

Public Notice

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

Reply To:
U.S. Army Corps of Engineers
Attn: CEMVS-OD-F
1222 Spruce Street
St. Louis, Missouri 63103-2833

Public Notice No.
P-2991

Public Notice Date:
April 21, 2017

Expiration Date:
May 11, 2017

Postmaster Please Post Conspicuously Until:

File Number: MVS-2016-939

Interested parties are hereby notified that an application has been received for a Department of the Army permit for certain work in waters of the United States, as described below and shown on the attached maps.

COMMENTS AND ADDITIONAL INFORMATION: Comments on the described work should reference the U.S. Army Corps of Engineers File Number shown above and must reach this office no later than the above expiration date of the Public Notice 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
Regulatory Branch
1222 Spruce Street
St. Louis, Missouri 63103-2833
ATTN: Jennifer L. Skiles

APPLICANT: Payne Family Homes: Thomas Cummings, 10407 Baur Blvd, Suite B, St. Louis, Missouri 63132.

LOCATION: The project area is a 51-acre tract located at the southwest corner of the intersection of Hwy 100 and Hwy 109 in the City of Wildwood. The project address is 17225 Manchester Road. The project is located in Section 2, Township 44 North, Range 3 East, St. Louis County.

PROJECT DESCRIPTION: The applicant seeks authorization to conduct grading and filling operations in waters of the United States for construction of a 158 lot residential development, with associated roadways and infrastructure. The development is to consist of small lot, single family homes. Two commercial outlots are also planned along the west side of Hwy 109.

The property is primarily composed of forested areas interspersed with scrub-brush vegetation. The site is moderately hilly with several ravines that contain Bonhomme Creek and a tributary to Bonhomme Creek. Bonhomme Creek exists for approximately 2,075 linear feet within the tract and flows along the eastern and northern section of the site. The applicant proposes to impact 870 linear feet of Bonhomme Creek for construction of three outfall structures, two road crossings, and grading for a detention area. The unnamed tributary to Bonhomme Creek flows from southwest to northeast through the site for approximately 1,400

linear feet. The applicant also proposes to impact approximately 1,260 linear feet of the unnamed tributary by piping and grading activities for site development. The applicant stated that the piping of the tributary is required to meet local planning and zoning requirements.

Although the applicant is in the process of researching alternatives, reducing the size of the footprint and minimizing proposed impacts to the streams, they believe that the remaining impacts are unavoidable. The applicant is actively looking for potential mitigation options including an approved in-lieu fee provider.

LOCATION MAPS AND DRAWINGS: See attached. In addition, the project plans may be viewed in color and in more detail by visiting the Public Notice section of our website at <http://www.mvs.usace.army.mil/ConOps/permits/pn.html>

ADDITIONAL INFORMATION: Additional information may be obtained by contacting Jennifer L. Skiles, Project Manager, U.S. Army Corps of Engineers, at (314) 331-8579. Your inquiries may also be sent by electronic facsimile to (314) 331-8741 or by e-mail to Jennifer.L.Skiles@usace.army.mil.

AUTHORITY: This permit will be processed under Section 404 of the Clean Water Act (33 U.S.C. 1344).

WATER QUALITY CERTIFICATION: Section 401 of the Clean Water Act (33 USC 1341) requires that all discharges of dredged or fill material must be certified by the appropriate state agency as complying with applicable effluent limitations and water quality standards. The project plans will be submitted to the Missouri Department of Natural Resources, Water Protection Program (the Agency) in accordance with Section 401. While the Corps of Engineers may provide all relevant information to DNR and request Section 401 review on behalf of the applicant, the applicant assumes final responsibility to ensure that both agencies receive all information required to complete their independent review. If issued, Certification 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, P.O. 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 the applicant's proposal. Any request for a public hearing shall state, with particularity, the reason for the hearing, and must be based on issues that would warrant additional public review.

ENDANGERED SPECIES: The proposed project is within the range of the endangered Indiana bat (**Myotis sodalis**) and the northern long-eared bat (**Myotis septentrionalis**) that is a proposed candidate for endangered status. In order to further complete our evaluation, written comments are solicited by this public notice from the U.S. Fish and Wildlife Service and other interested agencies and individuals.

CULTURAL RESOURCES: The applicant has coordinated with the Corps archaeologist and the State Historic Preservation Officer (SHPO). In addition, SCI Engineering completed a Phase I and Phase II archaeological investigation and it appears that no historic or cultural properties will be affected by the project. USACE will evaluate additional comments received concerning cultural and historic properties.

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 activity described, will be considered including the cumulative effects. Among factors considered 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 the proposed activity. 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.

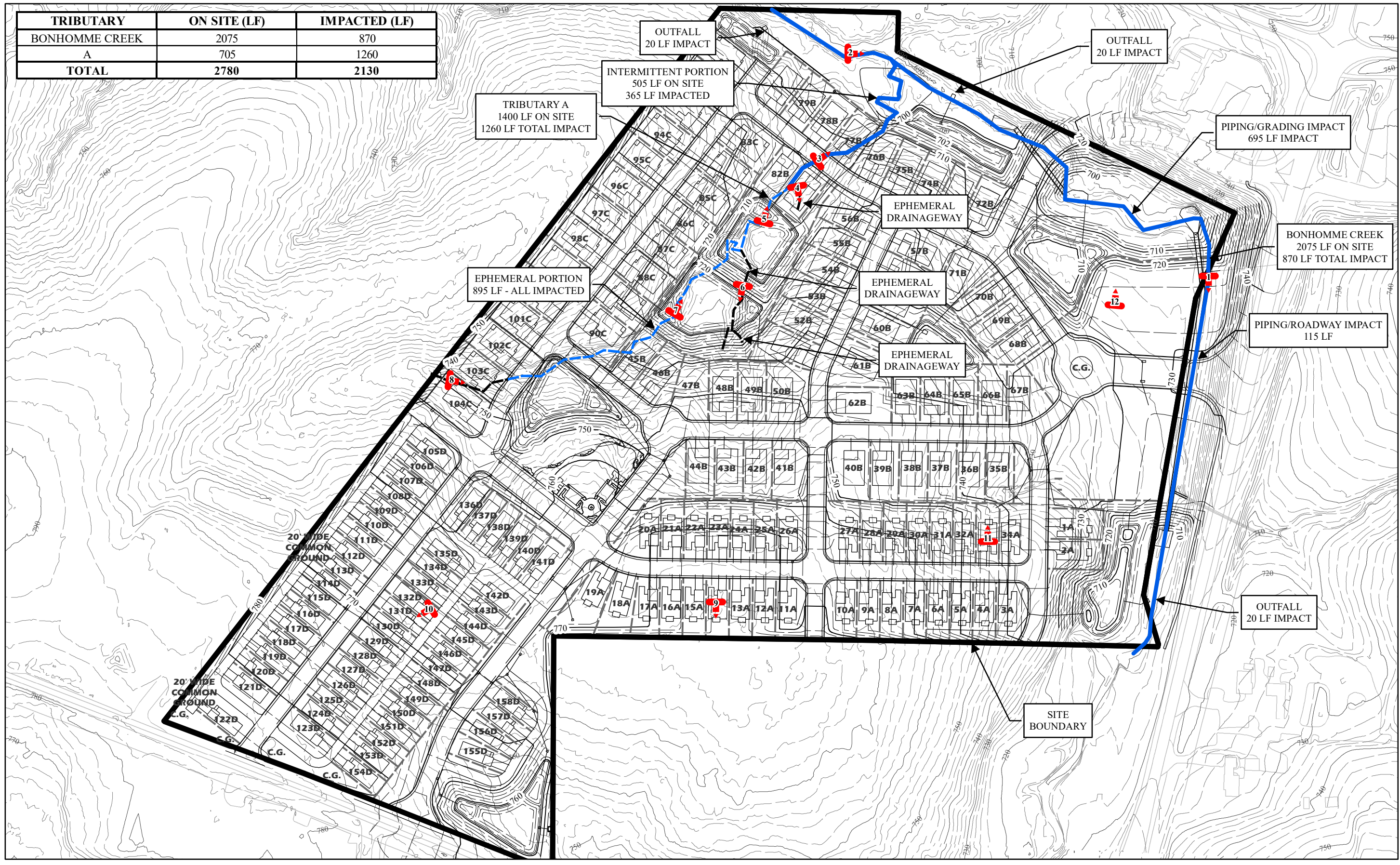
DANNY D. MCCLENDON
Chief, Regulatory Branch

Attachments

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.

TRIBUTARY	ON SITE (LF)	IMPACTED (LF)
BONHOMME CREEK	2075	870
A	705	1260
TOTAL	2780	2130



GENERAL NOTES/LEGEND

INDICATES APPROXIMATE SOIL BORING LOCATION.

INDICATES APPROXIMATE LOCATION AND DIRECTION OF PHOTOGRAPH

BASED ON UNDATED PLAN PROVIDED ELECTRONICALLY ON 3/01/2017

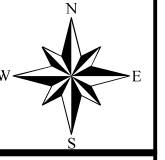
BY THE STERLING COMPANY.

DIMENSIONS AND LOCATIONS ARE APPROXIMATE; ACTUAL MAY VARY. DRAWING SHALL NOT BE USED OUTSIDE THE CONTEXT OF THE REPORT FOR WHICH IT WAS GENERATED.

PROJECT NAME

SLAVIK TRACT
WILDWOOD, MISSOURI

WETLAND DELINEATION AND PRELIMINARY SITE PLAN



SCALE 1" = 200'

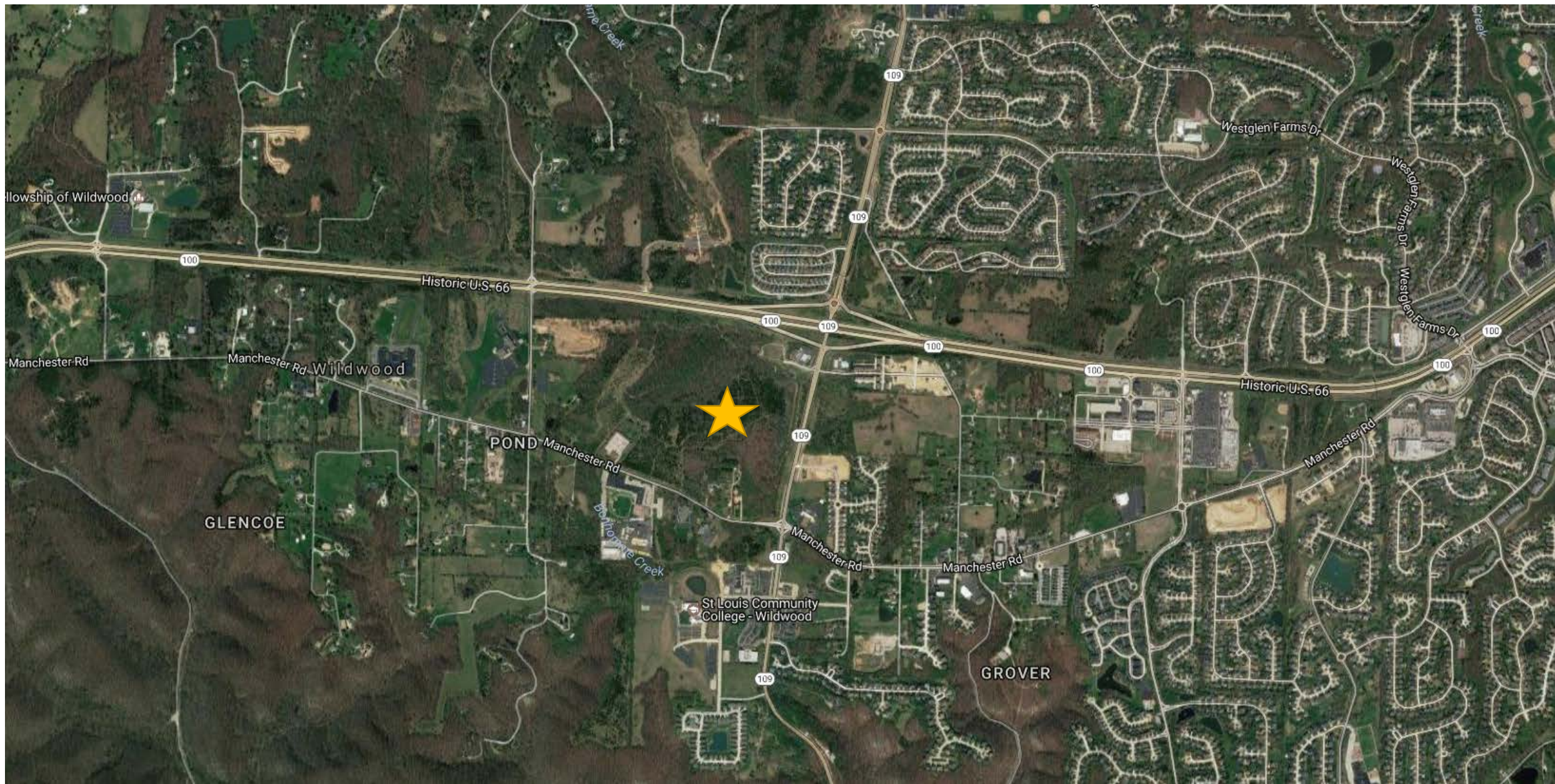
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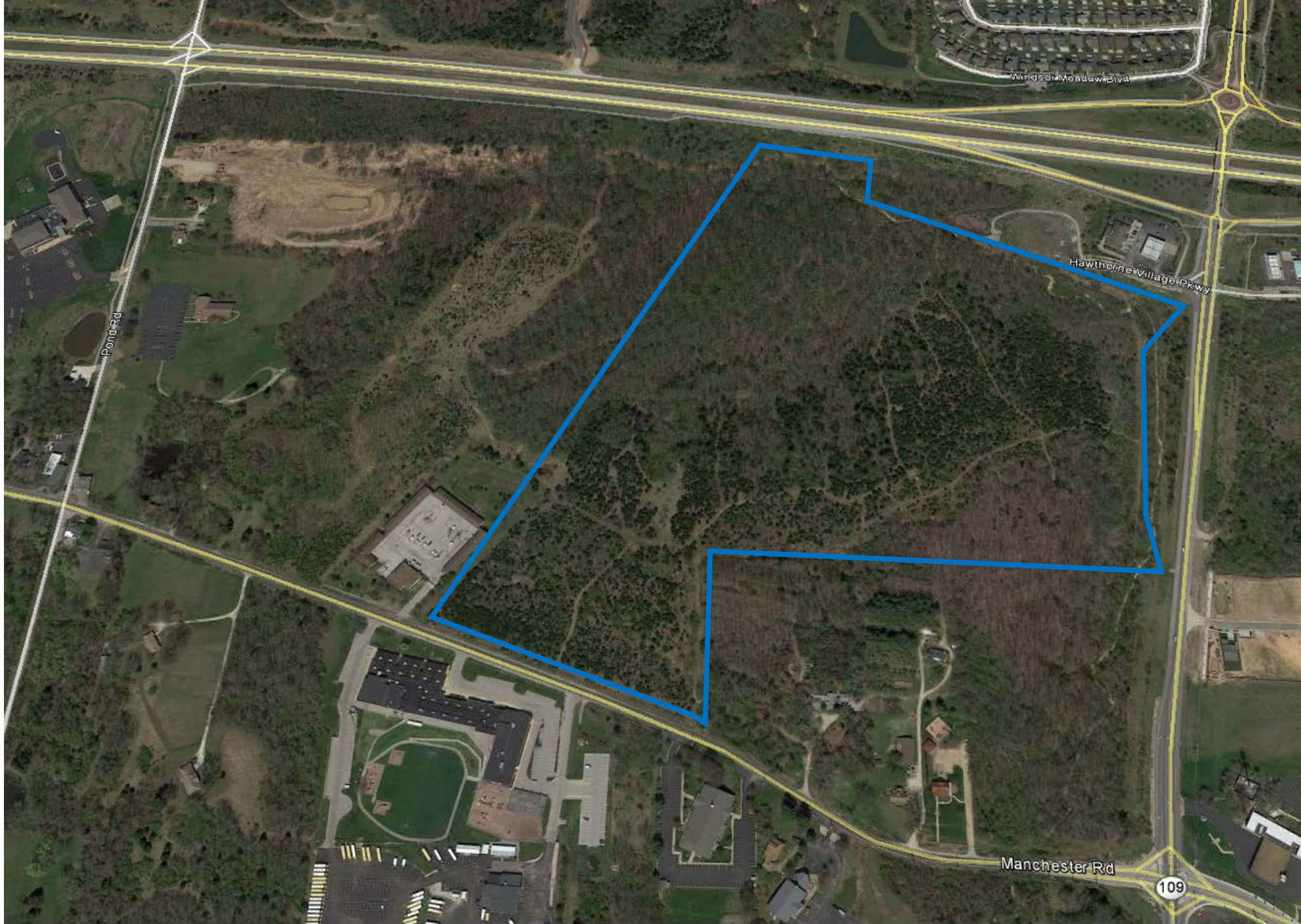
DATE 03/2017

DRAWN BY RCV

CHECKED BY JLS

FIGURE 3





Pond Rd

Windsor Meadows Blvd

Hawthorne Village Pkwy

Manchester Rd

109

