

Information for File # 2014-00842-MMJ – Ravinia Residential Development, Phases 5-9

Applicant: Lennar Corporation

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Primary County: Hennepin – City of Corcoran

Section, Township, Range: Section 36, Township 119 North, Range 23 West

Information Complete On: September 6, 2016

Posting Expires On: September 20, 2016

Authorization Type: MN-LOP-05

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 (Sec. 404 CWA). 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>

PROJECT DESCRIPTION AND PURPOSE:

The Ravinia Residential Development is a multi-phased residential development (Phases 1 of 9) located in the City of Corcoran. The project site is located north of Hackamore Road, east of Pinto Drive, south of the Shamrock Golf Course and a large wetland complex, and west of Brockton Lane North.

We issued a Sec. 404 CWA permit (LOP-05-MN) for Phases 1-4 of the Ravinia Development on December 23, 2014, which authorized the discharge of fill material into approximately 0.71 acre of wetland.

We are currently reviewing a Sec. 404 CWA permit application for Phases 5-9 of the Ravinia Residential Development. As proposed, Phases 5-9 would result in the discharge of fill material into an additional approximately 1.17 acres of wetland.

NAME, AREA AND TYPES OF WATERS (INCLUDING WETLANDS) SUBJECT TO LOSS:

Road and trail construction throughout the final phases of the development would result in the permanent discharge of fill material into approximately 1.17 acres of shallow marsh and seasonally-flooded basin type wetland, at four separate locations (Wetlands 1, 2, 3H, 9 & 13).

The Ravinia Development would surround an established Corps approved wetland mitigation bank (Wetland 4), the Ebert Wetland Bank (# 1171-2807). The project as proposed would not adversely impact or affect the quality of the bank.

ALTERNATIVES CONSIDERED:

No-build: The no-build alternative was considered but rejected because the project provides land use consistent with city and regional plans.

Alternative Site: An alternative site was considered but rejected. The property has been thoroughly investigated as a potential development, and not using the area would be inconsistent with the ongoing expansion in the area.

Alternative Site Design: An alternative site design that avoided all wetland impacts was considered but rejected because it would have required an unsafe and inefficient road alignment throughout the property.

COMPENSATORY MITIGATION:

The applicant has proposed to compensate for the 1.17-acre of wetland impact associated with this project, at greater than a 2:1 ratio, via construction of an on-site permittee responsible mitigation site. Wetland restoration activities would occur on the southwestern portion of the property within Wetland 9, and could generate up to 2.7948 wetland credits.

Drawings: See attached, labeled as 2014-00842-MMJ; Ravinia Phases 5-9, Figures 1-4.

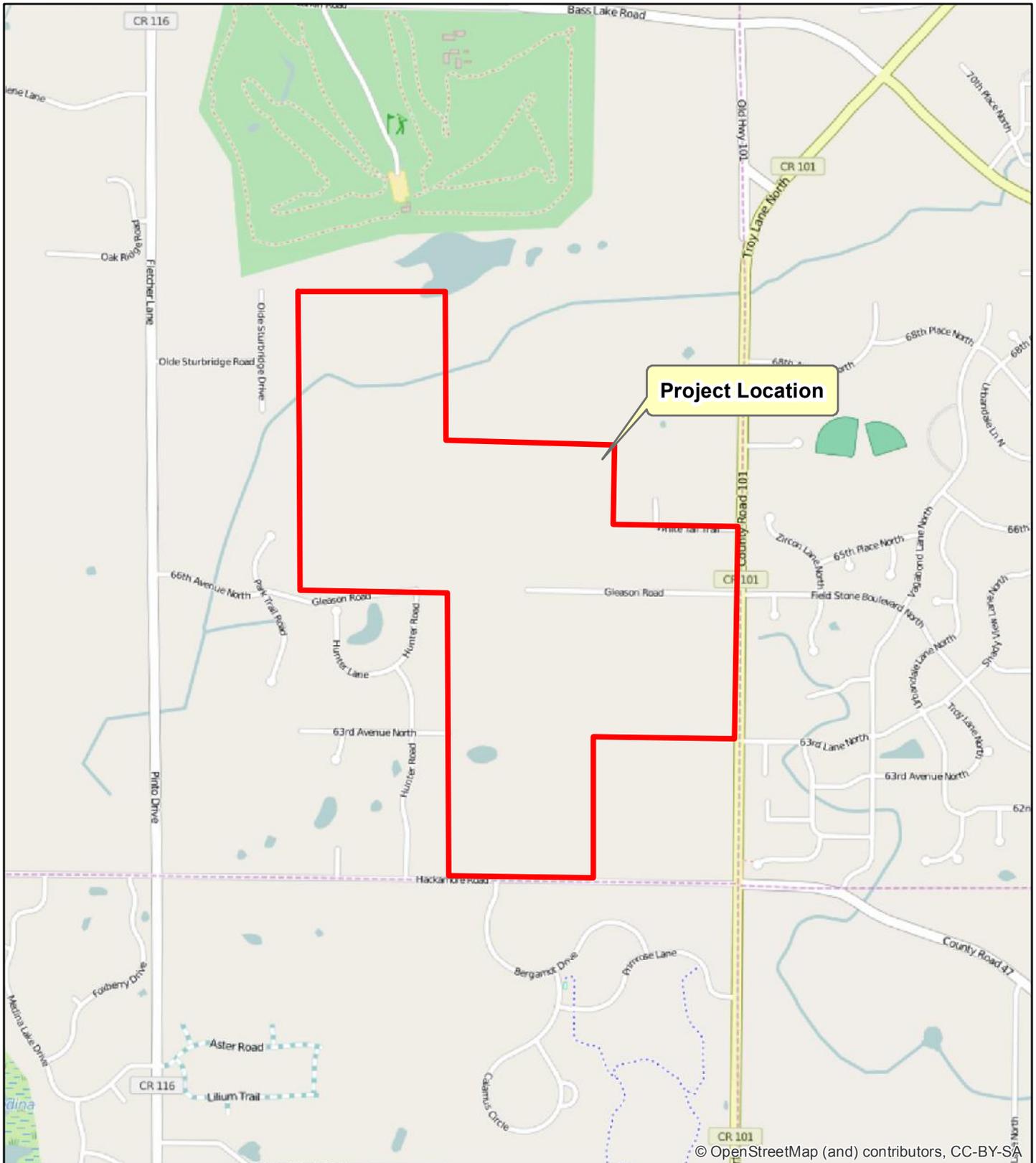


Figure 1 - Site Location Map

   **Ravinia Final Phases (KES 2016-104)**
Corcoran, Minnesota

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

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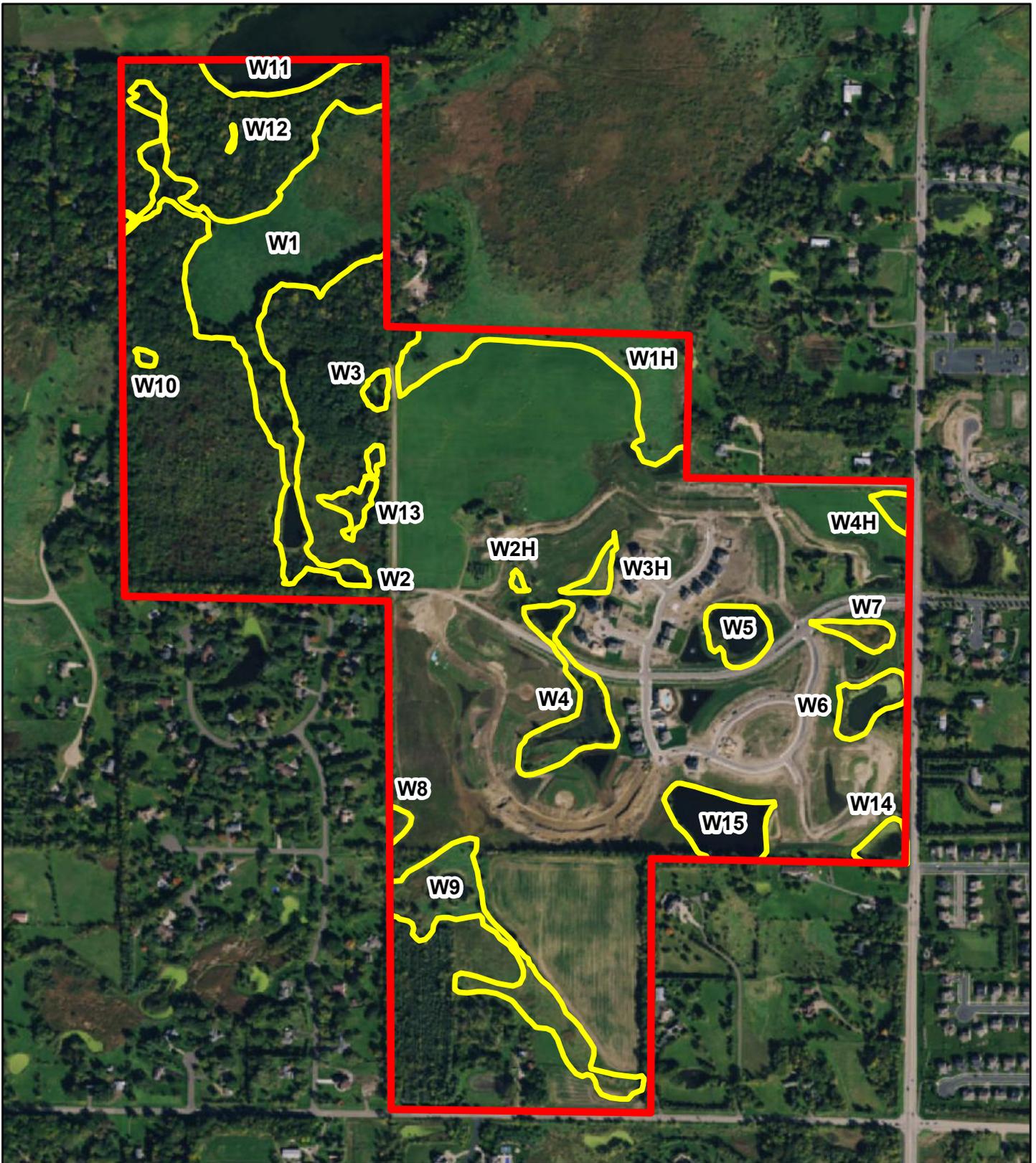
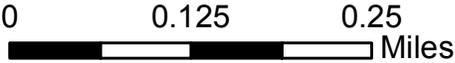


Figure 2 - Existing Conditions Map (World Imagery)

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Corcoran, Minnesota

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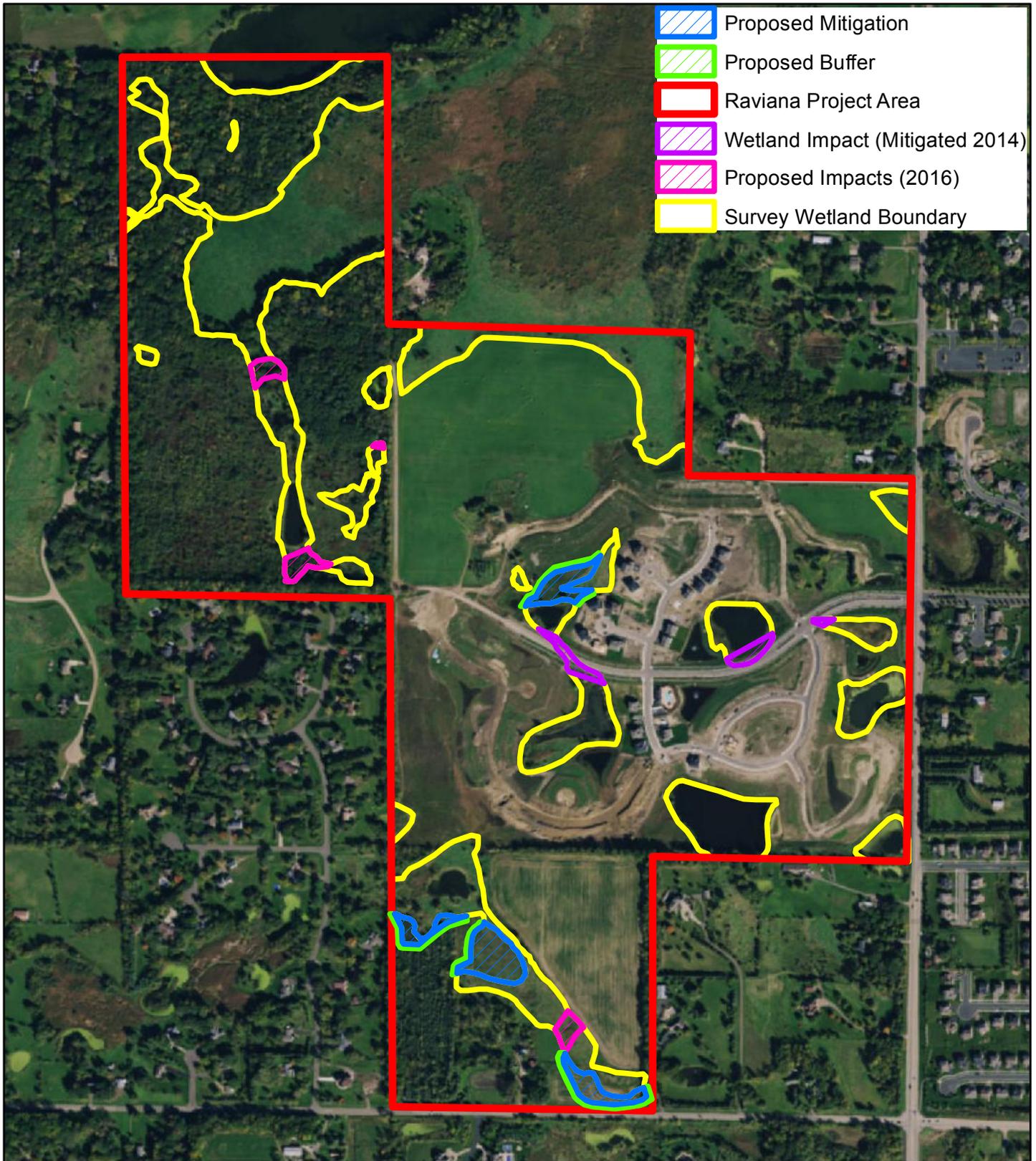
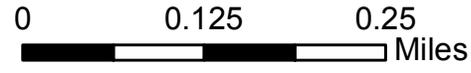


Figure 3 - Wetland Impact and Mitigation Map (World Imagery)

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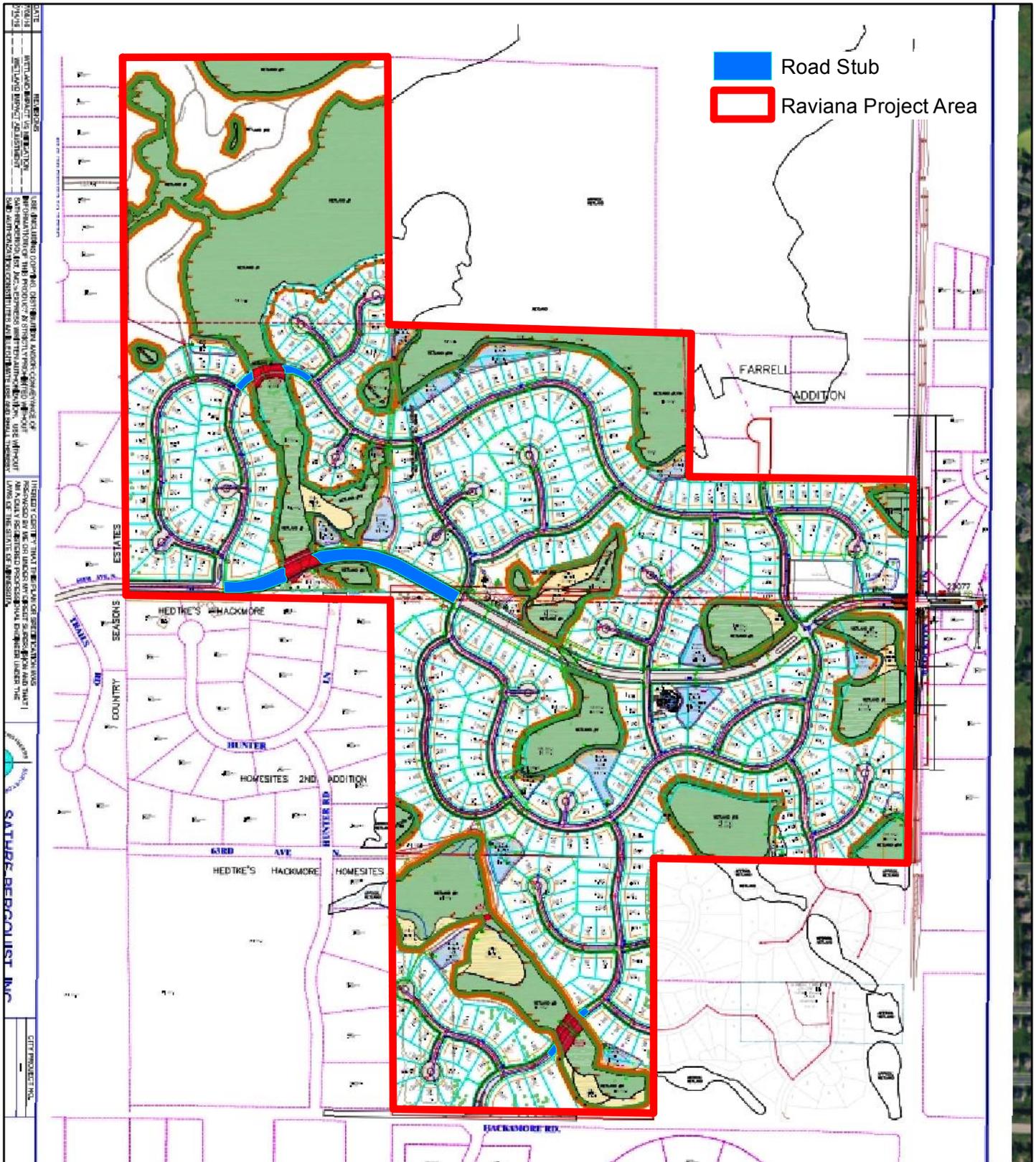
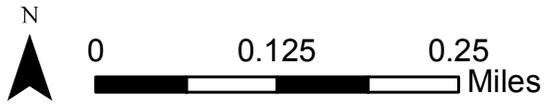


Figure 4 - Alternate Site Plan - Complete Avoidance

 N
0 0.125 0.25 Miles

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