

Information for File # 2014-04154-DWW

Applicant Mills Properties, Inc.
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Primary County Saint Louis
Bank Service Area 1
Section 13
Township 50N
Range 15W
Information Complete On December 23, 2014
Posting Expires On January 7, 2015
Authorization Type LOP-05-MN

The application is being reviewed in accordance with the practices for documenting Corps jurisdiction under Section 404 of the Clean Water Act 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 applicant had requested a Corps of Engineers preliminary jurisdictional determination for the project. All wetlands within the project review area would be treated as if they are jurisdictional waters of the U.S.

PROJECT PURPOSE:

Mills Properties, Inc is proposing to construct a new Mills Fleet Farm retail complex and associated road in the City of Hermantown. The project purpose is retail development.

PROJECT DESCRIPTION:

The proposed project would result in the discharge of dredged and fill material into 1.92 acres of wetlands within a 39.0-acre property located near other retail complexes. The wetland impacts would be 1.52 acres for the construction of the main store building, the

gas station/carwash, the parking lot, the associated access roads, and a merchandise yard with storage building; and .40 acre for the construction of a road to the north of the site.

Much of the 39.0-acre site would need to be graded for the construction of the overall complex. After construction, the stormwater from the impervious surfaces would flow into a proposed storm water retention pond at the south/southeast part of the site. The pond would capture stormwater runoff and remove sediments on the upstream side of the remaining wetlands and the natural environment.

The proposed road would be located to the north of the complex between Loberg and Westberg Road. The road would be bituminous and approximately 1,251 linear feet in length, with curb and gutter. The road would have four 14-foot driving lanes nearest Loberg Road, narrow to three 14-foot driving lanes near the proposed Gas Mart and Fleet Farm entrances, and then narrow to two 14-foot driving lanes up to Westberg Road. In addition, Westberg road would be improved to meet current safety design standards.

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

The proposed wetland impact types consist of approximately 0.64 acre of fresh-wet meadow wetlands, 0.64 acre of shrub-carr/ alder wetlands, and 0.64 acre of hardwood swamp wetlands for the overall project.

ALTERNATIVES CONSIDERED:

A no build alternative was considered but rejected because the applicant determined that the no-build would not fulfill the purpose and need of the project.

A second alternative was considered but rejected because the design/layout would impact a greater amount of wetlands (2.57 acres) within the 39.0 acres.

Other sites were researched in the City of Hermantown for the proposed development, but yielded more wetlands.

COMPENSATORY MITIGATION:

Mills Properties, Inc proposed to purchase 2.88 acres of sedge meadow (Type 2) wetland credits in Bank Service Area (BSA) 3 to compensate for the loss of functions and values of the 1.92 acres of wetlands. The purchase would be at a 1.5:1 wetland mitigation ratio at the Corps approved wetland bank in Beltrami County, Minnesota (Account #1266).

DRAWINGS:

See attached.

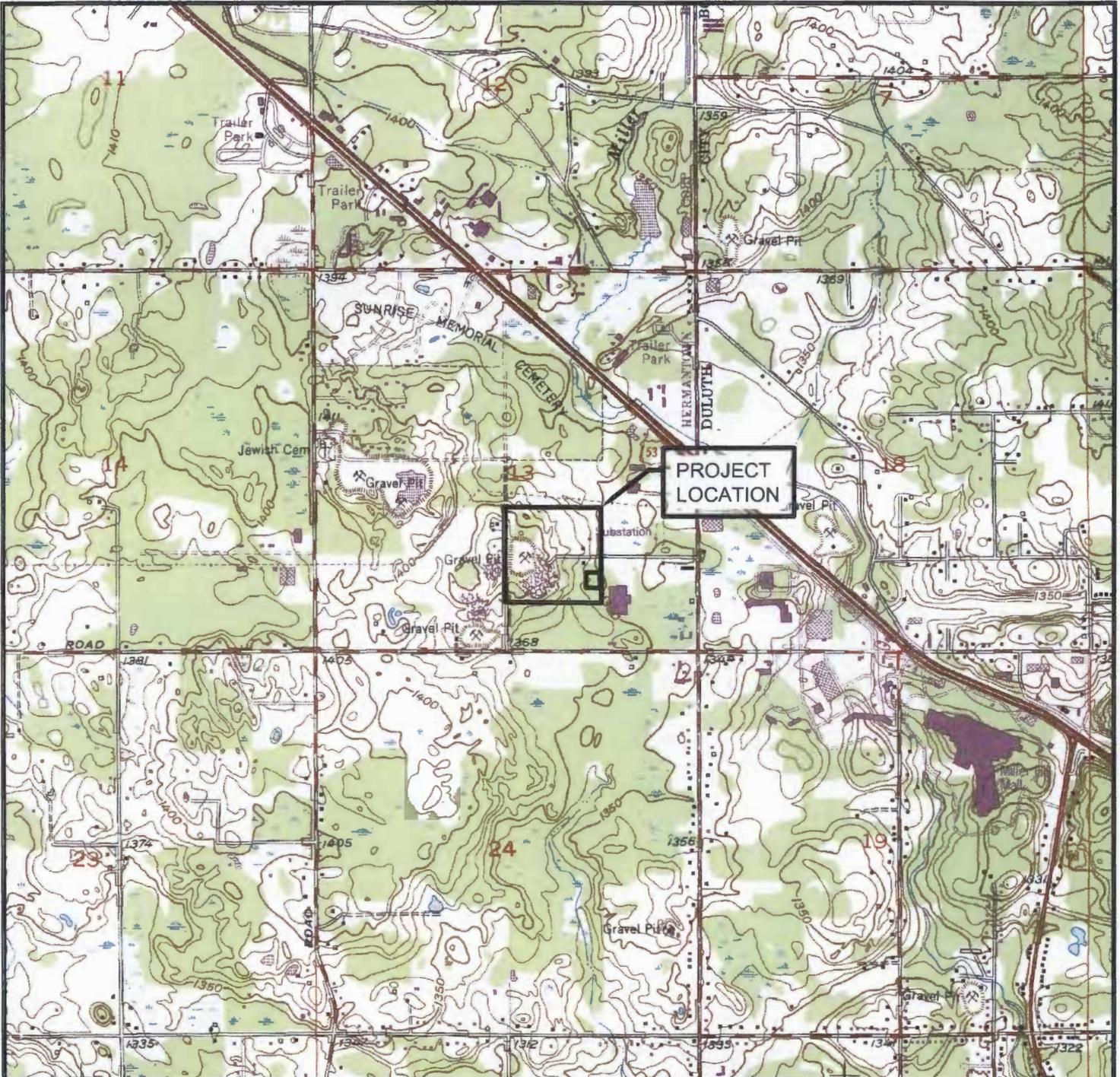


IMAGE: UNITED STATES DEPARTMENT OF THE INTERIOR - GEOLOGICAL SURVEY

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AREA LOCATION



U.S.G.S. QUADRANGLE MAPS:
DULUTH HF

PUBLISHED: 1953
PHOTOREVISED: 1993

2014-04154-DWW
Drawing 1 of 2



Engineering
Architecture
Surveying
Environmental

MILLS FLEET FARM
MILLS PROPERTIES, INC.
HERMANTOWN, MINNESOTA

SITE LOCATION MAP

JOB No.	FIGURE
0115B0075.000	01

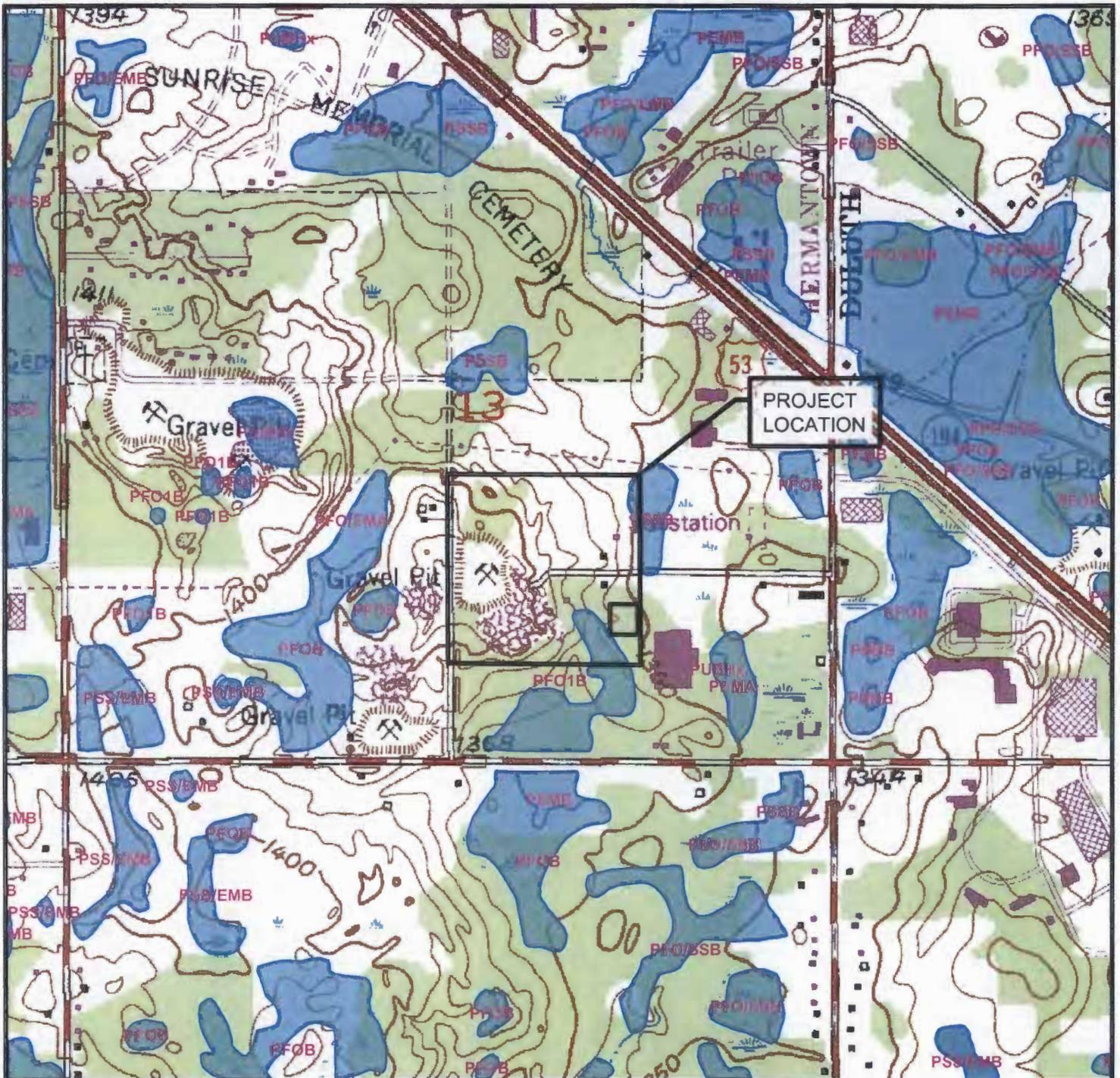


IMAGE: UNITED STATES DEPARTMENT OF THE INTERIOR - GEOLOGICAL SURVEY

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AREA LOCATION



U.S.G.S. QUADRANGLE MAPS:
DULUTH HERMANTOWN

PUBLISHED: 1953
PHOTOREVISED: 1993

2014-04154-DWW
Drawing 2 of 2

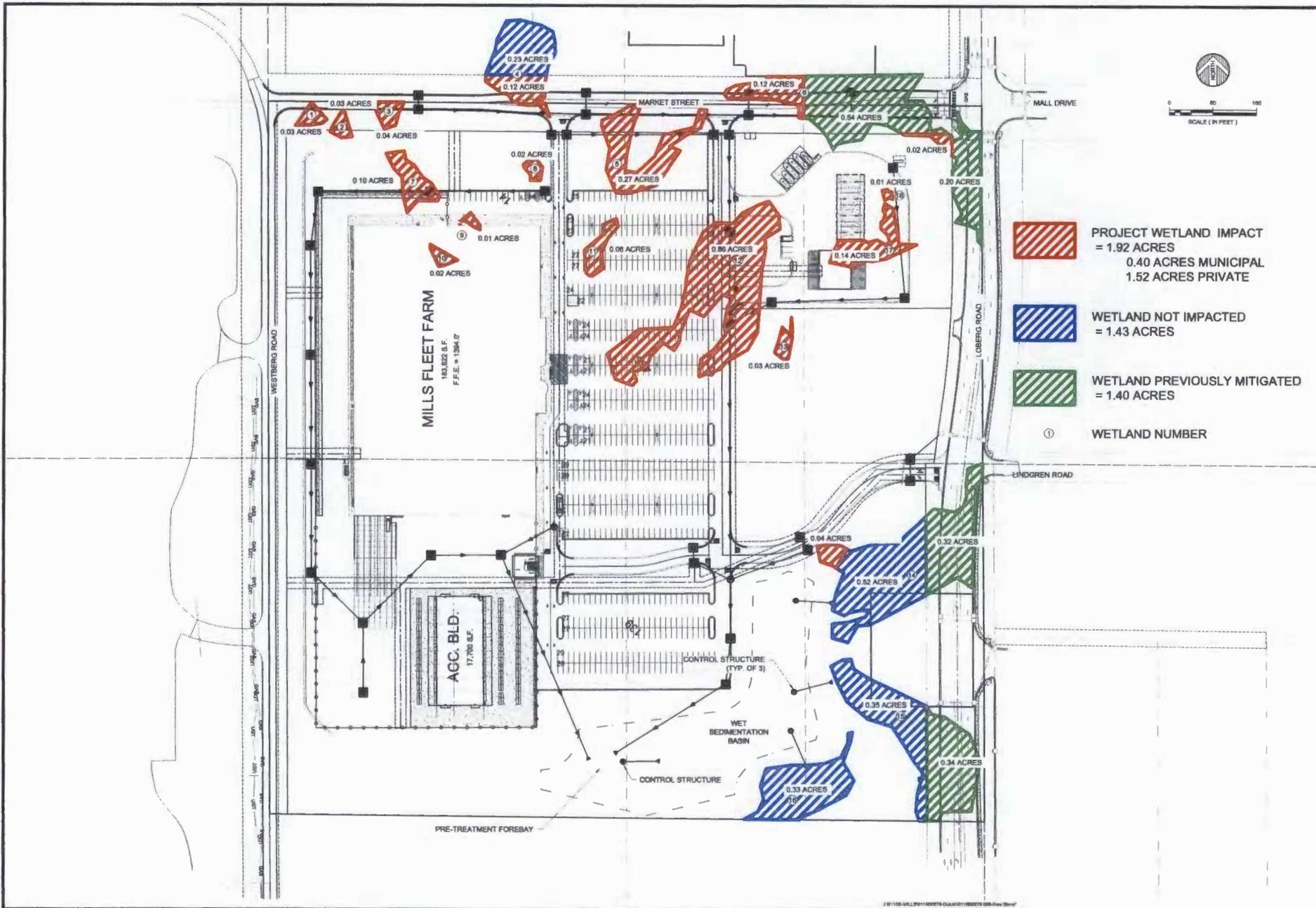


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MILLS FLEET FARM
MILLS PROPERTIES, INC.
HERMANTOWN, MINNESOTA

QUAD MAP WITH NWI OVERLAY

JOB No.	FIGURE
0115B0075.000	02



- PROJECT WETLAND IMPACT
= 1.92 ACRES
0.40 ACRES MUNICIPAL
1.52 ACRES PRIVATE
- WETLAND NOT IMPACTED
= 1.43 ACRES
- WETLAND PREVIOUSLY MITIGATED
= 1.40 ACRES
- ① WETLAND NUMBER



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Engineering | Architecture | Surveying | Environmental

DATE:	REVISION:	DRAWN BY:	CHECKED BY:	DATE:	REVISION:

PROJECT: MILLS FLEET FARM
 LOCATION: HERMANTOWN, MINNESOTA
 DRAWING NO.: 011550075.006
 DATE: 01/15/2015

2014-04154-DWW
Preferred Alternative

FIG. 3

