



US Army Corps
of Engineers
St Paul District

APPLICANT: MG Main Street
Properties

Public Notice

ISSUED: 22 February 2016

EXPIRES: 22 March 2016

REFER TO: 2015-00419-ADB

SECTION:404 - Clean Water Act

1. APPLICATION FOR PERMIT to discharge dredged and fill material into 1.16 acres of wetland for the purpose of constructing a single-family residential development on the 26-acre site, to be known as the Woods at Quail Creek 4th Additions. Impacts to the entire site 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 4.54 acres of wetland impacts associated with permittee responsible on-site mitigation and 118 linear feet of Anoka County Ditch 59-8 is proposed to be put in a culvert to allow for a road crossing. Proposal includes excavating approximately 1.5 acres of excavation in upland to obtain fill material.

BACKGROUND: The original application was received on November 18, 2015. This proposal included 1.137 acre of wetland fill, 6.339 acres of wetland excavation, 3.52 acre of wetland impacts associated with permittee responsible on-site mitigation, and placing 118 linear feet of ACD 59-8 into a culvert. We issued a public notice on December 10, 2015. The February 9, 2016 proposal, described in the first paragraph of this notice, involves significant changes to the original project, including substantial changes to the proposed wetland impacts. Due to the public interest in the project and the significant project changes, we have determined that it is necessary to publish a new public notice.

2. SPECIFIC INFORMATION.

APPLICANT'S ADDRESS: MG Main Street properties
Attn: Mr. Mark Gagnon
12722 Xylite Street NE
Blaine, Minnesota 55449

PROJECT LOCATION: The project site is located in Section 3, Township 31 North, Range 23 West, Anoka County, Minnesota, north of Main Street Northeast and west of Harpers Street Northeast as shown on the attached drawing labeled MVP-2015-00419-ADB Page 1 of 6 through Page 6 of 6.

DESCRIPTION OF PROJECT: MG Main Street Properties is proposing a single-family residential development project on an approximately 26-acre site located north of Main Street Northeast and west of Harpers Street Northeast in the city of Blaine, Anoka County, Minnesota called Woods at Quail Creek 4th Addition. 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 and sidewalks. Grading activities on the site will involve wetland fill, restoration/enhancement of existing partially drained wetlands.

QUANTITY, TYPE, AND AREA OF FILL: The project would result in the discharge of dredged and fill material into 1.16 acres of seasonally flooded basin (Type 1) and fresh (wet) meadow (Type 2) wetland communities.

Operations - Regulatory (2015-00419-ADB)
SUBJECT: Notice of Application for Permit

EXCAVATION: There are 4.54 acres of wetland impacts associated with excavation for on-site permittee-responsible mitigation and 1.5 acres of excavation in upland to obtain fill material.

SURROUNDING LAND USE: The project site is bordered by undeveloped wetlands in Pioneer Park to the west, a residential development to the south, a residential development being constructed to the east and a large wetland complex and future Quail Creek 9th Addition to the north. The surrounding area is comprised of wetlands, single-family medium density residential developments, Pioneer Park open water/park space.

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

The applicant proposes 4.54 acres of wetland hydrologic and vegetative enhancement through wetland excavation in the western area, with a 0.50:1 credit generation resulting in 2.27 compensatory mitigation credits.

0.48 acres of preserved woodland upland buffer, with a 0.25:1 credit generation resulting in 0.12 compensatory mitigation credits.

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-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 as Threatened (T) species:

Species

Northern Long-eared Bat (T)

Habitat

Hibernates in caves and mines – swarming in surrounding wooded areas in autumn. Roots and forages in upland forests during spring and summer.

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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 current practices for documenting Corps jurisdiction under Section(s) 9 & 10 of the Rivers and Harbor Act of 1899 and Section 404 of the Clean Water Act.

We have made a preliminary determination that the aquatic resources that would be impacted by the proposed project are subject to Corps of Engineers jurisdiction under Section(s) 9 & 10 of the Rivers and Harbors Act of 1899 and/or Section 404 of the Clean Water Act. If an approved jurisdictional determination is completed as part of the review process for this application, a copy will be posted on the St. Paul District web page at the following link:

<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.

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.

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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, 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.

Kristen Hafer
Chief, Southwest Section

Enclosures

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

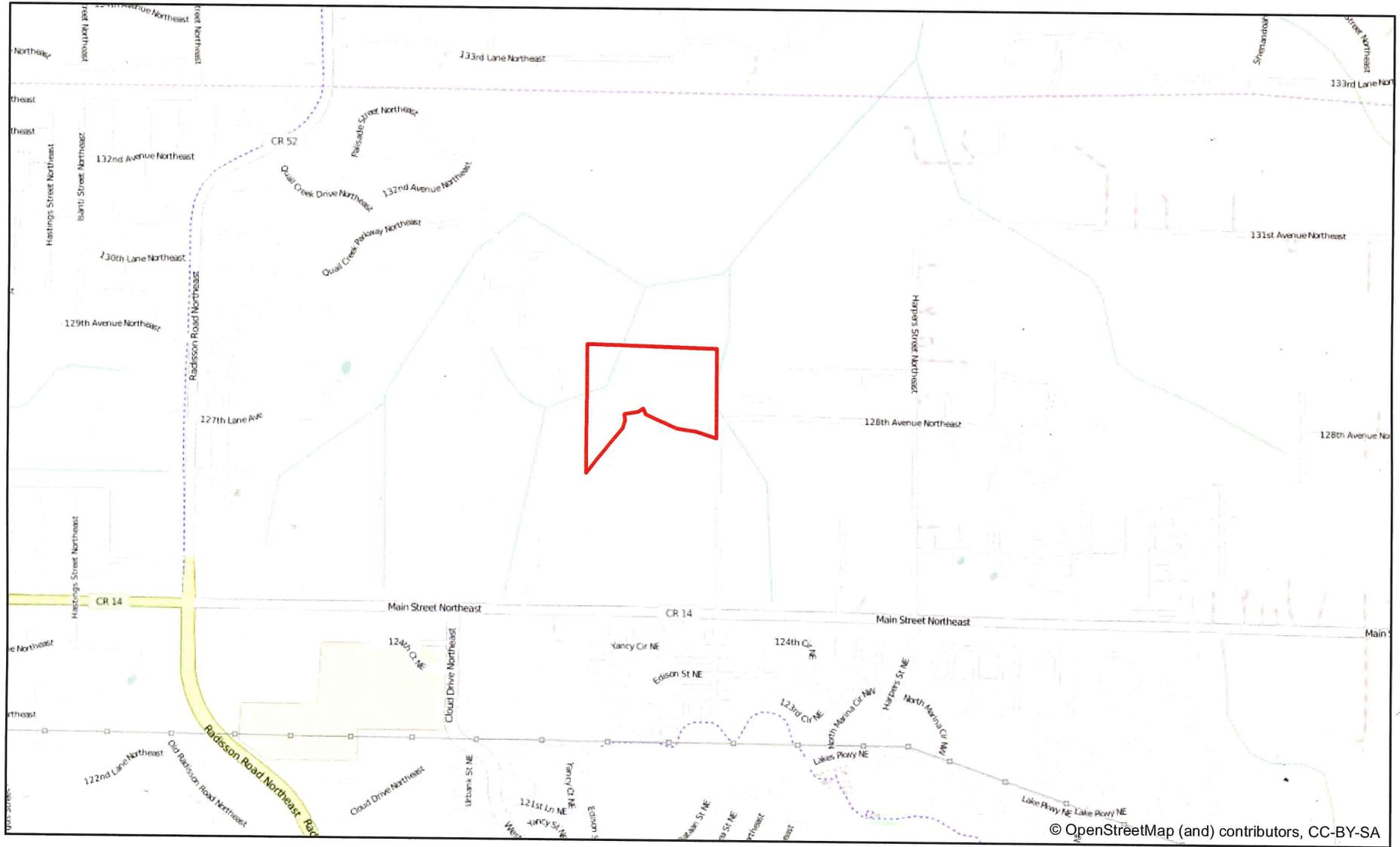


Figure 1 - Site Location Map

   **WOODS AT QUAIL CREEK 4TH ADDITION (KES 2015-074)**
Blaine, Minnesota

 Project Limits

KJOLHAUG ENVIRONMENTAL SERVICES COMPANY
Source: ESRI Streets Basemap

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.

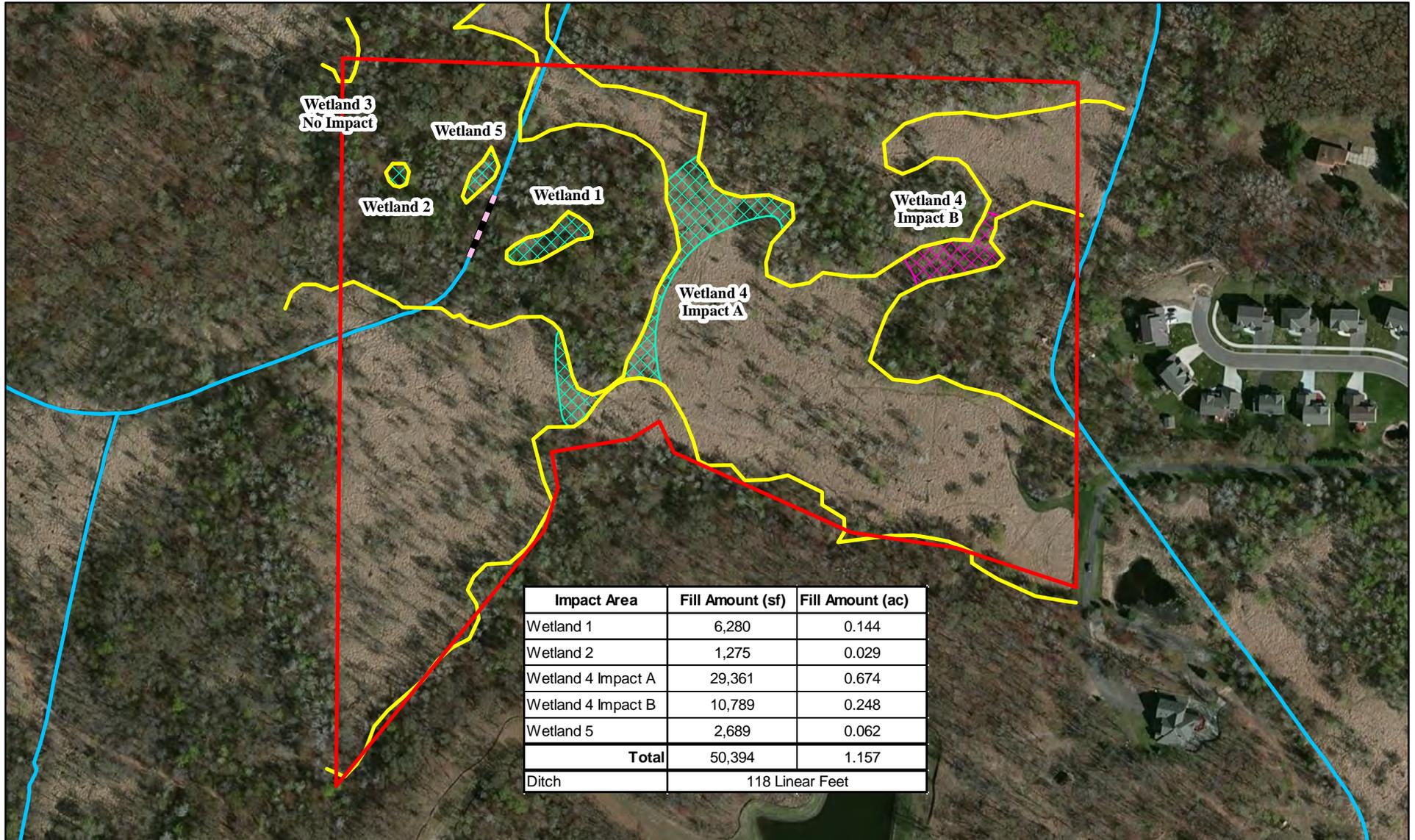


Figure 6 - Wetland and Ditch Impact Areas



KJOLHAUG ENVIRONMENTAL SERVICES COMPANY

N



0 250 Feet

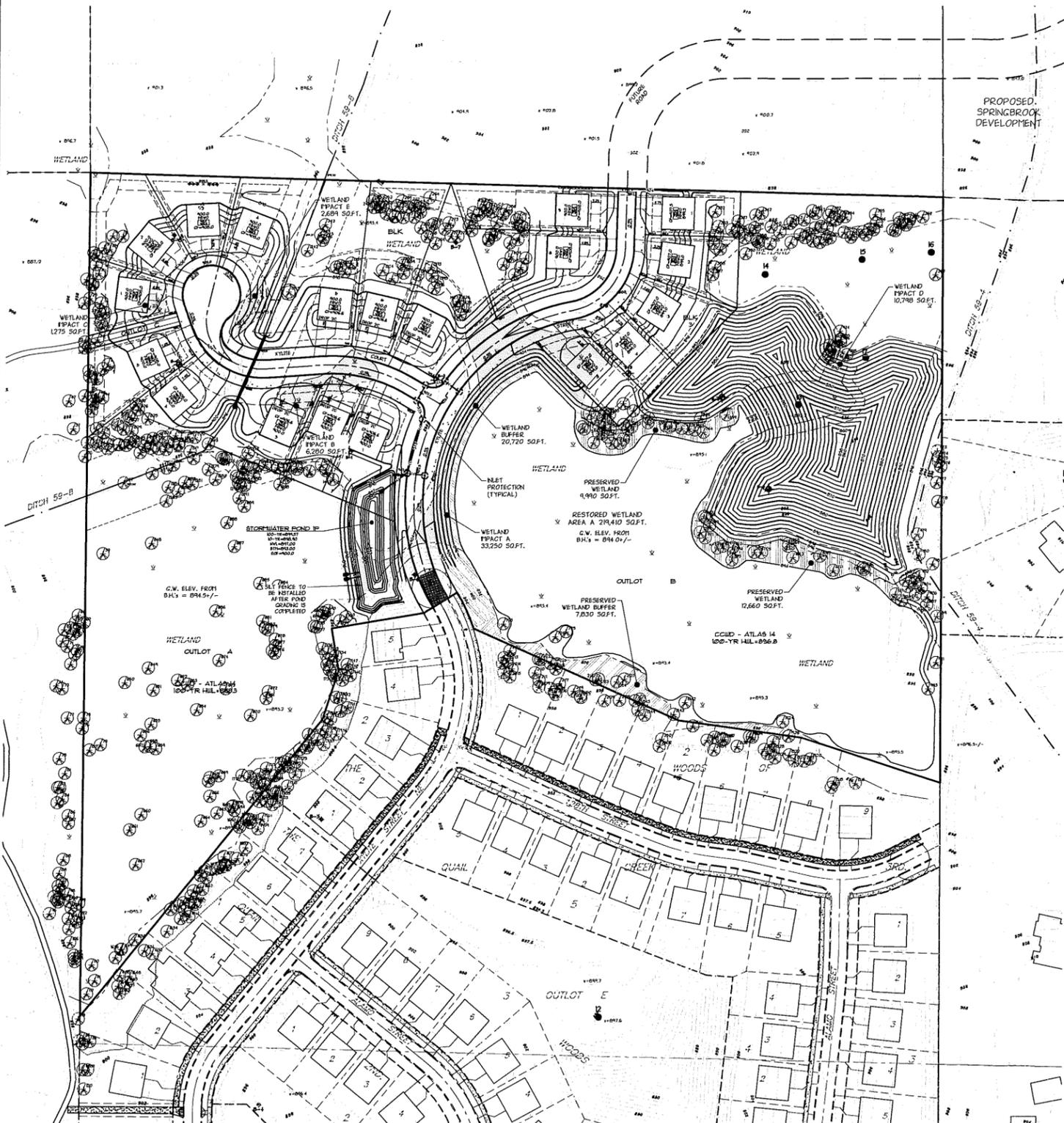


WOODS AT QUAIL CREEK 4TH ADDITION (KES 2015-074)
Blaine, Minnesota

Note: Boundaries indicated on this figure are approximate and do not constitute an official survey product.

Project Limits
 Ditches
 Ditch Impact

Excavation
 Fill
 Wetland Boundary



NPDES AREA SUMMARY

	EXISTING	PROPOSED	ULTIMATE
PERVIOUS	0 ACRES	2.75 ACRES	XX ACRES
IMPERVIOUS	25.75 ACRES	23.00 ACRES	XX ACRES
TOTAL	25.75 ACRES	25.75 ACRES	XX ACRES

LEGEND

SYMBOL	DESCRIPTION	ESTIMATED QUANTITY
	INLET PROTECTION	7 EACH
	SILT FENCE	5,280 L.F.
	VEHICLE TRACKING PAD	1 EACH
	IMPACTED WETLAND	
	WETLAND BUFFER ESTABLISHMENT	
	TIP OUT CURB	
	PAVEMENT SAWCUT	
	CONSTRUCTION LIMITS	
	TREE PROTECTION FENCING	2,000 L.F.

BUILDING TYPE	XXX.X	DESCRIPTION
FBWO	XXX.X	REAR ELEVATION
FBWO	XXX.X	FIRST FLOOR ELEVATION
FBWO	XXX.X	FINISH BASEMENT ELEVATION
FBWO	XXX.X	FRONT GARAGE ELEVATION

NOTES:
1. GARAGE LOCATION INDICATED BY DRIVEWAY.

PAD DETAIL
NO SCALE

GRADING NOTES

- CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES 72 HOURS PRIOR TO BEGINNING GRADING.
- REMOVE TOPSOIL FROM GRADING AREAS AND STOCKPILE SUFFICIENT QUANTITY FOR REUSE. MATERIALS MAY BE FINED FROM LANDSCAPE AREAS FOR USE ON SITE AND REPLACED WITH EXCESS ORGANIC MATERIAL WITH PRIOR OWNER APPROVAL.
- REMOVE SURFACE AND GROUND WATER FROM EXCAVATIONS. PROVIDE INITIAL LIFTS OF STABLE FOUNDATION MATERIAL IF EXPOSED SOILS ARE WET AND UNSTABLE.
- REFER TO STRUCTURAL SPECIFICATIONS FOR EARTHWORK REQUIREMENTS FOR BUILDING PADS.
- AN INDEPENDENT TESTING FIRM SHALL VERIFY THE REMOVAL OF ORGANIC AND UNSUITABLE SOILS, SOIL CORRECTION AND COMPACTION AND PROVIDE PERIODIC REPORTS TO THE OWNER.
- PLACE AND COMPACT FILL USING LIFT THICKNESSES MATCHED TO SOIL TYPE AND COMPACTION EQUIPMENT TO OBTAIN SPECIFIED COMPACTION THROUGHOUT THE LIFT.
- COMPACT MATERIAL IN PAVED AREAS TO 95% OF MAXIMUM DRY DENSITY, STANDARD PROCTOR (ASTM D998) EXCEPT THE TOP 3 FEET WHICH SHALL BE COMPACTED TO 100%. COMPACT TO 98% DENSITY WHERE FILL DEPTH EXCEEDS 10 FEET.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

- INSTALL PERIMETER SEDIMENT CONTROLS PRIOR TO BEGINNING WORK AND MAINTAIN FOR DURATION OF CONSTRUCTION. CONTRACTOR TO REMOVE CONTROLS AFTER AREAS CONTRIBUTING RUNOFF ARE PERMANENTLY STABILIZED AND DISPOSED OF OFF SITE.
- LIMIT SOIL DISTURBANCE TO THE GRADING LIMITS SHOWN. SCHEDULE OPERATIONS TO MINIMIZE LENGTH OF EXPOSURE OF DISTURBED AREAS.
- MANAGEMENT PRACTICES SHOWN ARE THE MINIMUM REQUIREMENT. INSTALL AND MAINTAIN ADDITIONAL CONTROLS AS WORK PROCEEDS TO PREVENT EROSION AND CONTROL SEDIMENT CARRIED BY WIND OR WATER.
- CONTRACTOR SHALL PREVENT SEDIMENT LADEN WATER FROM ENTERING THE INFILTRATION SYSTEM UNTIL THE SITE IS COMPLETELY STABILIZED.
- ALL EXPOSED SOIL AREAS MUST BE STABILIZED WITHIN 72 HOURS OF COMPLETION OF WORK IN EACH AREA. (IF WITHIN 1 MILE OF IMPACTED WATER USE THE FOLLOWING NOTE INSTEAD) ALL EXPOSED SOILS AREAS SHALL BE STABILIZED IMMEDIATELY TO LIMIT SOIL EROSION IN THAT PORTION OF THE SITE WHERE CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED.
- SEED, SOD, MULCH AND FERTILIZER SHALL MEET THE FOLLOWING SPECIFICATIONS, AS MODIFIED:

ITEM	SPECIFICATION NUMBER
SOD	MNDOT 3878
SEED	MNDOT 3876

 PN TYPE 22-III @ 30.5 LB/AC - TEMPORARY EROSION CONTROL
 PN TYPE 25-151 @ 120 LB/AC - PERMANENT TURF
 MULCH (MNDOT TYPE 1 @ 2 TON/AC, DISC ANCHORED) MNDOT 3882
 FERTILIZER M-DOT 3881 MNDOT 2575
- SEE LANDSCAPE SHEETS FOR PERMANENT TURF AND LANDSCAPE ESTABLISHMENT.
- HYDRAULIC MULCHING AND OTHER PRACTICES MUST BE USED ON SLOPES OF 3:1 OR STEEPER TO PROVIDE ADEQUATE STABILIZATION.
- AT LEAST SIX INCHES OF TOPSOIL OR ORGANIC MATTER MUST BE SPREAD AND INCORPORATED INTO THE UNDERLYING SOIL DURING FINAL SITE TREATMENT WHEREVER TOPSOIL HAS BEEN REMOVED.
- THE CONTRACTOR MUST, AT A MINIMUM INSPECT, MAINTAIN, AND REPAIR ALL DISTURBED SURFACES AND ALL EROSION AND SEDIMENT CONTROL FACILITIES AND SOIL STABILIZATION MEASURES EVERY DAY WORK IS PERFORMED ON THE SITE AND AT LEAST WEEKLY UNTIL LAND-DISTURBING ACTIVITY HAS CEASED. THEREAFTER, THE CONTRACTOR MUST PERFORM THESE RESPONSIBILITIES AT LEAST WEEKLY UNTIL VEGETATIVE COVER IS ESTABLISHED.

DISTURBED AREA

TOTAL AREA DISTURBED = 15.25 ACRES	IMPERVIOUS AREA = 2.75 ACRES
WETLAND IMPACT:	RESTORED WETLAND AREA:
WL A = 33,250 SQ.FT.	AREA A = 219,410 SQ.FT.
WL B = 6,280 SQ.FT.	
WL C = 1,275 SQ.FT.	PRESERVED WETLAND AREA:
WL D = 10,798 SQ.FT.	AREA A = 22,650 SQ.FT.
WL E = 2,689 SQ.FT.	
TOTAL AREA = 54,292 SQ.FT. (1.25 AC.)	PRESERVED WETLAND BUFFER AREA:
	AREA A = 7,830 SQ.FT.
	WETLAND BUFFER AREA:
	AREA A = 20,720 SQ.FT.

SURFACE VOLUME-CONTOUR TO CONTOUR

Disturbance	Area	Volume	Area	Volume	Area	Volume	
Disturbance	0.75	1,800	Disturbance	0.75	1,800	Disturbance	0.75
Total			Total			Total	

MG MAIN STREET PROPERTIES

MG MAIN STREET PROPERTIES
12722 Xylite St. NE.
Blaine, MN 55449

BLAINE, MN



PROJECT
WOODS AT QUAIL CREEK
4TH ADDITION

SHEET INDEX

SHEET	TITLE
CO.1	TITLE SHEET
CO.2	PRELIMINARY PLAN
C2.1	EXISTING CONDITIONS/DEMOLITION PLAN
C2.2	SITE PLAN
C3.1	GRADING, DRAINAGE, PAVING AND EROSION CONTROL PLAN-1"=50'
C3.2	GRADING, DRAINAGE, PAVING AND EROSION CONTROL PLAN-1"=50'
C3.3	WETLAND EXCAVATION CROSS SECTIONS
C3.12	SWPPP
C3.2	UTILITY PLAN-1"=50'
C4.1	UTILITY PLAN-1"=50'
L1.1	TREE PRESERVATION PLAN
L1.2	TREE PRESERVATION PLAN
L1.3	TREE PRESERVATION PLAN
L2.1	LANDSCAPE PLAN

ISSUE / REVISION HISTORY

DATE	ISSUE / REVISION	REVIEW
08 OCT 2015	SHOW FUTURE ROAD CONNECTION TO NE, RCH	
04 NOV 2015	ADD SEAWALL TO WEST GULCH DE SAC, ADJUSTED WETLAND EXCAVATION AREAS WITH KADHAIK INV FOR BETTER DESIGN, WETLAND EXCAVATION CROSS SECTIONS, ADJUSTED WETLAND IMPACT NUMBERS, WETLAND E PROSED.	RCH
25 NOV 2015	REVISED DET VOLUMES REMOVED PHASING RCH	RCH
04 DEC 2015	REVISED DET VOLUMES REMOVED PHASING RCH	RCH
08 JAN 2016	REVISED LAYOUT, LOST 4 LOTS TO LESSEN IMPACTS & BALANCE DRET, RCH	RCH
01 FEB 2016	ADDED BENCH AREAS TO BORROW AREA, RCH	RCH

PROJECT MANAGER REVIEW

BY RANDY HEIDLAND DATE 02-01-2016

CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION

SUBMITTAL

9-11-15

LANDFORM
From Site to Finish

105 South Fifth Avenue Tel: 612-262-9076
Suite 513 Fax: 612-262-9077
Minneapolis, MN 55401 Web: landform.net

FILE NAME C301NMH041025C.dwg

PROJECT NO. NMH041025C

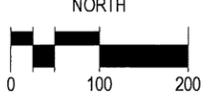
GRADING, DRAINAGE, EROSION & PAVING PLAN

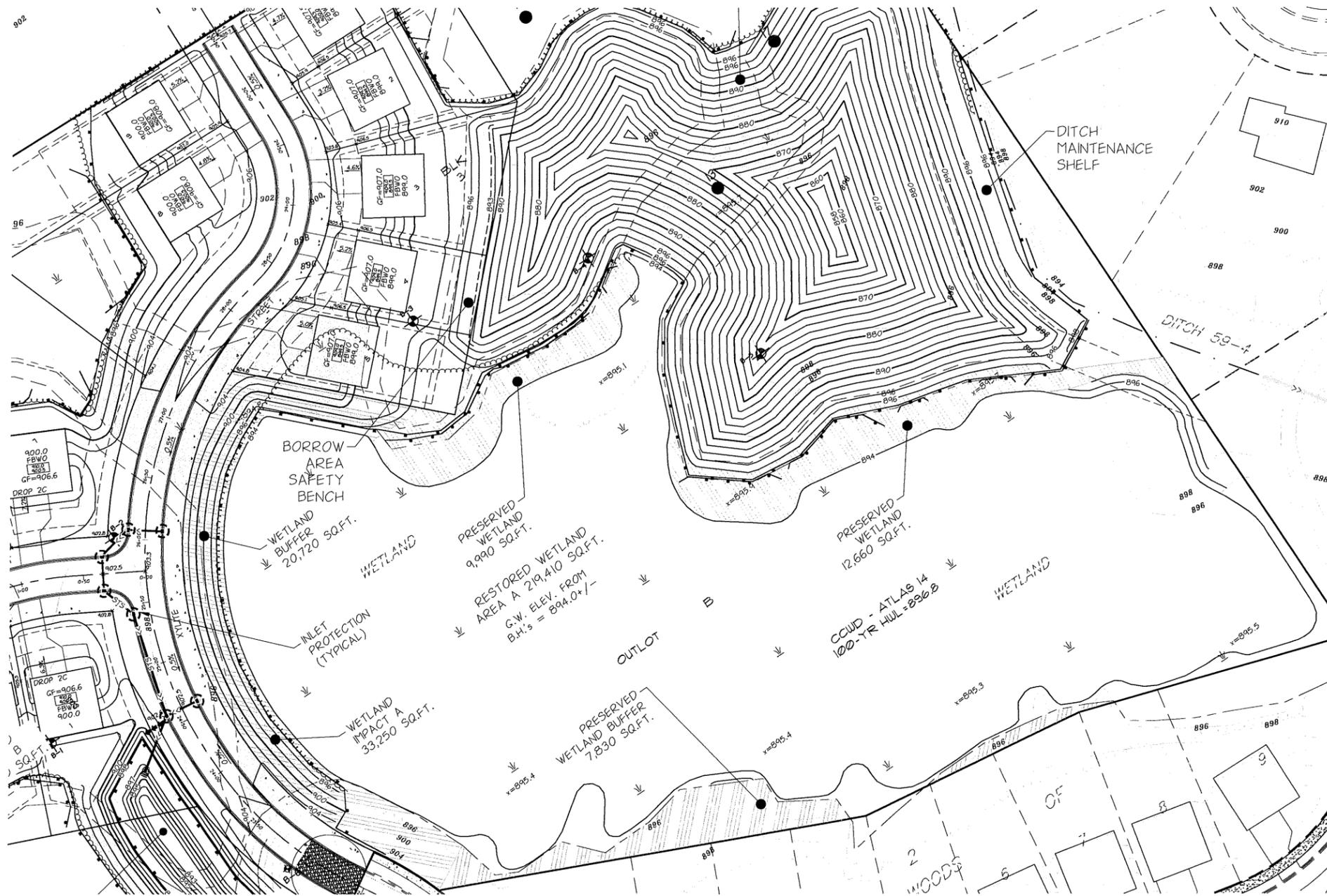
C3.1

SHEET NO. 5/14



Know what's Below.
Call before you dig.





MG MAIN STREET PROPERTIES

MG MAIN STREET PROPERTIES
12722 Xylite St. NE.
Blaine, MN 55449

BLAINE, MN



PROJECT
WOODS AT QUAIL CREEK
4TH ADDITION

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01 FEB 2016	ADJUSTED WETLAND EXCAVATION AREAS, RCH	

PROJECT MANAGER REVIEW

BY RANDY HEDLUND DATE 02/01/2016

CERTIFICATION

**PRELIMINARY
NOT FOR
CONSTRUCTION**

IF THE SIGNATURE SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BY OTHER MEANS. READABILITY AND IS NO LONGER A VALID DOCUMENT. PLEASE CONTACT THE ENGINEER TO REQUEST ADDITIONAL DOCUMENTS.

SUBMITTAL

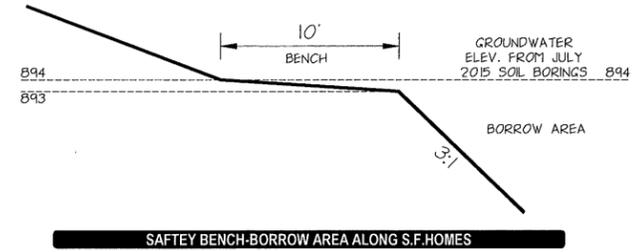
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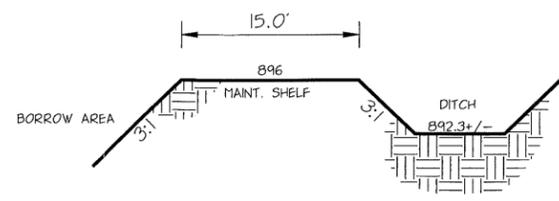
105 South Fifth Avenue Suite 513 Minneapolis, MN 55401
Tel: 612-252-907C Fax: 612-252-9077
Web: landform.net

FILE NAME: C301NMH041025C.dwg
PROJECT NO.: NMH041025C

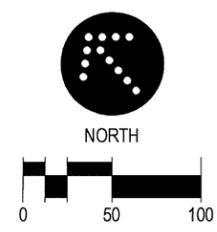
WETLAND EXCAVATION CROSS SECTIONS
C3.12
SHEET NO. 7/14



SAFETY BENCH-BORROW AREA ALONG S.F.HOMES



DITCH MAINTENANCE SHELF



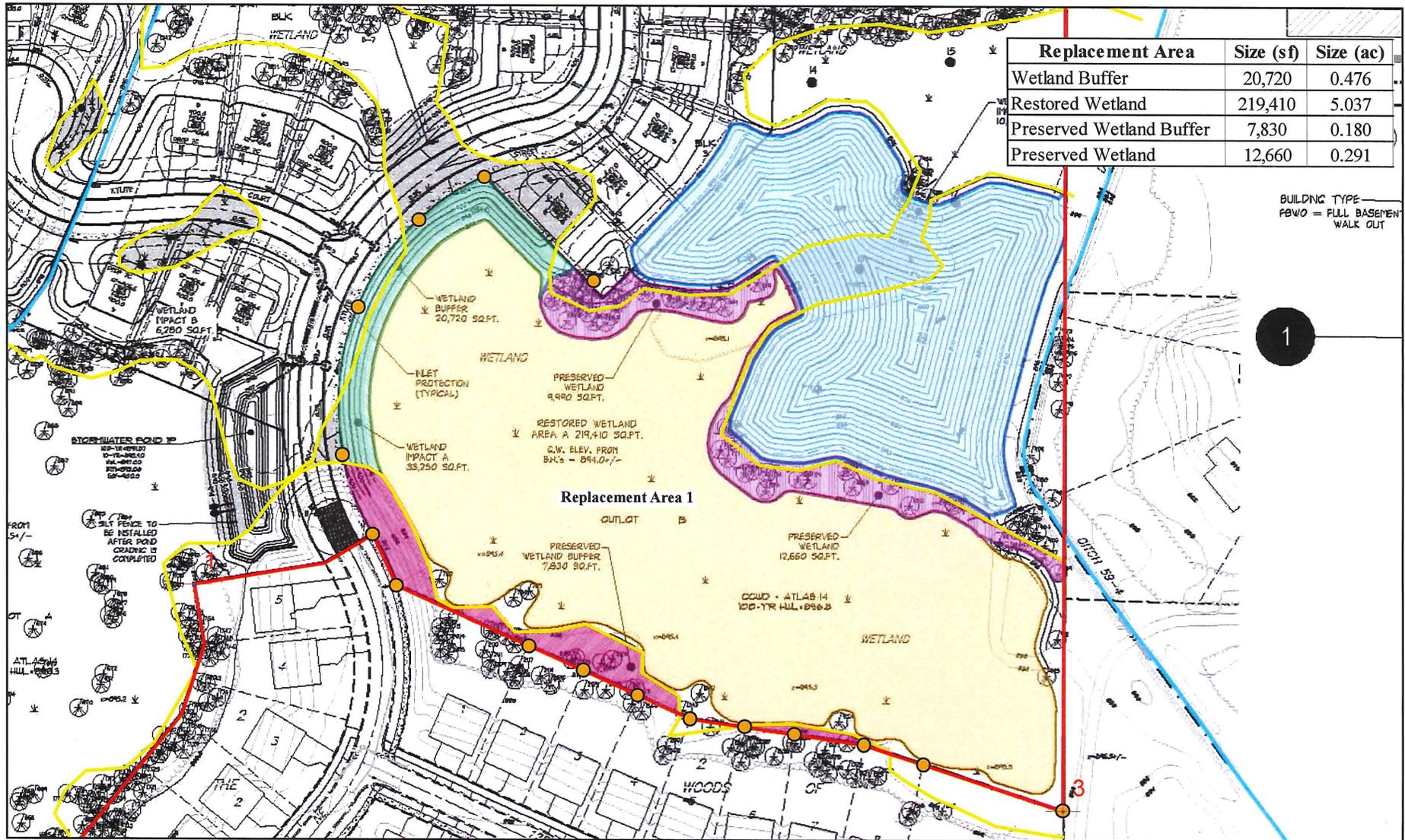


Figure 7 - Wetland Restoration and Enhancement Area

