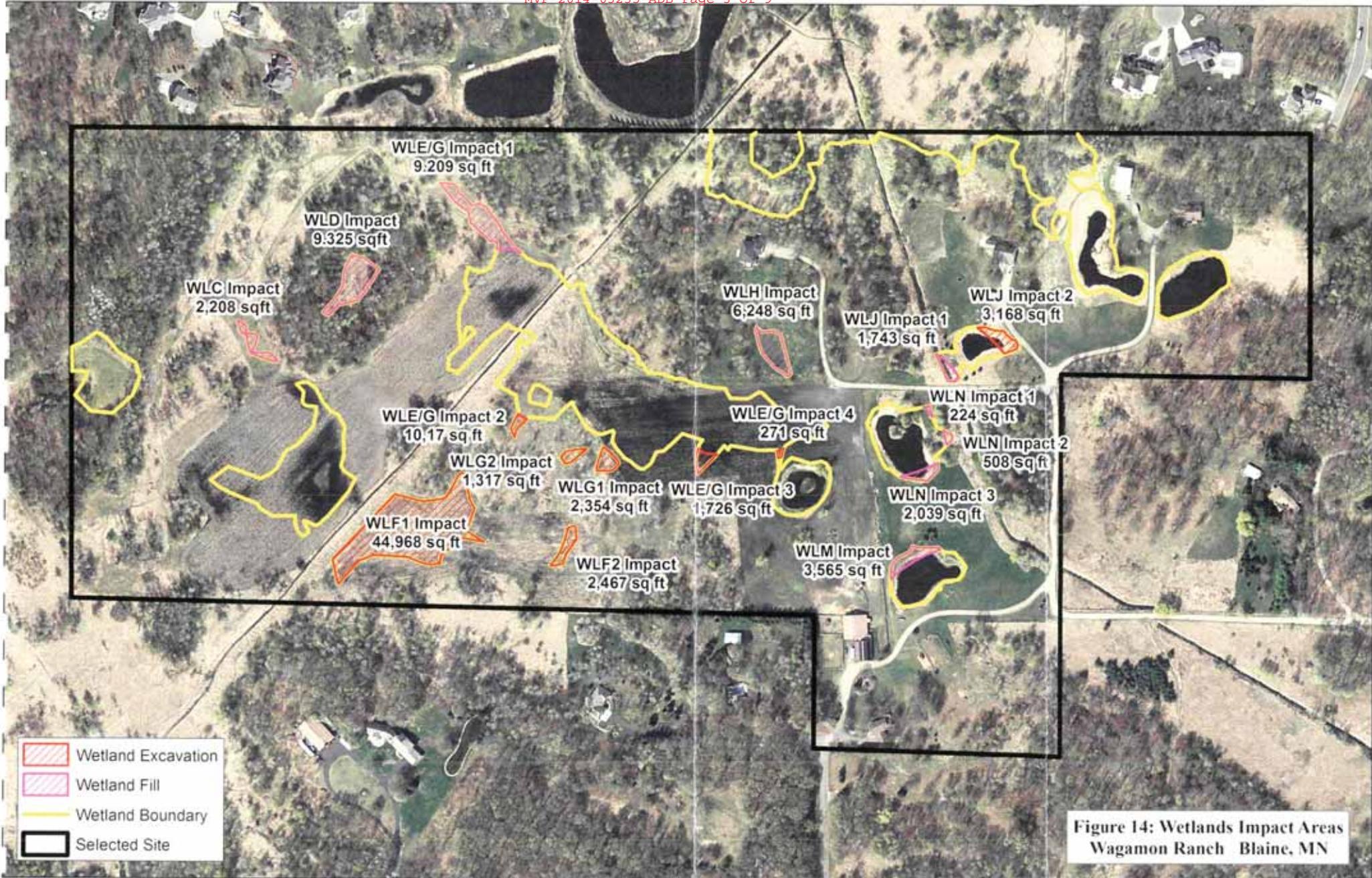


Figure 14: Wetlands Impact Areas
Wagamon Ranch Blaine, MN

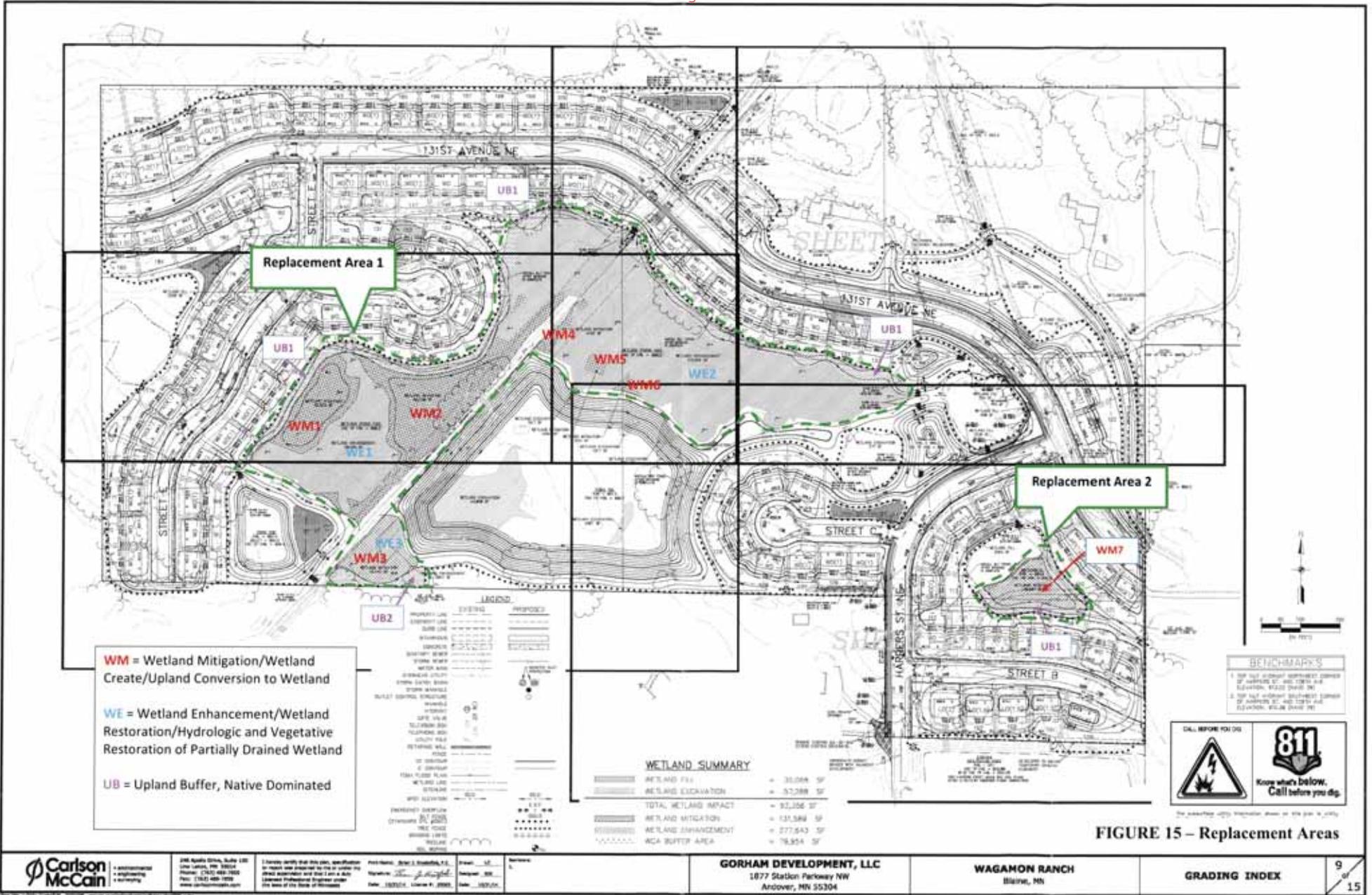
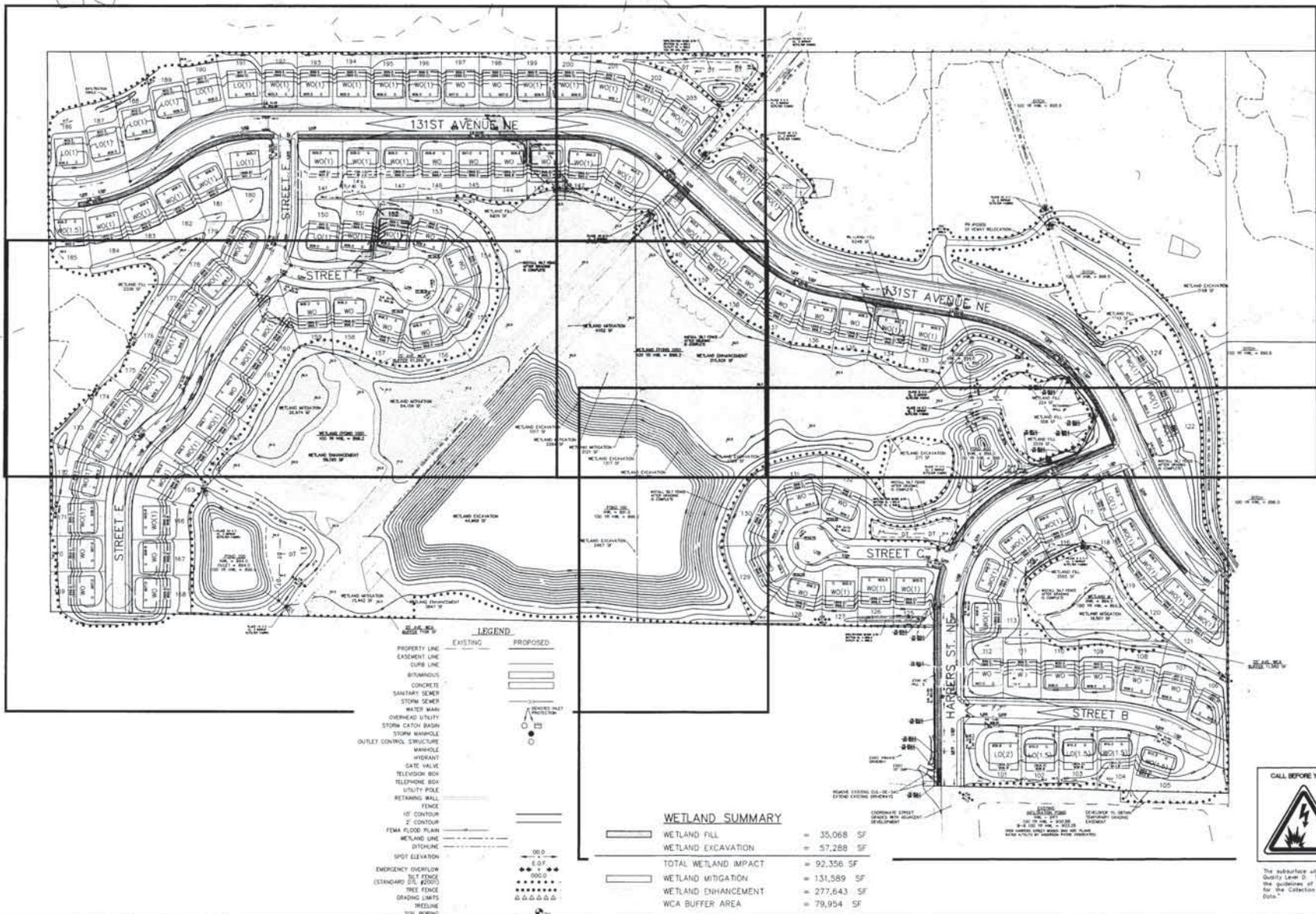


FIGURE 15 – Replacement Areas



BENCHMARKS

1. TOP NUT W/IRIGANT NORTHWEST CORNER OF HARRERS ST AND 130TH AVE. ELEVATION: 913.02 (NAVD 29)
2. TOP NUT W/IRIGANT SOUTHWEST CORNER OF HARRERS ST AND 130TH AVE. ELEVATION: 910.38 (NAVD 29)

CALL BEFORE YOU DIG

811
Know what's below.
Call before you dig.

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of OJASER 38-02, entitled "Standard Guidelines for the Collection and Deposition of Existing Subsurface Utility Data."

LEGEND

EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
EASEMENT LINE	EASEMENT LINE
CURB LINE	CURB LINE
BROWNSWOOD	BROWNSWOOD
CONCRETE	CONCRETE
SANITARY SEWER	SANITARY SEWER
STORM SEWER	STORM SEWER
WELDER BANK	WELDER BANK
OVERHEAD UTILITY	OVERHEAD UTILITY
STORM CATCH BASIN	STORM CATCH BASIN
STORM MANHOLE	STORM MANHOLE
OUTLET CONTROL STRUCTURE	OUTLET CONTROL STRUCTURE
MANHOLE	MANHOLE
W/IRIGANT	W/IRIGANT
GATE VALVE	GATE VALVE
TELEVISION BOX	TELEVISION BOX
TELEPHONE BOX	TELEPHONE BOX
UTILITY POLE	UTILITY POLE
RETAINING WALL	RETAINING WALL
1'0" CONTOUR	1'0" CONTOUR
2' CONTOUR	2' CONTOUR
FEMA FLOOD PLAIN	FEMA FLOOD PLAIN
WETLAND LINE	WETLAND LINE
DITCHLINE	DITCHLINE
SPOT ELEVATION	SPOT ELEVATION
EMERGENCY OVERFLOW	EMERGENCY OVERFLOW
3" FENCE	3" FENCE
STANDARD 4" FENCE	STANDARD 4" FENCE
TREE FENCE	TREE FENCE
GRADING LIMITS	GRADING LIMITS
TREELINE	TREELINE
SOIL BORING	SOIL BORING

WETLAND SUMMARY

WETLAND FILL	= 35,068 SF
WETLAND EXCAVATION	= 57,288 SF
TOTAL WETLAND IMPACT	= 92,356 SF
WETLAND MITIGATION	= 131,589 SF
WETLAND ENHANCEMENT	= 277,643 SF
WCA BUFFER AREA	= 79,954 SF

Carlson McCain
 • environmental
 • engineering
 • surveying
 248 Apollo Drive, Suite 100
 Lindo Lake, MN 55214
 Phone: (763) 489-7900
 Fax: (763) 489-7959
 www.carlsonmccain.com

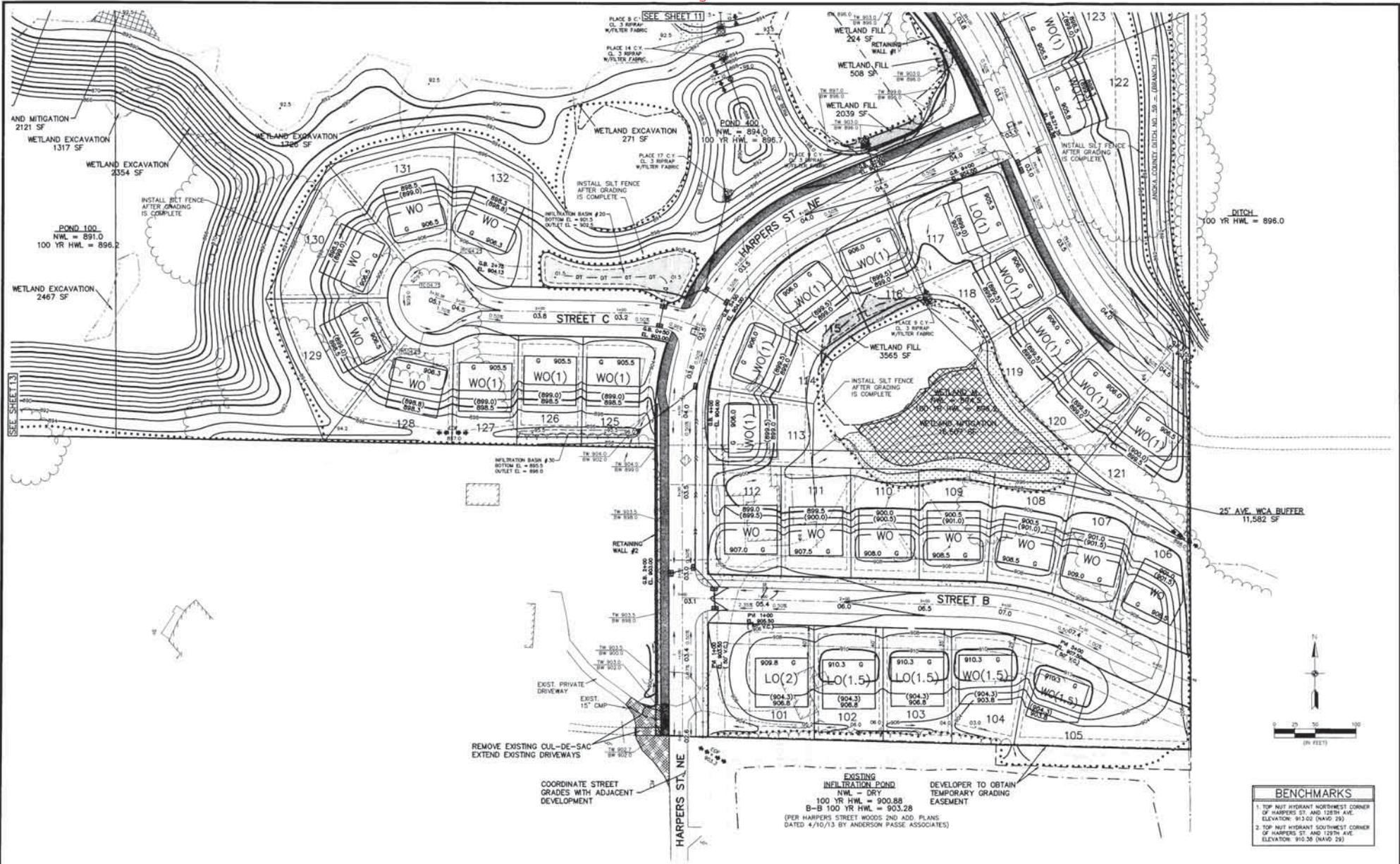
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
 Date: 10/21/24, License #: 25033

File Name: 131st Ave NE, P. 5
 Signature: [Signature]
 Drawn: LC
 Designed: EM
 Date: 10/21/24

GORHAM DEVELOPMENT, LLC
 1877 Station Parkway NW
 Andover, MN 55304

WAGAMON RANCH
 Blaine, MN

GRADING INDEX



BENCHMARKS	
1.	TOP NAT HYDRANT NORTHWEST CORNER OF HARRERS ST. AND 125TH AVE. ELEVATION: 913.02 (NAVD 29)
2.	TOP NAT HYDRANT SOUTHWEST CORNER OF HARRERS ST. AND 125TH AVE. ELEVATION: 910.38 (NAVD 29)

EXISTING INFILTRATION POND
 NWL = DRY
 100 YR HWL = 900.88
 B-B 100 YR HWL = 903.28
 (PER HARRERS STREET WOODS 2ND ADD. PLANS DATED 4/10/13 BY ANDERSON PASSE ASSOCIATES)

DEVELOPER TO OBTAIN TEMPORARY GRADING EASEMENT

Carlson McCain
 environmental engineering surveying

248 Apollo Drive, Suite 100
 Lincoln, NE 68504
 Phone: (402) 489-7900
 Fax: (402) 489-7909
 www.carlsonmccain.com

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.
 Date: 10/23/14 License #: 25583

Print Name: Brent J. Krystofek, P.E.
 Drawn: LC
 Signature: *Brent J. Krystofek*
 Design: BK
 Date: 10/23/14
 Date: 10/23/14

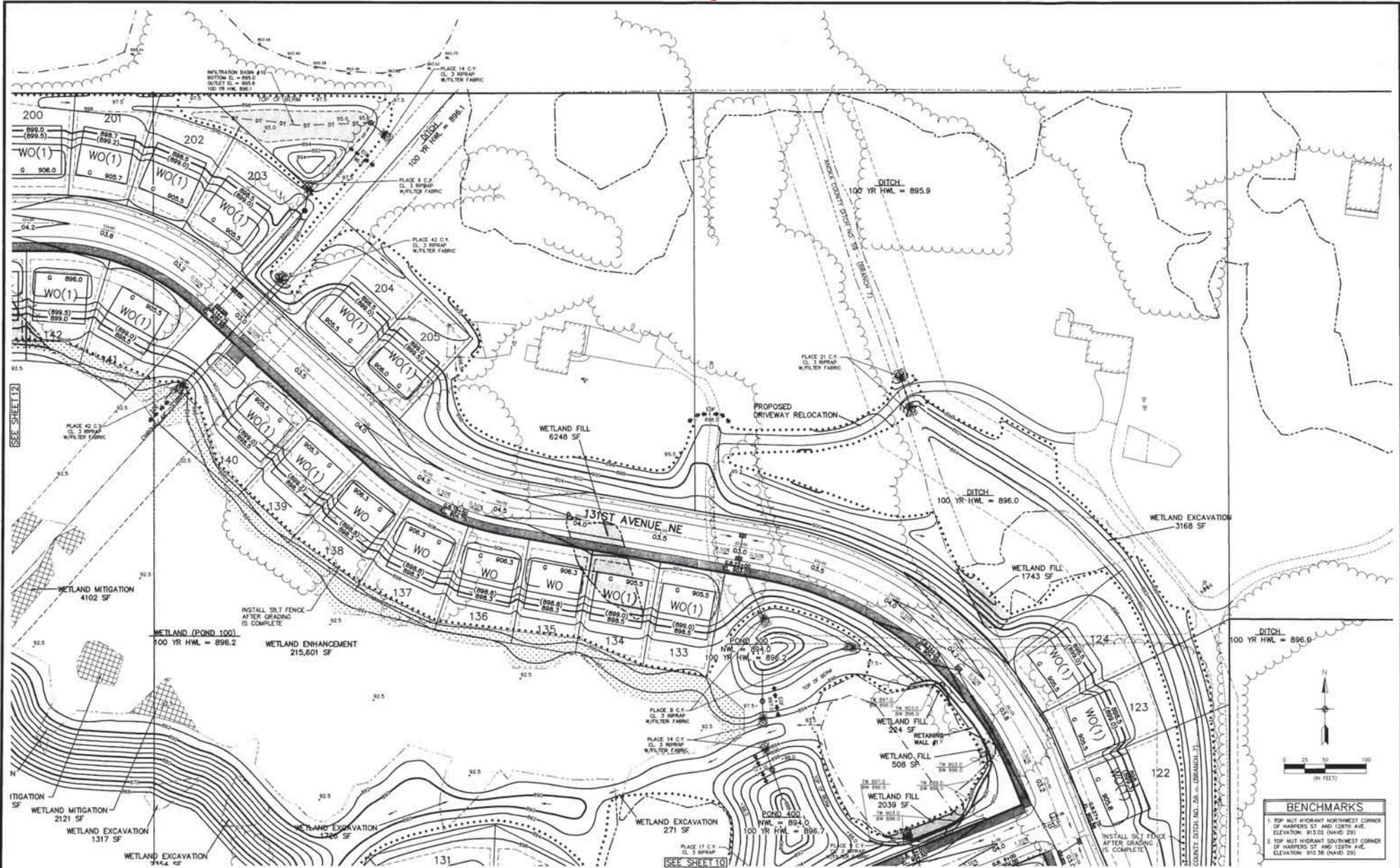
Revisions:
 1.

GORHAM DEVELOPMENT, LLC
 1877 Station Parkway NW
 Andover, MN 55304

WAGAMON RANCH
 Blaine, MN

PRELIMINARY GRADING & EROSION CONTROL PLAN

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BENCHMARKS	
1	TOP NUT HYDRANT NORTHWEST CORNER OF HARPERS ST AND 128TH AVE. ELEVATION: 913.02 (NAVD. 29)
2	TOP NUT HYDRANT SOUTHWEST CORNER OF HARPERS ST AND 128TH AVE. ELEVATION: 910.38 (NAVD. 29)



248 Apollo Drive, Suite 100
 Lino Lakes, MN 55014
 Phone: (763) 489-7900
 Fax: (763) 489-7929
 www.carlsonmccain.com

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.

Print Name: Sean J. Krystofek, P.E.
 Signature: [Signature]
 Date: 1/27/2015, License #: 15083
 Drawn: LG
 Designed: BJK
 Date: 1/27/2015

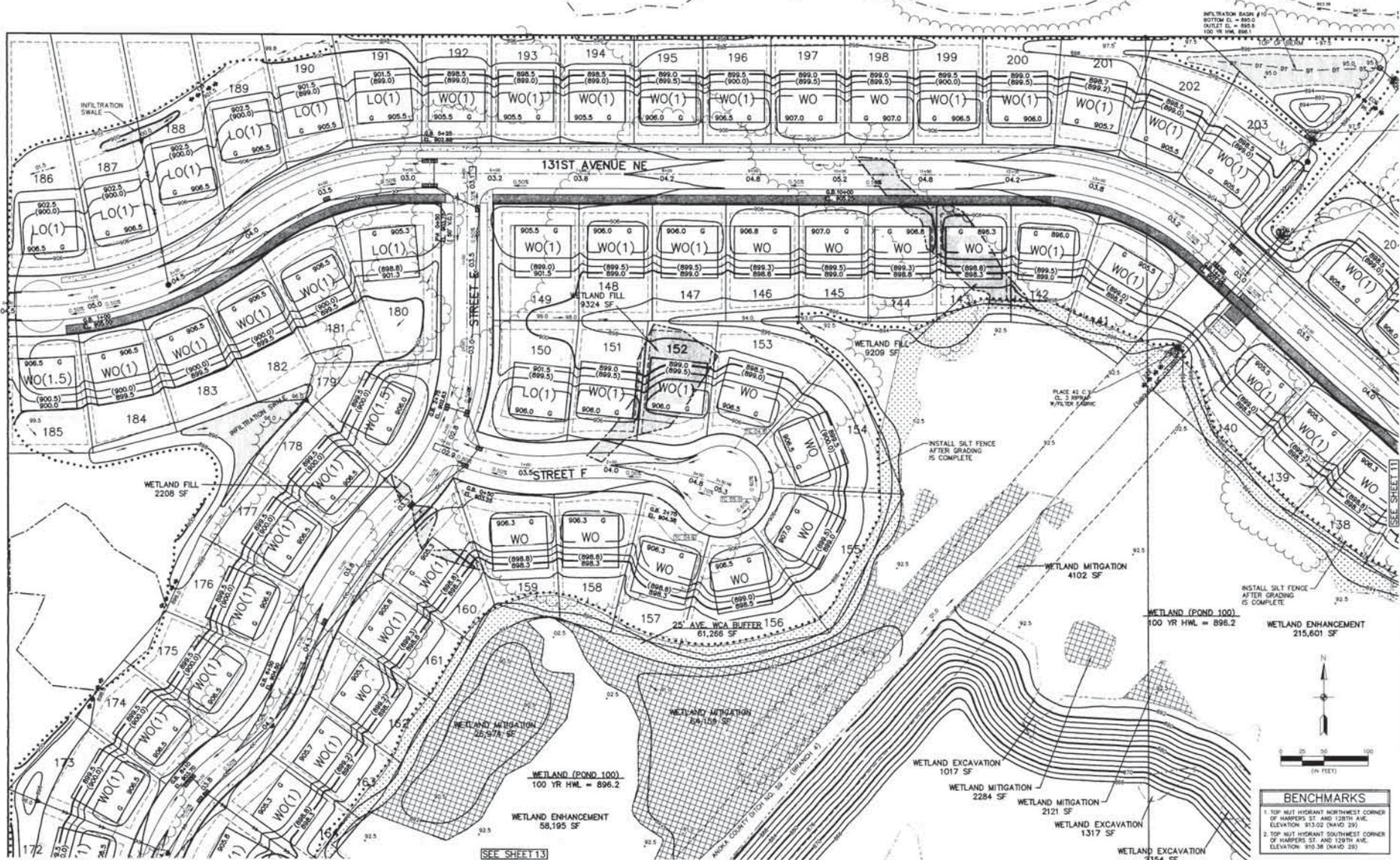
Revisions:

GORHAM DEVELOPMENT, LLC
 1877 Station Parkway NW
 Andover, MN 55304

WAGAMON RANCH
 Blaine, MN

PRELIMINARY GRADING & EROSION CONTROL PLAN

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SEE SHEET 13



248 Apollo Drive, Suite 100
 Lino Lakes, MN 55124
 Phone: (763) 489-7900
 Fax: (763) 489-7999
 www.carlsonmccain.com

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.

File Name: 1001_1_Sheet13.dwg
 Signature: [Signature]
 Date: 10/23/24

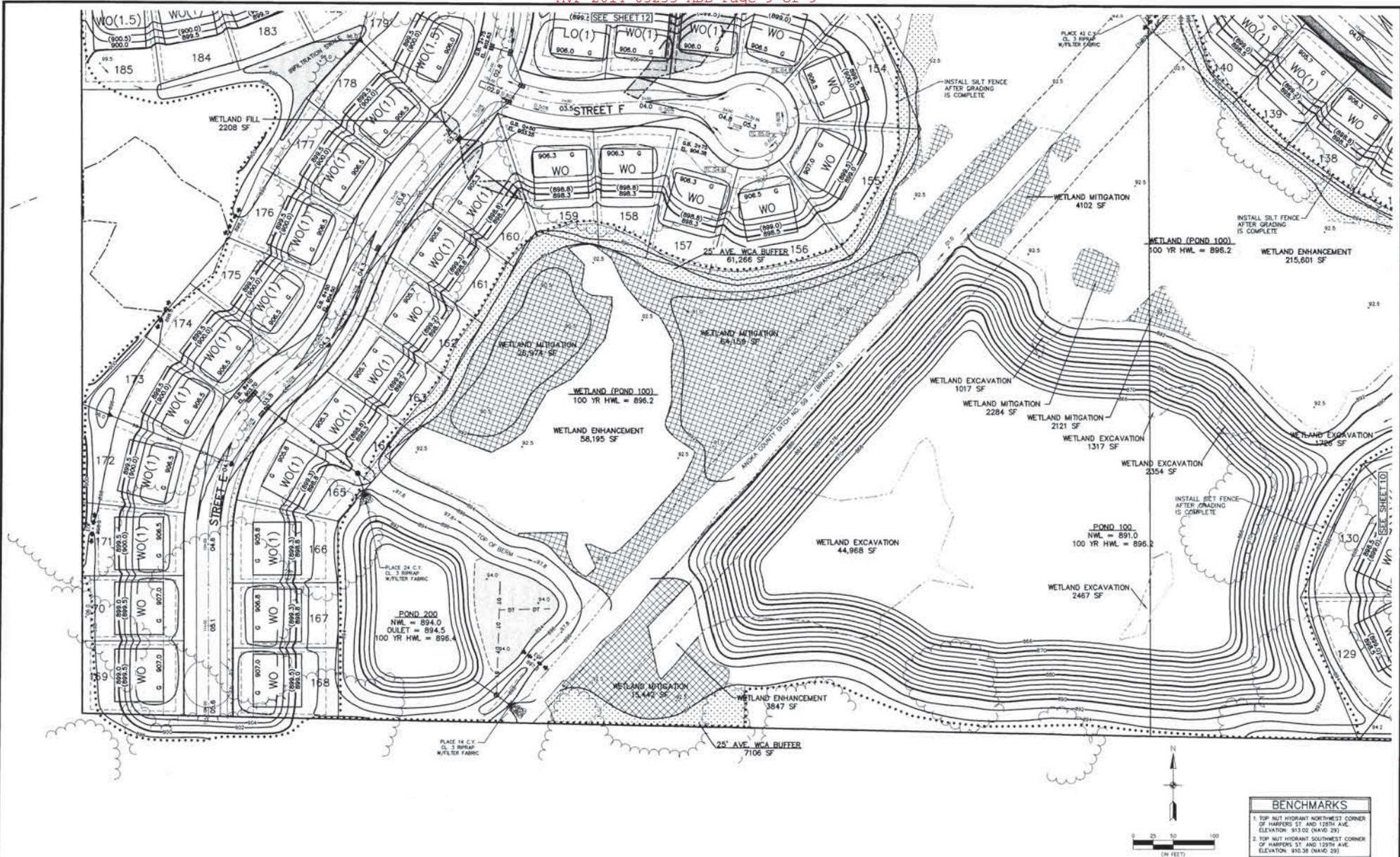
Drawn: [Name]
 Designed: [Name]
 Checked: [Name]

GORHAM DEVELOPMENT, LLC
 1877 Station Parkway NW
 Andover, MN 55304

WAGAMON RANCH
 Blaine, MN

**PRELIMINARY GRADING
 & EROSION CONTROL PLAN**

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 of
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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.
 Date: 10/21/14 License #: 29981
 Signature: [Signature]
 Title: [Title]

Drawn: LC
 Design: BR
 Checked: [Name]
 Date: 10/21/14

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 Blaine, MN

PRELIMINARY GRADING & EROSION CONTROL PLAN