



# Public Notice

**US ARMY CORPS  
OF ENGINEERS  
St. Louis District  
Gateway to Excellence**

Reply To:  
U.S. Army Corps of Engineers  
Attn: Matthew Collins (OD-F)  
1222 Spruce Street  
St. Louis, MO 63103-2833

Public Notice No  
**P-2931**  
Public Notice Date  
**Sept. 3, 2015**

**Postmaster Please Post Conspicuously Until:**

Expiration Date **Sept. 24, 2015**

File Number: MVS-2014-770

Interested parties are hereby notified that an application has been received for a Department of the Army permit for a new residential development and associated infrastructure, as described below, and shown on the attached figures.

**COMMENTS AND ADDITIONAL INFORMATION:** Comments on the described work should reference the U.S. Army Corps of Engineers Public Notice Numbers shown above and must reach this office no later than the above expiration date to become part of the record and be considered in the decision. Comments should be mailed to the following address:

U.S. Army Corps of Engineers  
ATTN: CEMVS-OD-F (Collins)  
1222 Spruce Street  
St. Louis, Missouri 63103-2833

**APPLICANT:** McBride Homes (with Brewster Road, LLC), POC: Jennifer Balsley, 16091 Swingley Ridge Road, Suite 300, Chesterfield, Missouri 63017 (314) 336-0225

**AGENT:** Matt Roth, On-Site Soils, Inc., 4077 N St. Peters Parkway Suite 110, St. Peters, Missouri 63004 (314)724-6518

**LOCATION:** The project location is immediately north of Brewster Road, in Eureka, MO. The center of the development is at approximately Latitude: 38.514 and Longitude: -90.658. Please see project aerial and plans below.

**PROJECT DESCRIPTION:**

McBride Homes is proposing the Villages of Rockwood Residential Subdivision Project, previously known as Brewster Forest, to construct a new residential area on a 292-acre parcel. Approximately 276 acres of the site is steeply sloped forested land. There are ten jurisdictional streams in the project area, including one named, intermittent stream, and nine unnamed ephemeral unnamed tributaries. The seven tributaries on the west half of the site, combine and form the beginning of Flat Creek, which is labeled on the attached aerial photo and site plan. The three tributaries on the east half of the site combine and drain into a culverted area under the Forests of Hilltop Village residential development, then into Flat Creek. There are no jurisdictional wetlands delineated on the site.

The construction of infrastructure and home lots will impact approximately 2,725 feet of stream, including 135 linear feet of Flat Creek. The development of the property also involves the clearing/grubbing of approximately 137 acres of oak-hickory forest, predominantly composed of white oak, shagbark hickory, and silver maple trees. See the attached site plan for additional information.

**MITIGATION:** The applicant proposes to offset for the loss of tributary channel, and conversion of stream habitat to open water, through the purchase of stream credits from the Land Learning Foundation's In-Lieu Fee program, and through on site preservation of stream channels and riparian corridors.

**ADDITIONAL INFORMATION:** Additional information may be obtained by contacting the agent, Matt Roth at (314) 724-6518 or [matt@onsitesoils.com](mailto:matt@onsitesoils.com) or by contacting Matthew Collins, Regulatory Project Manager, U.S. Army Corps of Engineers at (314) 331-8626 or [matthew.p.collins@usace.army.mil](mailto:matthew.p.collins@usace.army.mil)

**AUTHORITY:** This permit will be processed under the provisions of Section 404 of the Clean Water Act.

**WATER QUALITY CERTIFICATION:** Final project plans will be submitted to the Missouri Department of Natural Resources, Water Protection Program for state certification of the proposed work in accordance with Section 401 of the Clean Water Act. The certification, if issued, will express the Agency's opinion that the proposed activities will not violate applicable water quality standards. Written comments concerning possible impacts to waters of Missouri should be addressed to: Water Protection Program, Post Office Box 176, Jefferson City, Missouri 65102-0176, with a copy provided to the Corps of Engineers.

**SECTION 404 (b)(1) EVALUATION:** The impact of the activity on the public interest will be evaluated in accordance with the Environmental Protection Agency guidelines pursuant to Section 404 (b)(1) of the Clean Water Act.

**PUBLIC HEARING:** Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Request for public hearings shall state, with particularity, the reasons for holding the public hearing.

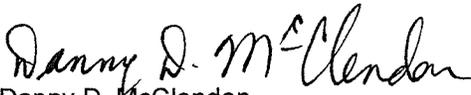
**ENDANGERED SPECIES:** The proposed project is within range of the endangered Indiana bat (**Myotis sodalis**) and Northern Long Eared Bat (**Myotis septentrionalis**). The applicant's agent has coordinated a bat survey plan for this project with USACE and the USFWS. No Northern Long Eared Bats or Indiana Bats were captured during the surveys. A preliminary determination, in compliance with the Endangered Species Act as amended, will be made upon completion of the survey. In order to complete our evaluation, comments are solicited by this public notice from the U.S. Fish and Wildlife Service and other interested agencies and individuals.

**CULTURAL RESOURCES:** The St. Louis District will evaluate information provided by the State Historic Preservation Officer and the public in response to this public notice and we may conduct, or require a reconnaissance survey of the project area.

**EVALUATION:** The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the described activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit that may reasonably be expected to accrue from the described activity must be balanced against its reasonably foreseeable detriments. All factors, which may be relevant to the described activity will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion, and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, consideration of property ownership and, in general, the needs and welfare of the people.

**SOLICITATION OF COMMENTS:** The U.S. Army 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 these proposed activities. Any comments received will be considered by the U.S. Army 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 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.

In accordance with 33 CFR 325.3, it is presumed that all interested parties and agencies will wish to respond to public notices; therefore, a lack of response will be interpreted as meaning that there is no objection to the proposed project.

  
Danny D. McClendon  
Chief, Regulatory Branch

**Attachments:**  
Site Map  
Project Plan Sheet

**NOTICE TO POSTMASTERS:** It is requested that this notice be conspicuously and continually placed for 21 days from the date of this issuance of this notice.



