



US Army Corps
of Engineers
St Paul District

SPONSOR: M/I Homes
c/o Lauren Grouws

Public Notice

ISSUED: February 11, 2021
EXPIRES: March 13, 2021

REFER TO: MVP-2020-01372-BBY

SECTION: 404 - Clean Water Act

1. WETLAND COMPENSATORY MITIGATION BANK PROPOSAL
2. SPECIFIC INFORMATION

SPONSOR'S ADDRESS: M/I Homes of Minneapolis/St. Paul LLC
5354 Parkdale Drive #100
St. Louis Park, Minnesota 55416

SPONSOR'S AGENT Stantec.
733 Marquette Ave, Suite 1000
Minneapolis, Minnesota 55402

PROJECT LOCATION: The project site is located in Section 23, Township 119 North, Range 23 West, Hennepin County, Minnesota. Latitude 45.100331, Longitude -93.546725.

BANK SERVICE AREA: The proposed bank service area is in the Upper Mississippi River Basin in Minnesota (Bank Service Area 7).

DESCRIPTION OF PROJECT: The sponsor is proposing to develop Rush Creek Reserve Wetland Bank. The proposed bank site is approximately 14.1 acres in size, including upland buffer areas.

NEED AND OBJECTIVE OF PROJECT: The sponsor states that at the time of this application there were 11.2 acres of Army Corps of Engineers (Corps) approved wetland credit in Hennepin County. Most of this wetland credit provided in the credit ledgers is already spoken for and will be used for wetland impacts in Hennepin County and the Metro area. It is expected that by the time this Wetland Bank is through the approval process and constructed, all of the current credits listed will be sold. Development is moving west from Maple Grove into Corcoran where the wetland bank is located. Development of wetland banks is one way to improve the functions of wetlands and maintain larger areas of open space as areas develop. The objective of this proposed bank is to restore hydrology to basins that have been ditched and tiled by restoring the natural overflow elevations of the wetlands.

ESTABLISHMENT, OPERATION, AND MANAGEMENT: The sponsor has proposed to rehabilitate approximately 1.3 acres of fresh wet meadow and 0.3 acres shallow marsh wetlands, re-establish 0.2 acres of fresh wet meadow wetlands, restore 4.0 acres of fresh wet meadow and 1.9 acres shallow marsh wetlands, and establish 6.4 acres of native upland buffer (see Figure MVP-2020-01372-BBY Page 6 of 7). Stantec says that this project will involve tile blocking and swale reestablishment to raise a ditch bottom. The proposed design strategies can be found on Figure MVP-2020-01372-BBY Page 7 of 7. Native vegetation would be established by seeding the entire site with native seed mixes appropriate for each community. The sponsor has proposed to monitor the site for five growing seasons.

OWNERSHIP AND LONG-TERM MANAGEMENT: M/I Homes is the landowner, the project sponsor, and will be the credit owner. M/I Homes, with the support of Stantec Consulting Services Inc. (Stantec), will be handling management responsibilities until all credits have been sold.

TECHNICAL FEASIBILITY, AND QUALIFICATIONS: Stantec has completed over 24 wetland banks. The activities completed as part of these wetland banks have included: Preliminary review to determine the potential for wetland mitigation sites; Wetland Delineations; Hydrologic Modeling; Wetland Restoration Design Development; Vegetative Establishment and Management Plans; Wetland Bank Applications; and Construction Observation and Monitoring. Stantec says that this project will involve tile blocking and swale reestablishment to raise a ditch bottom. This type of restoration has been completed for many Stantec wetland bank projects and is technically feasible. Additionally, the soils within the wetland bank site are hydric, Cordova loam with Glencoe clay loam. Once the hydrology is restored, the shallow marsh will form in the low spots of Glencoe and Cordova soils with wet meadow expanding out beyond the shallow marsh.

ECOLOGICAL SUITABILITY: The prospectus states that surface drainage to the site is over 200 acres. The natural topography of the site combined with the restoration of groundwater and surface water sources will support the planned wetland types of shallow marsh and fresh wet meadow.

HYDROLOGY: The drainage area to the proposed wetland restoration site is shown on MVP-2020-01372-BBY Page 4 of 7. The prospectus states that the proposed wetlands have over 200 acres of drainage area that flows through the basins. Most of the off-site drainage routes through Wetland 3 prior to reaching Wetland 4. The existing tile as well as ditches at the outlets of Wetland 3 and Wetland 4 allow the basins to be partially drained in the lowest spots and fully drained along the fringes of the historic wetlands. The project objective is to restore the hydrology to these basins through blocking tile and restoring the natural overflow elevations of the wetlands.

CURRENT LAND USES: The prospectus states that the current land use directly adjacent to the wetland bank is agricultural and large residential lot development (Figure MVP-2020-01372-BBY Page 3 of 7). North of the wetland bank, which represent the downstream area, the site drains into a tile that ultimately discharges to the South Fork Rush Creek (Figure MVP-2020-01372-BBY Page 5 of 7). The location of the site in relation to the South Fork Rush Creek provides a corridor connection. There are no known wells, utility lines, roads, or other structures (outside of tile) that currently exist in the proposed wetland bank easement. The area adjacent to the wetland bank easement will be developed as single-family residential development in the future.

COORDINATION WITH RESOURCE AGENCIES: This project has been coordinated with the following members of the Interagency Review Team (IRT) and other resource agencies: U.S. Environmental Protection Agency, U.S. Fish and Wildlife Service, Minnesota Board of Water and Soil Resources, Hennepin County, and Minnesota Department of Natural Resources

3. FEDERALLY-LISTED THREATENED OR ENDANGERED WILDLIFE OR PLANTS OR THEIR CRITICAL HABITAT

None were identified by the bank sponsor or are known to exist in the action area. However, Hennepin County is within the known historic range for the following Federally-listed species:

Northern Long-Eared Bat

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

Regulatory Branch (File No. MVP-2020-01372-BBY)

This notice 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.

4. JURISDICTION

The aquatic resources, if any, within the boundaries of the proposed mitigation bank are 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.

Any regulated discharges associated with implementation of a final approved bank plan could likely be authorized by regional general permit if the bank plan is approved before any regulated discharge occurs. Any required compensatory mitigation would be accounted for in the credit yield calculations because this is a mitigation bank project.

5. HISTORICAL/ARCHAEOLOGICAL

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.

6. 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.

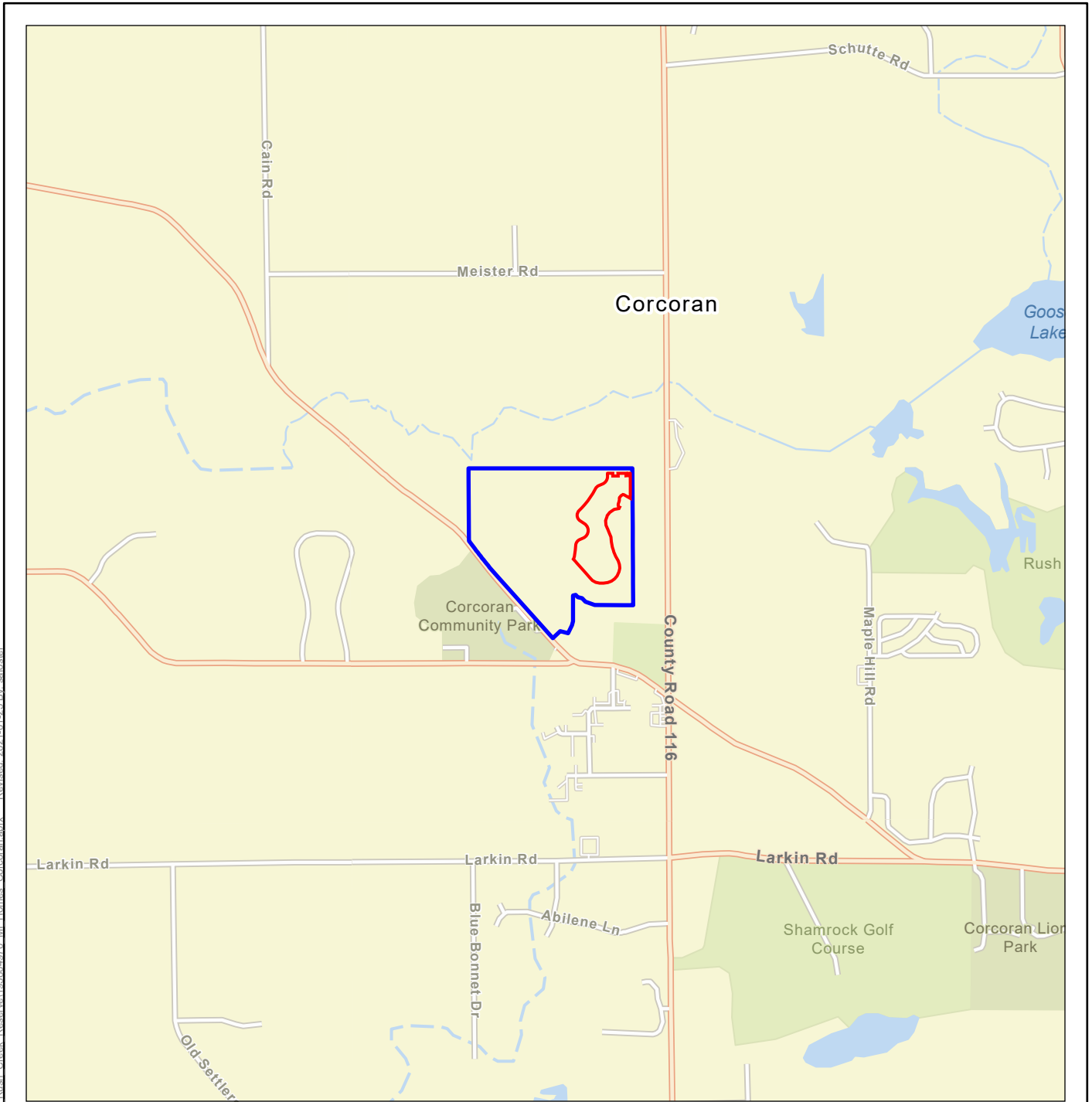
7. REPLIES/COMMENTS

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. A copy of the full prospectus submitted by the Sponsor is available to the public for review upon request.

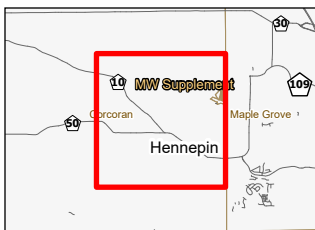
Replies may be addressed to Regulatory Branch, St. Paul District, Corps of Engineers, 180 Fifth Street East, Suite 700, Saint Paul, MN 55101-1678.

Or, IF YOU HAVE QUESTIONS ABOUT THE PROJECT, contact Brian Yagle at the St. Paul office of the Corps, telephone number 651-290-5975 or Brian.B.Yagle@usace.army.mil.

Enclosure(s): Project Figures and Drawings

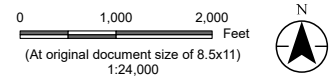


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- Notes**
1. Coordinate System: NAD 1983 StatePlane Minnesota South FIPS 2203 Feet
 2. Data Sources: Stantec, NADS, USGS
 3. Background: World Street Map

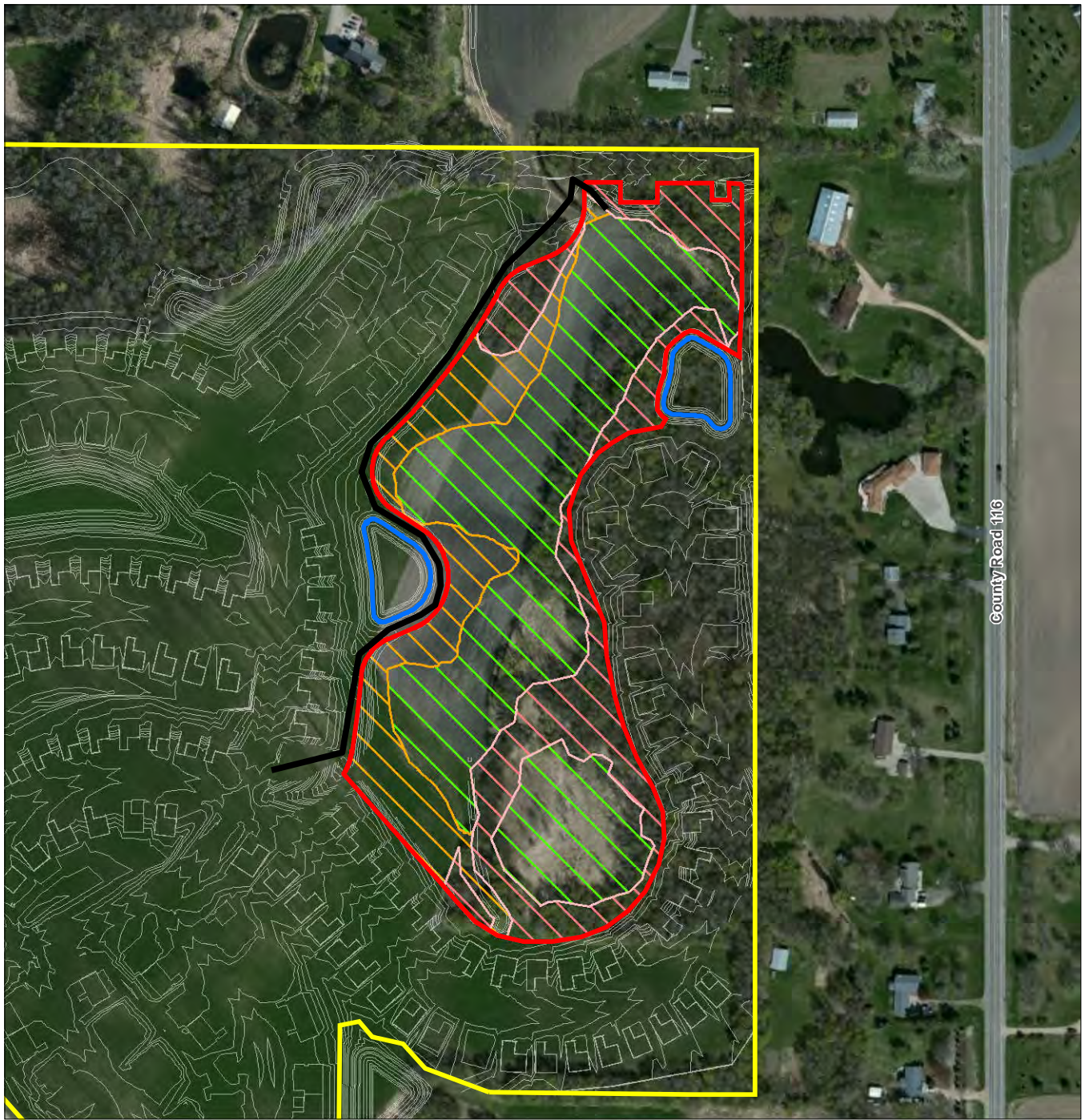
- Legend**
- Approximate M/I Home Property
 - Proposed Wetland Bank Easement



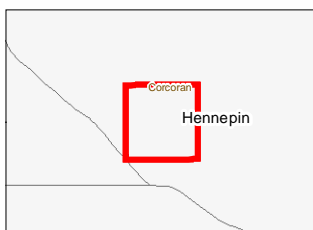
Project Location Prepared by SF on 2020-07-08
 T119N, R23E, S23 TR by JM on 2020-01-22
 C. of Corcoran, Hennepin Co., MN IR by JS on 2021-01-25

Client/Project 193804970
 M/I Homes of Minnesota, LLC
 Rush Creek Reserve Wetland Bank

Figure No.
1
Title
Project Location

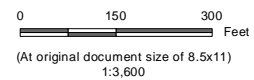


County Road 116



Legend

- Approximate M/I Home Property
- Proposed Wetland Bank Easement
- Potential Future Regional Trail
- Proposed Storm Ponds from Potential Future Development
- Restored Wetland (7.7 ac)
- Prairie (2.8 ac)
- Woodland (3.6 ac)
- Future Potential Development



Project Location T119N, R23E, S23
C. of Corcoran, Hennepin Co., MN
Prepared by SF on 2021-01-22
TR by JM on 2020-01-22
IR by JS on 2020-01-25

Client/Project M/I Homes of Minnesota, LLC
Rush Creek Reserve Wetland Bank
193804970

Figure No.

2

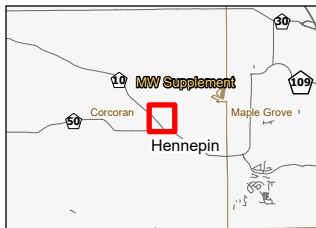
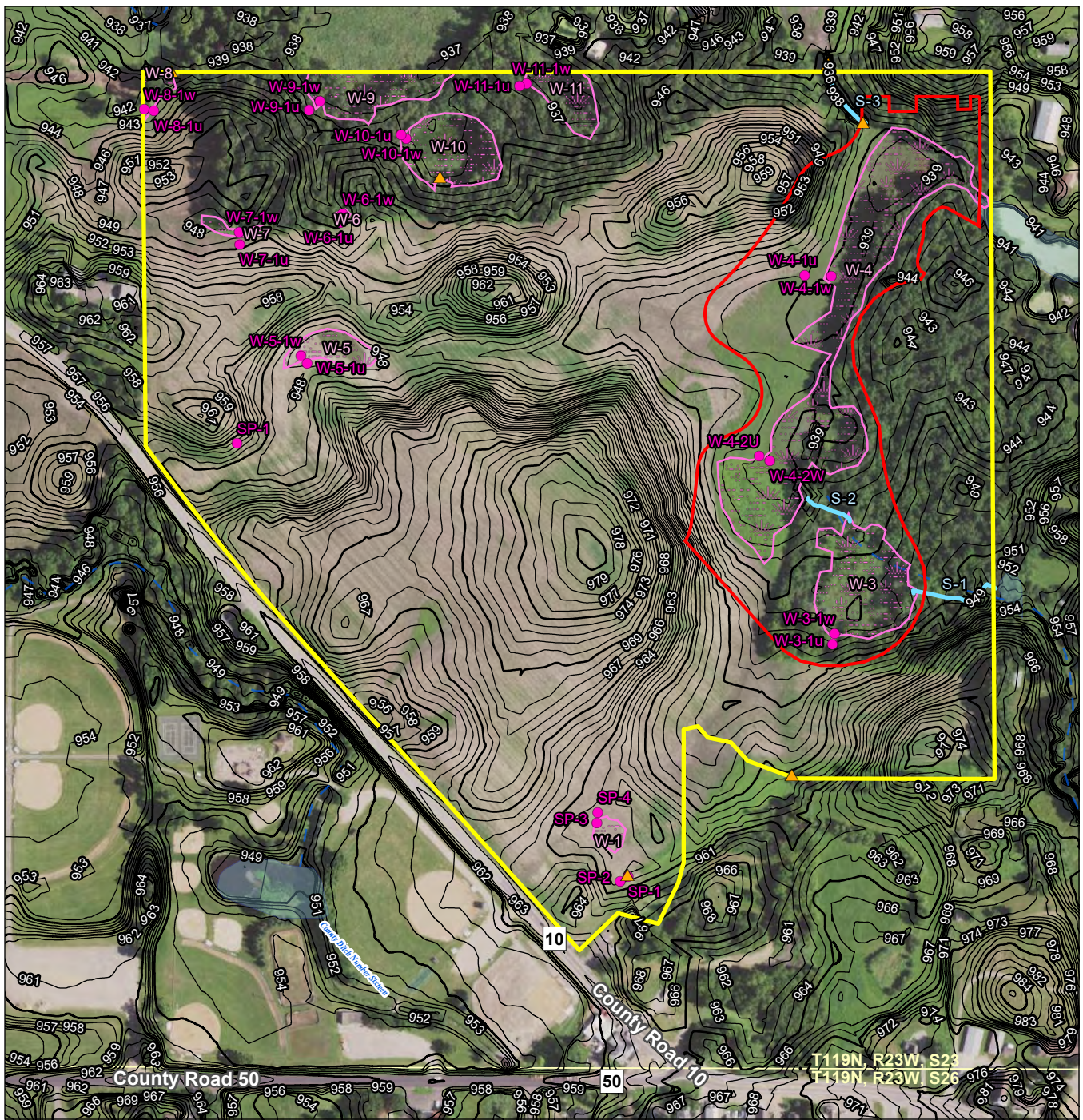
Title

**Easement and Potential Future
Land-Use and Wetland Bank**

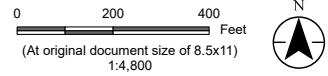
Page 1 of 1

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- Legend**
- Approximate M/I Home Property
 - Proposed Wetland Bank Easement (14.15 ac)
 - ▲ Tile
 - Sample Point
 - ~ Field Delineated Waterway
 - Field Delineated Wetland
 - 1ft Contour
 - National Hydrography Dataset
 - ~ Perennial Stream
 - - - Intermittent Stream
 - Waterbody



Project Location
T119N, R23E, S23
C. of Corcoran, Hennepin Co., MN

Prepared by SF on 2020-07-08
TR by JM on 2021-01-22-09
IR by JS on 2021-01-25

Client/Project
M/I Homes of Minnesota, LLC
Rush Creek Reserve Wetland Bank

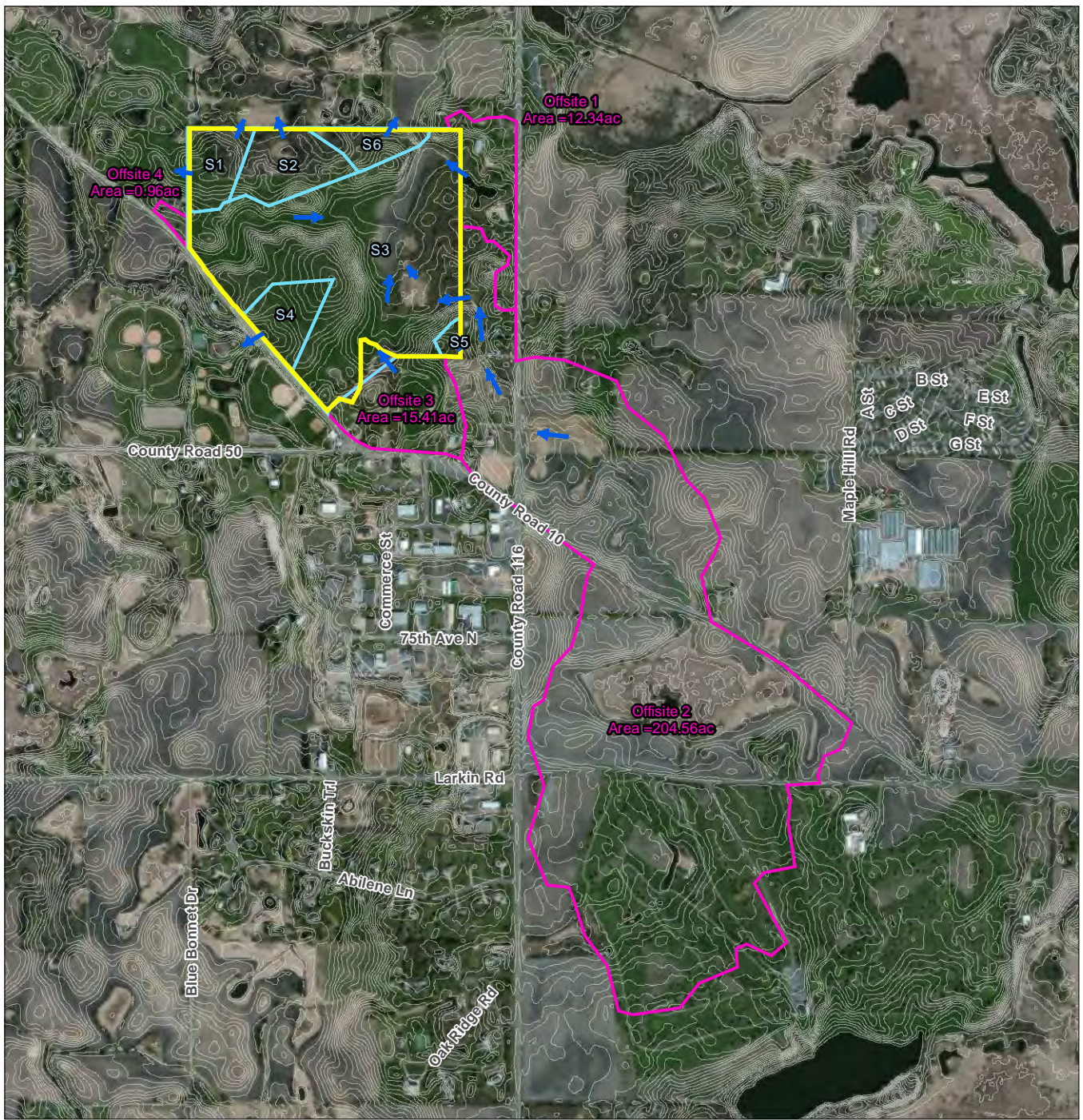
Figure No.
3

Title
Existing Land-Use and Approved Wetland Boundaries

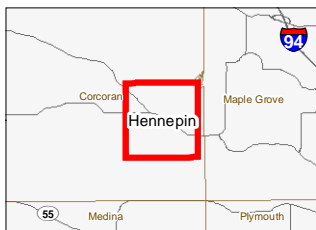
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1. Coordinate System: NAD 1983 StatePlane Minnesota South FIPS 2203 Feet
2. Data Sources: Stantec, NADS, USGS
3. Orthophotography: NAIP 2019

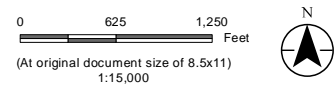
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- Legend**
- Approximate M/I Home Property
 - Proposed Wetland Bank Easement
 - Existing Onsite Drainage Area
 - Existing Offsite Drainage Area
 - ➔ Flowline
 - 2ft Lidar Contour



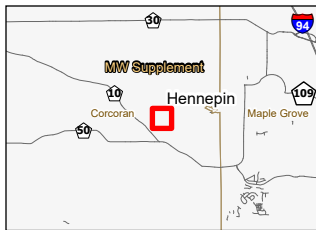
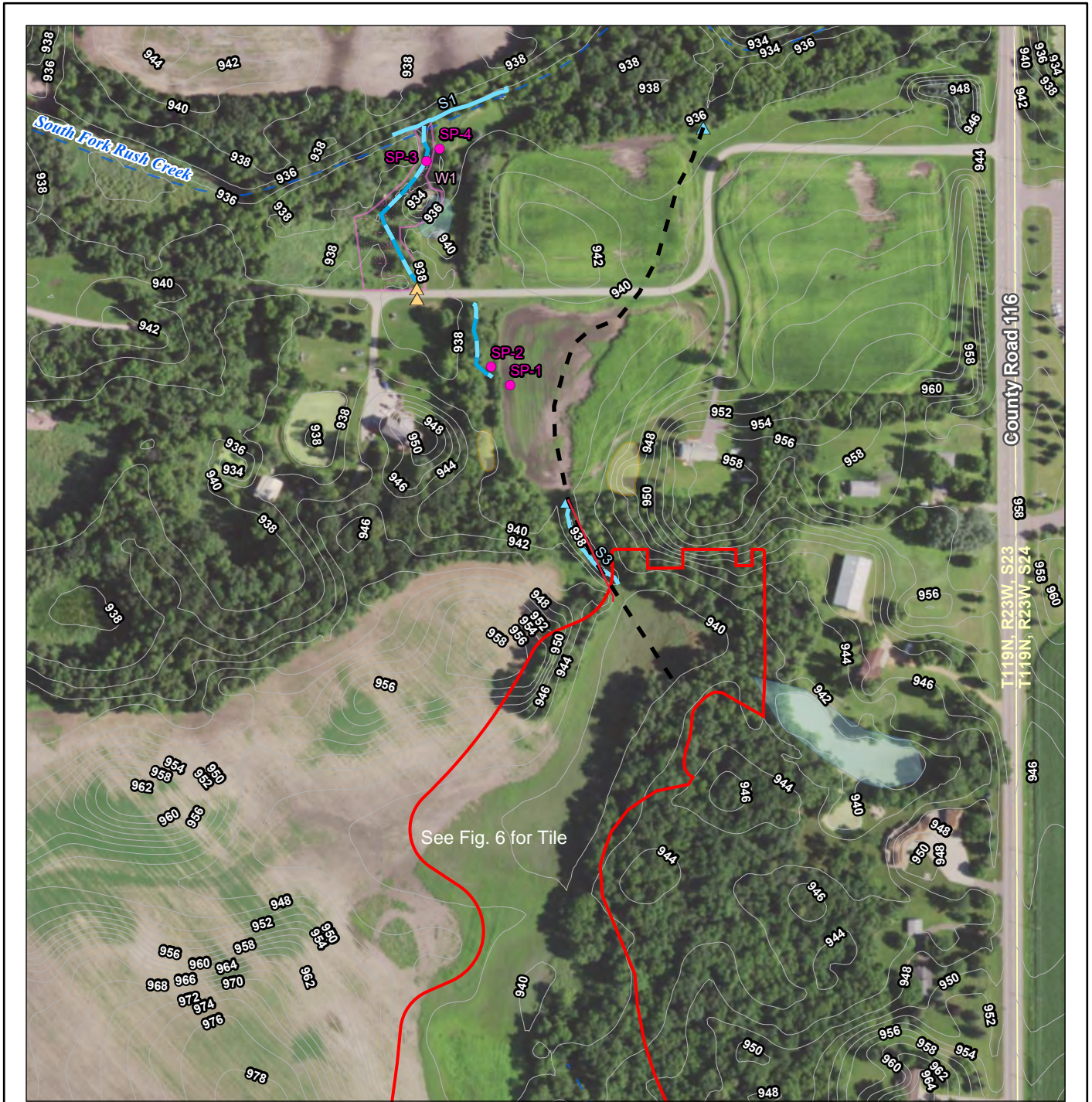
Project Location T119N, R23E, S23
 C. of Corcoran, Hennepin Co., MN
Client/Project M/I Homes of Minnesota, LLC
 Rush Creek Reserve Wetland Bank

Prepared by SF on 2021-01-22
 TR by JM on 2020-01-22
 IR by JS on 2020-01-25
 193804970

Figure No.
5
Title
Drainage Area

- Notes**
1. Coordinate System: NAD 1983 HARN Adj MN Hennepin Feet
 2. Data Sources: Stantec, NADS, USGS
 3. Background: 2019 NAIP

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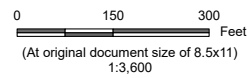
Notes
 1. Coordinate System: NAD 1983 StatePlane Minnesota South FIPS 2203 Feet
 2. Data Sources: Stantec, NADS, USGS, MNGeo
 3. Orthophotography: NAIP 2019

Legend

- Approximate Project Boundary
- Proposed Wetland Bank Easement
- 10-Inch Separated Tile
- Sample Point
- ▲ Tile
- ▲ Culvert
- ~ Drainageway
- ~ Field Delineated Waterway
- Septic Mound
- Field Delineated Wetland
- 2ft Lidar Elevation Contour

National Hydrography Dataset

- ~ Perennial Stream*
- - - Intermittent Stream
- ~ Waterbody



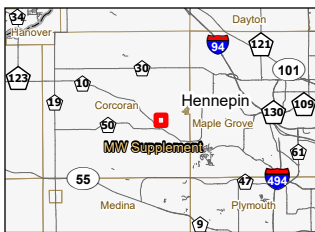
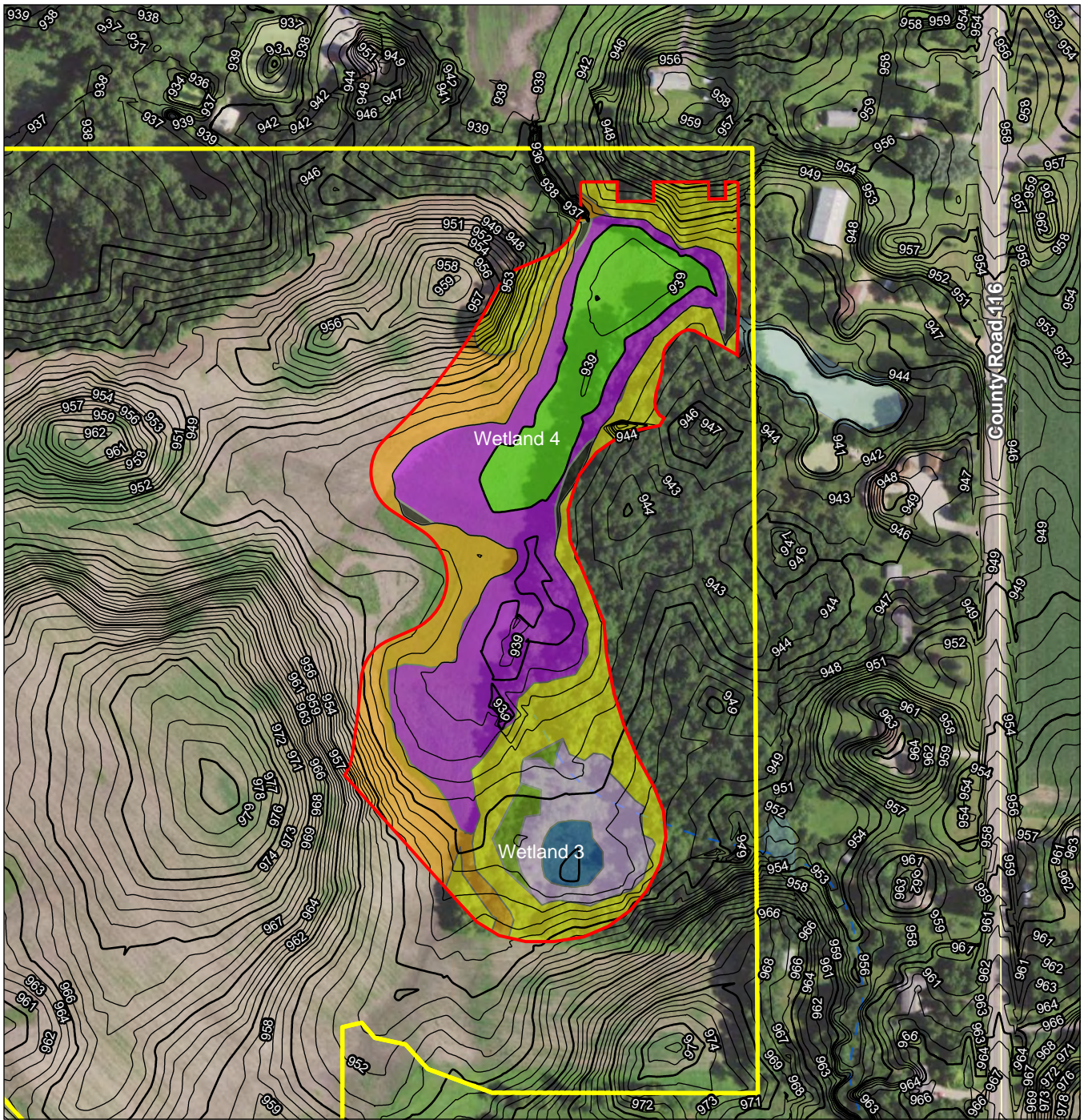
Project Location
 T119N, R23E, S23
 C. of Corcoran, Hennepin Co., MN

Prepared by SF on 2020-10-29
TR by JM on 2020-10-30
IR by JS on 2021-01-25

Client/Project
 M/I Homes of Minnesota, LLC
 Rush Creek Reserve Wetland Bank

Figure No.
 7

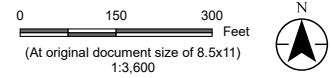
Title
 Field Collected Data



- Notes**
1. Coordinate System: NAD 1983 StatePlane Minnesota South FIPS 2203 Feet
 2. Data Sources: Stantec, NADS, USGS
 3. Orthophotography: NAIP 2019

Legend

- Approximate M/I Home Property
- Proposed Wetland Bank Easement
- A-Shallow Marsh (CFC) (1.9 ac)
- B-Wet Meadow (CFC) (4.0 ac)
- B1- Wet Meadow Rehabilitation (CFC) Reduced Credit (0.2 ac)
- C- Shallow Marsh Rehabilitation (0.3 ac)
- D-Wet Meadow Rehabilitation (1.1 ac)
- E-Wet Meadow Re-establishment (0.2 ac)
- F-Upland Buffer - Woodland (3.6 ac)
- G-Upland Buffer - Prairie (2.8 ac)
- 1ft Contour
- National Hydrography Dataset
- Perennial Stream
- Intermittent Stream
- Waterbody



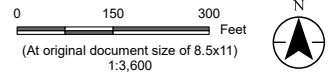
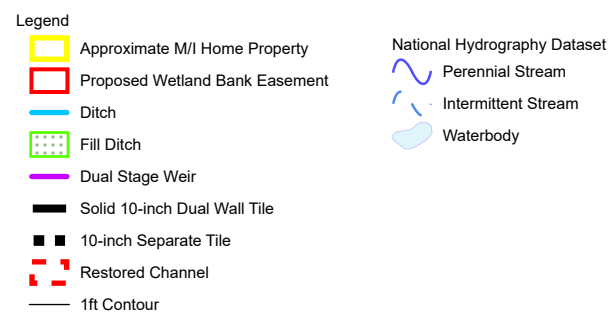
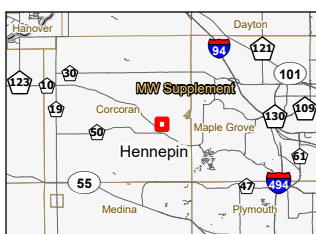
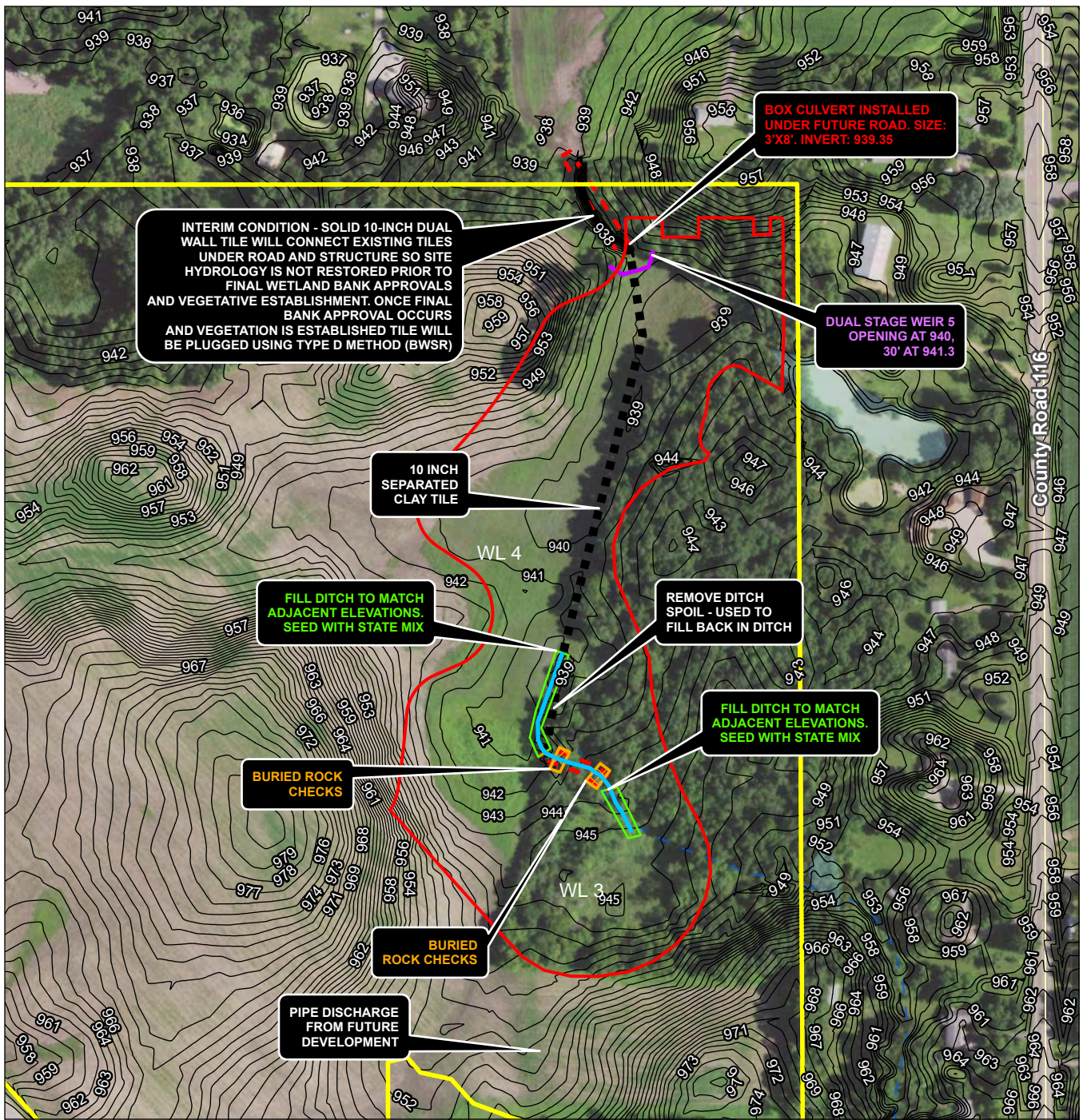
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 Prepared by SF on 2021-01-15
 TR by JM on 2021-01-22
 IR by JS on 2021-01-25

Client/Project: M/I Homes of Minnesota, LLC
 Rush Creek Reserve Wetland Bank
 193804970

Figure No. 9
 Title

Wetland Crediting and Proposed Vegetative Conditions Map

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Project Location T119N, R23E, S23
 C. of Corcoran, Hennepin Co., MN

Prepared by SF on 2021-01-21
 TR by XXX on 2020-06-XX
 IR by XXX on 2020-XX-XX

Client/Project M/I Homes of Minnesota, LLC
 Rush Creek Reserve Wetland Bank

193804970

Figure No. 10
Title Concept Plan

Notes

1. Coordinate System: NAD 1983 StatePlane Minnesota South FIPS 2203 Feet
2. Data Sources: Stantec, NADS, USGS
3. Orthophotography: NAIP 2019

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