



**US Army Corps
of Engineers**®
Rock Island District

PUBLIC NOTICE

Applicant: Elevation Home Builders

Date: May 27, 2021

Expires: June 25, 2021

CEMVR-RD-2021-0176

Section 404

**Joint Public Notice
US Army Corps of Engineers
Iowa Department of Natural Resources**

1. **Applicant:** Elevation Home Builders, c/o: Mr. Nate Knause, 1164 Foster Road, Iowa City, Iowa 52245.

2. **Project Location:** The project is located on an approximately 35-acre parcel, North of Breconshire Lane, West of Dubuque Street Northeast, East of North Liberty Road Northeast, and South of Cherry Lane Northeast, in Section 28, Township 80 North, Range 6 West, Johnson County, Iowa. UTM NAD-83 Zone 15, Latitude 41.709773, Longitude -91.553239.

3. **Project Description:** The Applicant proposes to construct a 50-lot subdivision on a 35-acre parcel. This project includes the construction of homes, roads, stormwater wetlands, and associated infrastructure. The applicant states that the City of Coralville is requiring the construction of stormwater wetlands for stormwater management. Impacts to Waters of the U.S., will occur through grading and placement of fill in seven wetlands and three streams. Specifically, this project will involve the loss of 0.634 acres of wetland and 757 linear feet of stream. Stream one, Wetlands A (Forested and Emergent), Wetland C, and Wetland D, will be impacted by the extension of Meade Avenue, involving grading and the placement of a culvert. The extension of Meade Avenue involves the loss of 250 linear feet of Stream one, 0.144 acres of Wetland A (Forested), 0.2 acres of Wetland A (Emergent), 0.05 acres of Wetland C, and 0.09 acres of Wetland D. Grading for lot development will impact Wetland H and involves the loss of 0.01 acre of Wetland H. The construction of stormwater wetlands will impact Stream two, Stream seven, Wetland A (Emergent), Wetland B, and Wetland G. The construction of stormwater wetlands will involve the loss of 330 linear feet of Stream two, 177 linear feet of Stream seven, 0.05 acres of Wetland A (Emergent), 0.06 acres of Wetland B, and 0.03 acres of Wetland G. The applicant proposes to purchase credits from a mitigation bank. Alternatives, both on-site and off-site will be evaluated to ensure compliance with the 404 B 1 guidelines.

4. **Purpose and Need:** The applicant states that the purpose of the project is to construct a large residential development (approximately 50 lots), that will provide single-family housing within the City of Coralville, and meet local demand.

5. **Agency Review:**

a. Department of the Army, Corps of Engineers. The Department of the Army application is being processed under the provisions of Section 404 of the Clean Water Act (33 U.S.C. 1344).

b. State of Iowa. The project plans have been submitted to the Iowa Department of Natural Resources for state certification of the proposed work in accordance with Section 401 of the Clean Water Act. The certification, if issued, will express the Department's opinion that the proposed activity will comply with Iowa's water quality standards (Chapter 61 IAC). The applicant has also applied for authorization of work in the floodplain pursuant to Chapter 455B of the Iowa Code and other applicable state permits. Written comments concerning possible impacts to waters of Iowa should be addressed to Iowa Department of Natural Resources, 502 E. 9th Street, Des Moines, Iowa 50319. A copy of the comments should be provided to the Corps of Engineers office (see paragraph 11. of this public notice for address).

6. **Historical/Archaeological:** The applicant is in the process of completing a Phase 1 Archeological Survey. Once this survey is submitted to the Corps, it will be coordinated with the Iowa SHPO.

7. **Endangered Species:** District staff has performed a preliminary review of this application for the potential impact on threatened or endangered species pursuant to Section 7 of the Endangered Species Act as amended. The following threatened or endangered species are listed by the United States Fish and Wildlife Service as occurring in Polk County, Iowa: (<https://ecos.fws.gov/ipac/>)

- Indiana bat (*Myotis sodalis*) & Northern long-eared bat (*Myotis septentrionalis*) – The project area is located on a site that may contain summer bat habitat, so the Corps conducted informal coordination with the USFWS. A **may affect, but not likely to adversely affect** determination was made based on a tree clearing restriction that only allows tree clearing between October 1 and April 1.
- Higgins Eye (pearly mussel) – This species is only found in larger rivers, such as the Mississippi River, Iowa River, and Wapsipinicon River. This site does not contain suitable habitat, so the Corps has determined there be **no effect** to this species.
- Rusty Patched Bumble Bee (*Bombus affinis*) – The project site does not contain grasslands with flowering plants; therefore, the Corps has determined there will be **no effect** to this species.
- Prairie Bush-clover (*Lespedeza leptostachya*) – The project site does not contain dry to mesic prairies with gravelly soils; therefore, the Corps has determined there will be **no effect** to this species.
- Western Prairie Fringed Orchid (*Platanthera praeclara*) – The project site does not contain mesic to wet unplowed tallgrass prairies and meadows, therefore the Corps has determined there be **no effect** to this species.
- Eastern Prairie Fringed Orchid (*Platanthera leucophaea*) – The project site does not contain mesic to wet prairies and meadows; therefore, the Corps has determined there will be **no effect** to this species.
- There is no listed critical habitat on this site.

8. **Dredge/Fill Material Guidelines:** The evaluation of the impact of the proposed activity on the public interest will also include application of the guidelines promulgated by the Administrator of the United States Environmental Protection Agency under authority of Section 404(b) of the Clean Water Act (40 CFR Part 230).

9. **Public Interest Review:** The decision whether to issue the Corps 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 thereof; 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 production and, in general, the needs and welfare of the people.

10. **Who Should Reply:** 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. These statements should be submitted on or before the expiration date specified at the top of page 1. These statements should bear upon the adequacy of plans and suitability of locations and should, if appropriate, suggest any changes considered desirable.

11. **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, with particularity, the reasons for holding a public hearing. A request may be denied if substantive reasons for holding a hearing are not provided.

12. **Reply to the Corps.** Comments concerning the Corps permit should be addressed to the District Engineer, US Army Corps of Engineers, Rock Island District, ATTN: RD (Meincke), Clock Tower Building - Post Office Box 2004, Rock Island, Illinois 61204-2004. For additional information contact **Mr. Alex Meincke 309-794-5368** or email: alexander.c.meincke@usace.army.mil.

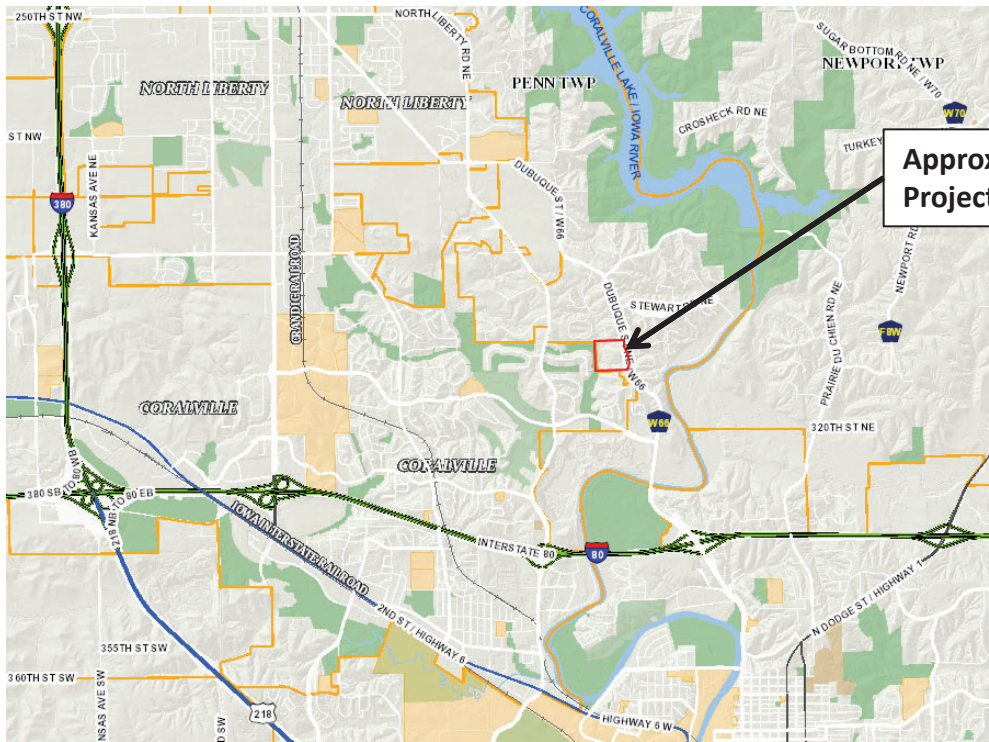
Alex Meincke

Attach
Plan

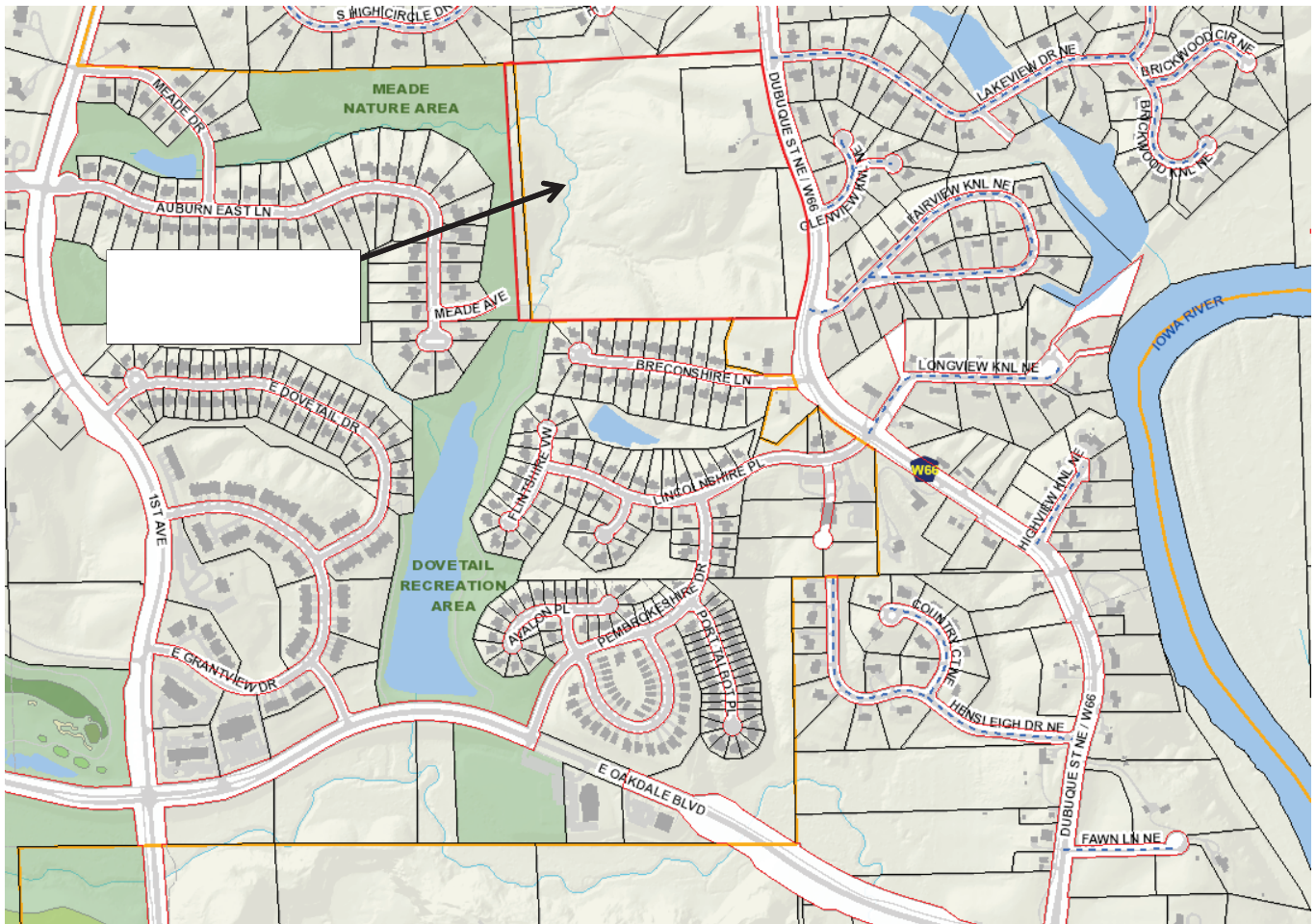
Mr. Alex Meincke
Project Manager, Western Branch
Regulatory Division

REQUEST TO POSTMASTERS: Please post this notice conspicuously and continuously until the expiration date specified at the top of page 1.

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VICINITY MAP



CEMVR-RD-2021-0176 LOCATION MAP Attach 1 of 4

Designed by:	Scale:
LRS	not to scale
Drawn by:	Date:
LRS	10/21/2020
Checked by:	Project No.:
LRS	IC 10533-011

SITE LOCATION & VICINITY MAPS

ELEVATION HOME BUILDERS
 DUBUQUE ST, IOWA CITY, IOWA
 SE ¼, NW1/4, SEC28-T80N-R6W

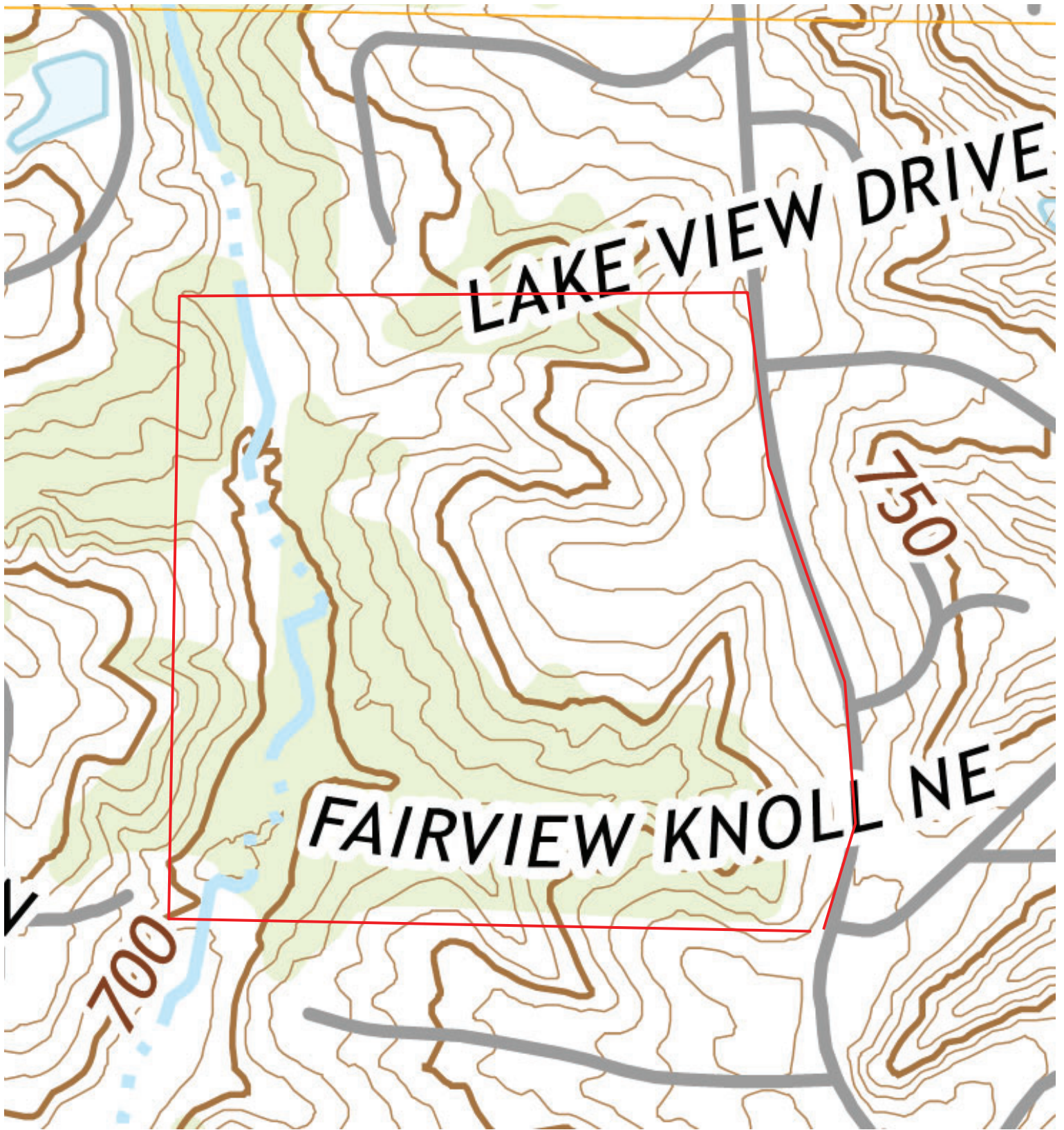
Map Source: Johnson County Property Information Viewer

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CEMVR-RD-2021-0176 TOPOGRAPHIC MAP Attach 2 of 4

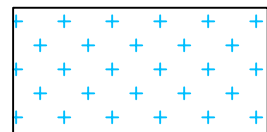
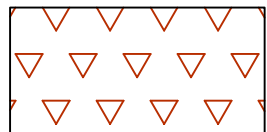
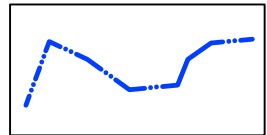
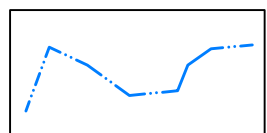
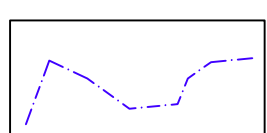




Designed by: LRS	Scale: not to scale	USGS 24K TOPOGRAPHIC MAP	MMS CONSULTANTS, INC.	 
Drawn by: LRS	Date: 10/21/2020	ELEVATION HOME BUILDERS DUBUQUE ST, IOWA CITY, IOWA	IOWA CITY, IOWA 52240 (319) 351-8282	
Checked by: LRS	Project No.: IC 10533-011	SE ¼, NW1/4, SEC28-T80N-R6W Map Source: USGS	https://viewer.nationalmap.gov	

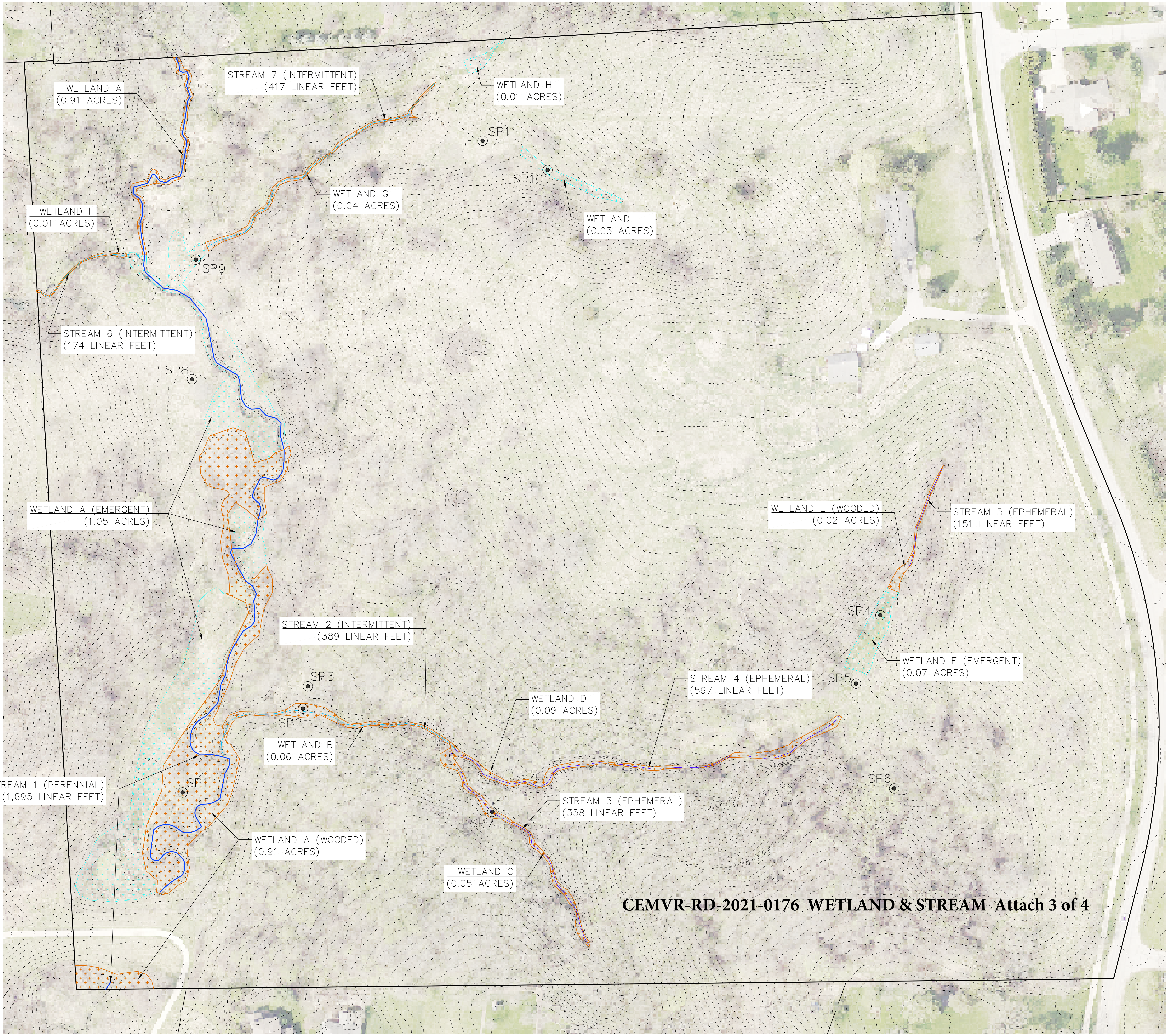


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Date: Revision:

WETLAND LEGEND

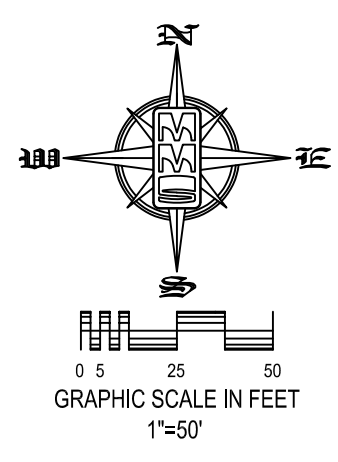
-  EMERGENT WETLAND
(1.16 ACRES)
-  WOODED WETLAND
(1.18 ACRES)
-  PERENNIAL STREAM
(1,695 LINEAR FEET)
-  INTERMITTENT STREAM
(980 LINEAR FEET)
-  EPHEMERAL STREAM
(1,106 LINEAR FEET)
-  SP  SAMPLE POINT
-  PX  PHOTO POINT



WETLAND & STREAM DELINEATION EXHIBIT


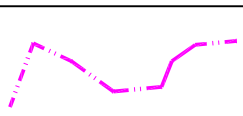
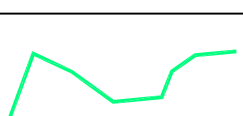
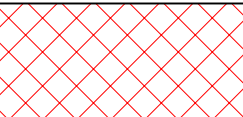
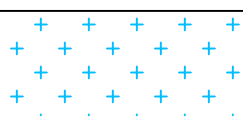
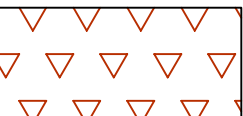
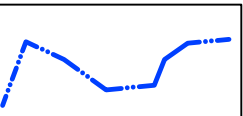
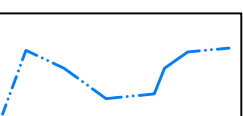
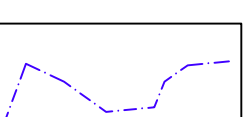
ELEVATION HOME BUILDERS
DUBUQUE ST
SE1/4, NW1/4, Sec.28-T80N-R6W
IOWA CITY
JOHNSON COUNTY
IOWA

CEMVR-RD-2021-0176 WETLAND & STREAM Attach 3 of 4



MMS CONSULTANTS, INC.	
Date:	10/21/2020
Designed by:	LRS
Drawn by:	LRS
Checked by:	LRS
Project No:	10533-011
Scale:	
Sheet No:	1
of:	1

WETLAND LEGEND

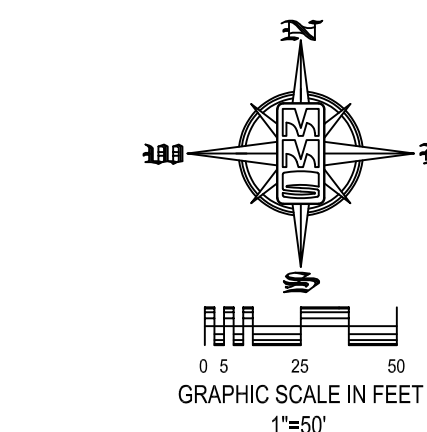
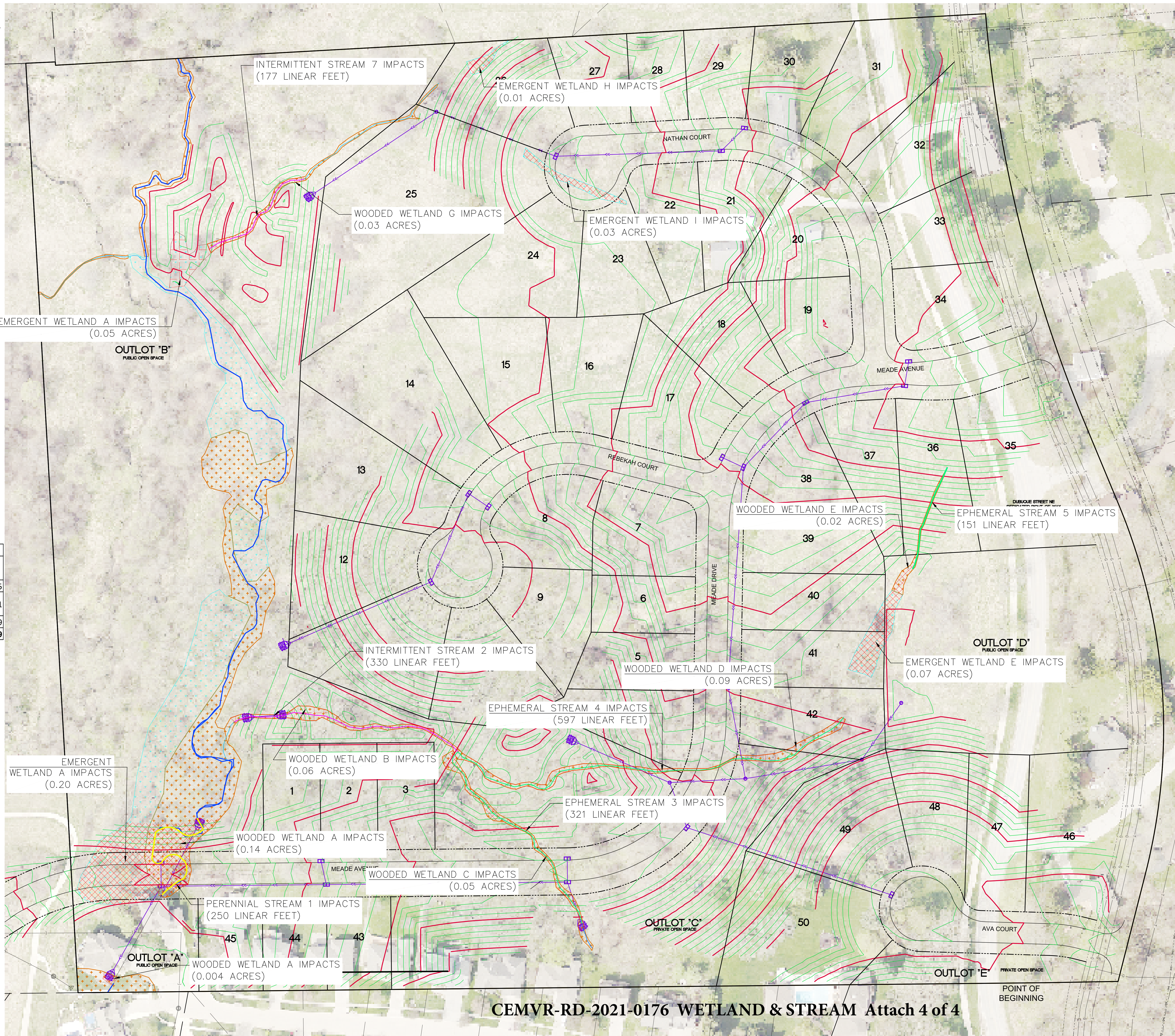
-  PERENNIAL STREAM IMPACTS (250 LINEAR FEET)
-  INTERMITTENT STREAM IMPACTS (507 LINEAR FEET)
-  EPHEMERAL STREAM (1069 LINEAR FEET)
-  WETLAND IMPACTS - SEE TABLE BELOW
-  EMERGENT WETLAND (1.16 ACRES)
-  WOODED WETLAND (1.17 ACRES)
-  PERENNIAL STREAM (1,713 LINEAR FEET)
-  INTERMITTENT STREAM (1,578 LINEAR FEET)
-  EPHEMERAL STREAM (536 LINEAR FEET)

JURISDICTIONAL WETLAND IMPACTS		
Wetland Name	Wetland Type	Acreage
Wetland A	Emergent	0.25
Wetland A	Woody	0.144
Wetland B	Woody	0.06
Wetland C	Woody	0.05
Wetland D	Woody	0.09
Wetland G	Woody	0.03
Wetland H	Emergent	0.01
TOTAL		0.634

JURISDICTIONAL STREAM IMPACTS				
Stream Name	Stream Type	Linear Feet	Stream Width	Stream sqft
Stream 1	Perennial	250	4.5	1125
Stream 2	Intermittent	330	1.7	561
Stream 7	Intermittent	177	1.7	300.9
TOTAL		757		1986.9

NON-JURISDICTIONAL WETLAND IMPACTS		
Wetland Name	Wetland Type	Acreage
Wetland E	Emergent	0.07
Wetland E	Woody	0.02
Wetland I	Emergent	0.03
TOTAL		0.12

NON-JURISDICTIONAL STREAM IMPACTS		
Stream Name	Stream Type	Linear Feet
Stream 3	Ephemeral	321
Stream 4	Ephemeral	597
Stream 5	Ephemeral	151
TOTAL		1069



CEMVR-RD-2021-0176 WETLAND & STREAM Attach 4 of 4

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Date: 04/23/2021
Revision: PER CORPS AJD

WETLAND & STREAM IMPACT EXHIBIT

AUBURN RIDGE
DUBUQUE ST
SE1/4, NW1/4, Sec.28-T80N-R6W
IOWA CITY
JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.	
Date:	03/29/2021
Designed by:	LRS
Drawn by:	LRS
Checked by:	LRS
Project No:	10533-011
Sheet No:	1
of:	1