

Information for File #2014-01596-CLJ

Applicant: Skip Duchesneau, D.W. Jones, Inc.
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Primary County : Pennington
Sec/Township/Range: Section 3, T. 153N, R. 43W
Information Complete On: December 12, 2014
Posting Expires On: December 26, 2014
Authorization Type: LOP-05-MN (B);

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 (CWA) 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. The jurisdictional review determines the scope of the projects regulated impacts and compensatory mitigation requirements.

PROJECT PURPOSE & NEED: The applicant proposes to construct affordable townhome housing units within the City of Thief River Falls to address a housing shortage. According to the applicant, economic growth and successful industry in Thief River Falls has resulted in the City planning to expand housing units in the community to meet the current demand for housing.

PROJECT DESCRIPTION: The development would include constructing 24 single family units grouped into four buildings. The units would be constructed on slabs on-grade with limited lawn areas around them. Each unit would include a driveway and single car garage. The existing Alice Drive, located north of the property, would be extended south through the development to County Road 62. The approximately 700-foot long extension of Alice Drive would include a curb and gutter design, sidewalk, cul-de-sac, and installation of city water and sewer utilities.

NAME, AREA AND TYPES OF WATERS (INCLUDING WETLANDS) SUBJECT TO LOSS: Approximately 1.01 acres of Wet Meadow (Type 2) wetland would be impacted as a result of placing fill material required for constructing the housing units and extension of Alice Drive. The property included existing structures which were recently demolished and removed.

ALTERNATIVES CONSIDERED: The no-build alternative would avoid all impacts to wetlands; however, the no-build alternative was dismissed as it would not meet the project purpose to providing housing in an area which is experiencing a housing shortage. Two off-site development locations were considered; however, both locations were dismissed due to adjacent landowner opposition or city zoning problems. The applicant has revised the initial layout to reduce impacts to the wetlands at the proposed development site.

COMPENSATORY MITIGATION: The applicant has proposed compensatory mitigation for the 1.01 acres of permanent impact to wetlands through the purchase wetland bank credits from a Corps approved wetland bank serving bank service area 3.

Drawings: 2014-01596-CLJ 1 of 3 through 3 of 3. See attached

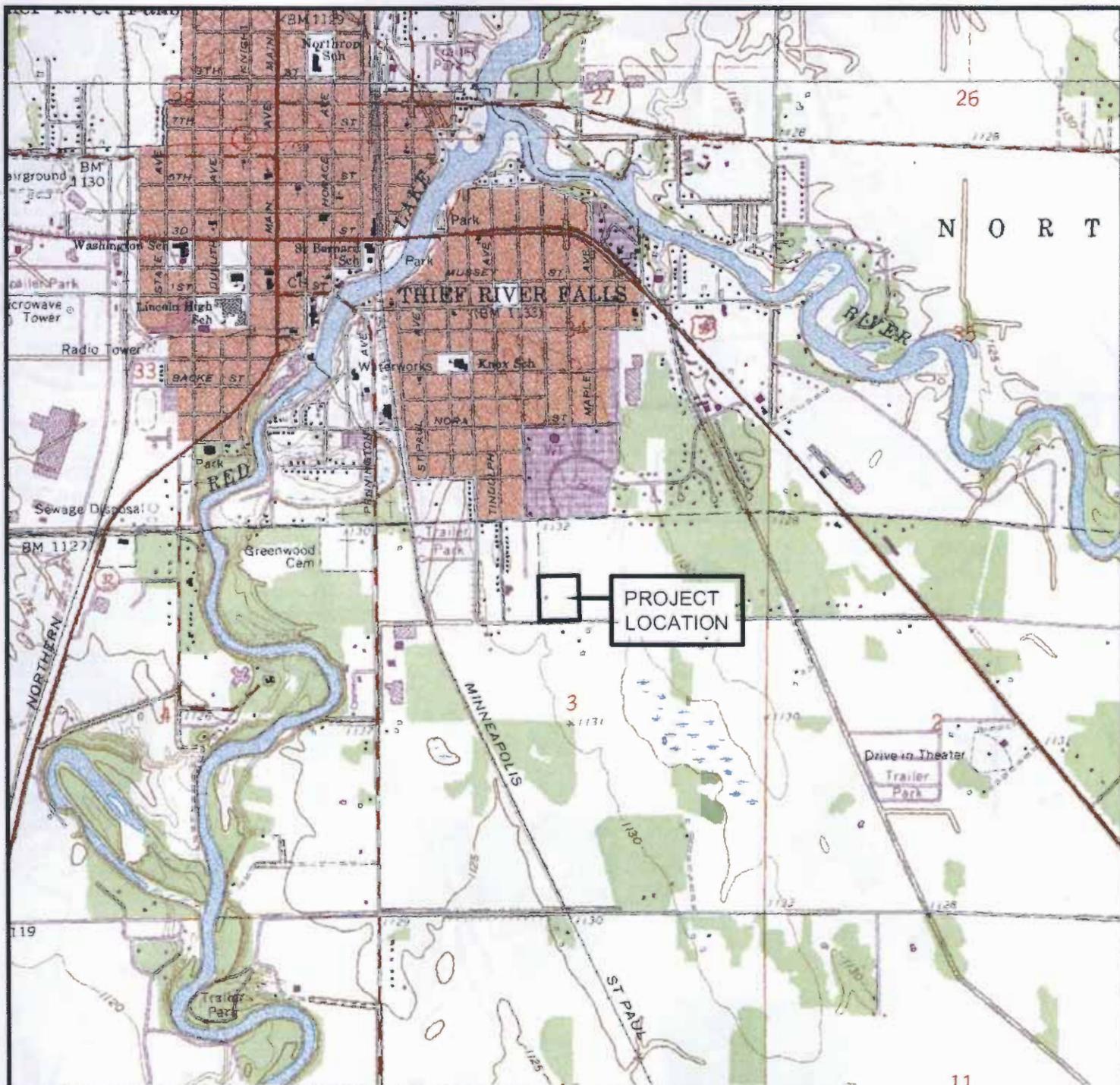


IMAGE: UNITED STATES DEPARTMENT OF THE INTERIOR - GEOLOGICAL SURVEY

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AREA LOCATION



U.S.G.S. QUADRANGLE MAPS:
THIEF RIVER FALLS, THIEF RIVER FALLS NW

PUBLISHED: 1959, 1961

PHOTOREVISED: 1976, 1976

DW JONES WETLAND PERMIT ASSISTANCE

RIVER POINTE TOWNHOMES

THIEF RIVER FALLS, MN

SITE LOCATION MAP

DATE

DECEMBER 2014

JOB No.

FIGURE

0260B1328.000

01



Engineering
Architecture
Surveying
Environmental

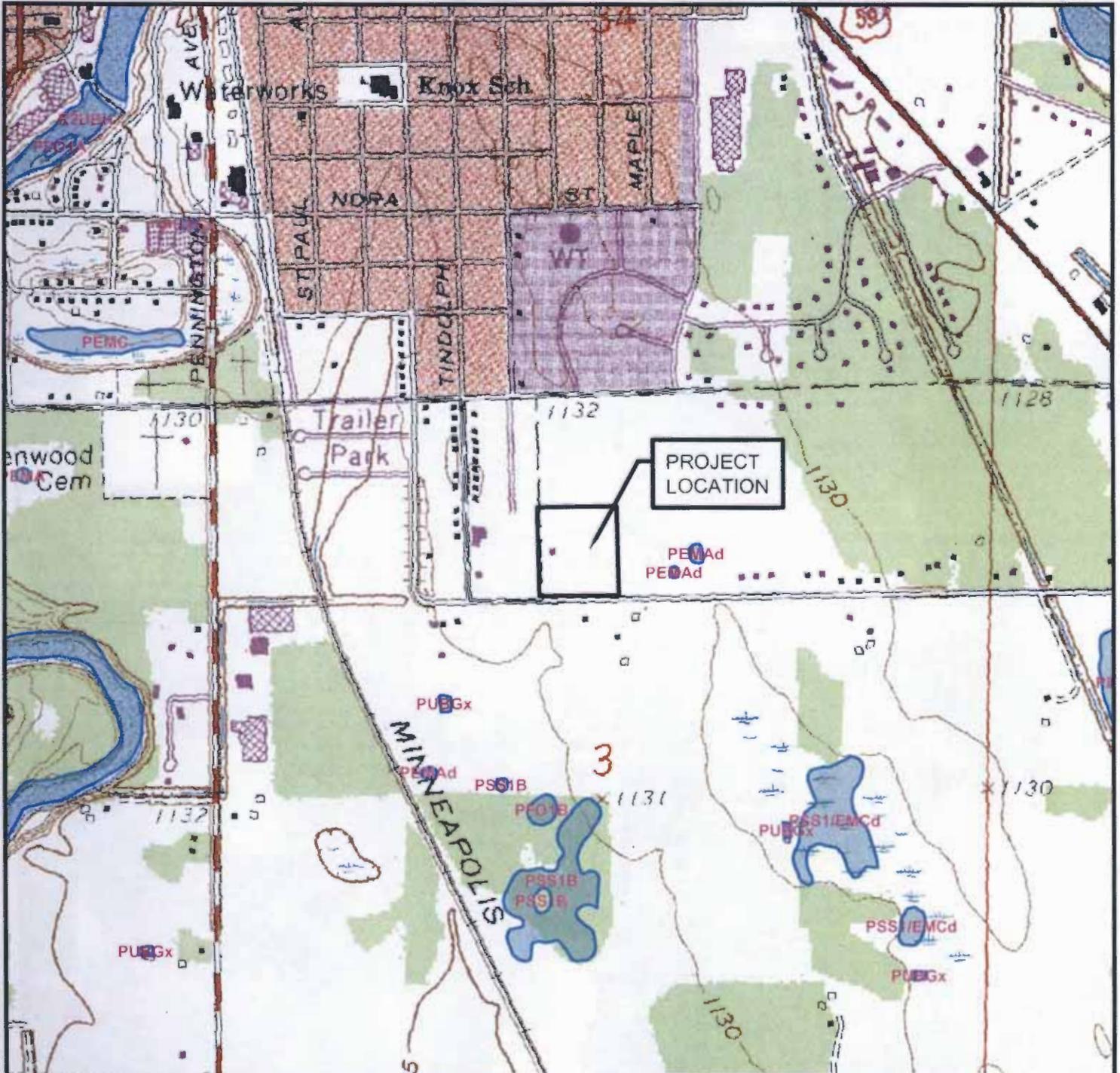


IMAGE: UNITED STATES DEPARTMENT OF THE INTERIOR - GEOLOGICAL SURVEY

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AREA LOCATION



U.S.G.S. QUADRANGLE MAPS:
 THIEF RIVER FALLS, THIEF RIVER FALLS NW
 PUBLISHED: 1959, 1961
 PHOTOREVISED: 1976, 1976

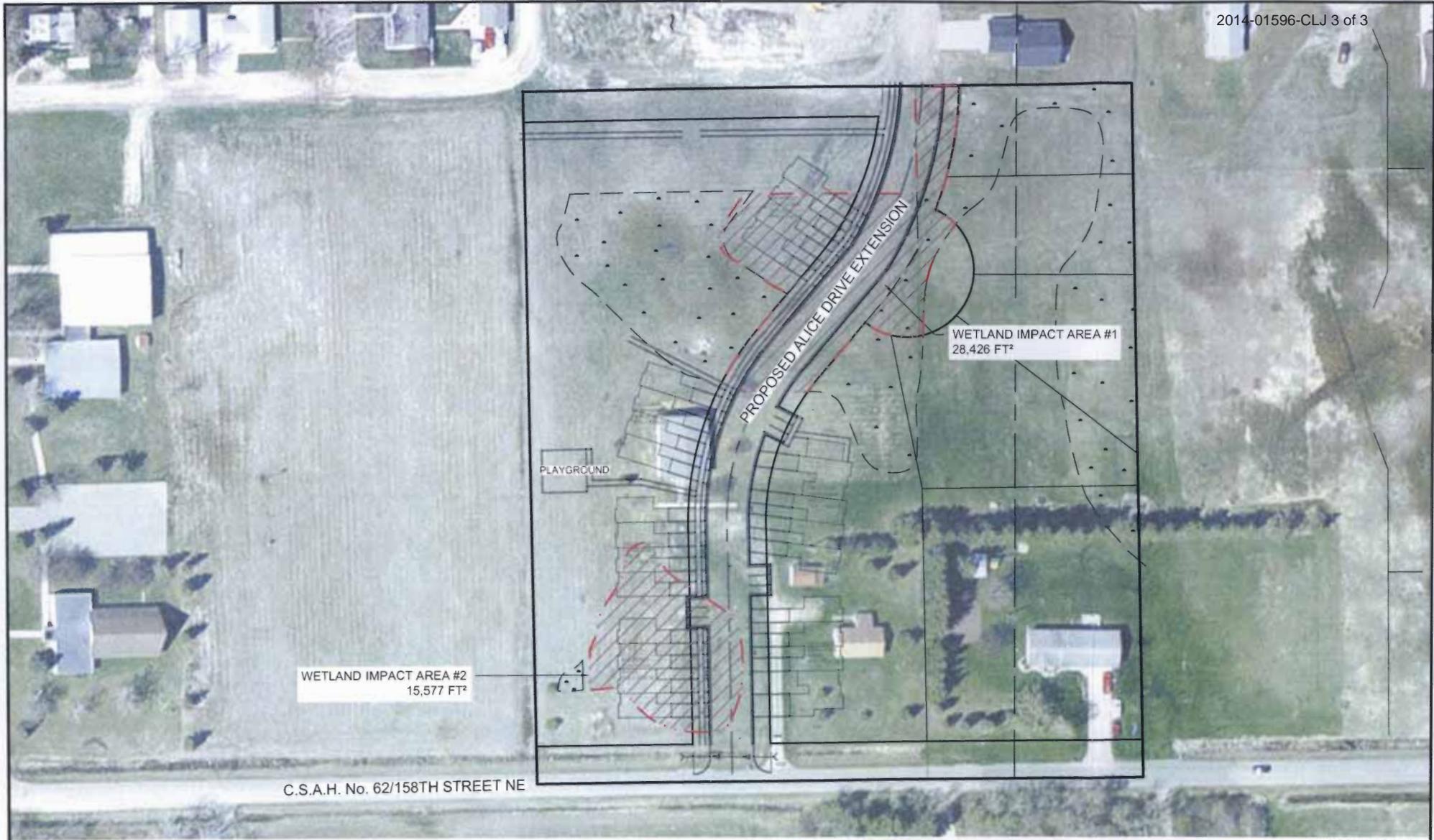


Engineering
 Architecture
 Surveying
 Environmental

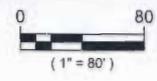
DW JONES WETLAND PERMIT ASSISTANCE
 RIVER POINTE TOWNHOMES
 THIEF RIVER FALLS, MN

QUAD MAP WITH NWI OVERLAY

DATE: DECEMBER 2014	
JOB No. 0260B1328.000	FIGURE 02



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 THIEF RIVER FALLS, MN

WETLAND IMPACT MAP

DATE: DECEMBER 2014	
JOB No.	FIGURE
026061329.000	03