

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-3131

Public Notice Date:
August 16, 2019

Expiration Date:
September 5, 2019

Postmaster Please Post Conspicuously Until:

File Number: MVS-2018-443

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: G'Sell Homes, LLC. (Attention: Mr. Rodney G'Sell, 6539 Old State Route 21, Barnhart, Missouri 63012).

LOCATION: The project area is approximately 15-acres, located south of Highway 55, north of Wolf Hollow Road and west of Old State Road, within the City of Imperial. The project is located in Section 19, Township 42 North, Range 6 East, Jefferson County. More specifically, the project is located in 38.3616, -90.3845.

PROJECT SITE HISTORY: Located immediately to the north of the project site is Wolf Hollow Estates I. This project is a separate development and clearing and grading for the site are currently underway.

Wolf Hollow Estates II is being developed in two separate phases, which will have different construction timeframes. The first part of the project is an approximate 15-acre site known as Wolf Hollow Estates II Phase I and is located north of the existing overhead utility line that runs east and west through the site. There are three (3) proposed streets in Wolf Hollow Estates II Phase I. These streets are designed to accommodate a future extension and temporary turnaround. Clearing and grading for this project are currently underway.

The project that is being represented by this public notice is known as Wolf Hollow Estates II Future Phase. It is the southern portion of Wolf Hollow Estates II. The Future Phase is the portion of the site that exists south of the existing overhead utility lines that run east and west through the site. The Future Phase of Wolf Hollow Estates II will have a sanitary sewer system that connects to an existing sewer system to the southeast and a storm sewer system discharging to the south. An access road will also be constructed for this phase to connect to Wolf Hollow Road, to the south.

Clearing and grading for this future phase has not commenced and will not start until all surveys and permits are acquired, including the USACE Section 404 Permit.

PROJECT DESCRIPTION: The applicant seeks authorization to conduct grading and filling operations in waters of the United States for construction of a single-family residential development, known as Wolf Hollow Estates II Future Phase. The development will consist of a 69-lot subdivision, including roadway and utilities. The site currently exists as an undeveloped forested site surrounded by forest and established residential developments. Located within the project site is an intermittent tributary. The tributary originates offsite near I-55 and enters the site from a culvert for a private roadway on the northwest corner of the property. The tributary flows southeast through the property before flowing offsite and eventually into Rock Creek.

The onsite channel is proposed to be placed in a 60" diameter pipe for 630 feet, for the development of lots. The pipe will then outfall into an in-stream detention basin, for approximately 180 linear feet. The detention basin will outfall into the natural stream, where the water flow will exit the site through the culvert under Wolf Hollow Road. The total impacts to the onsite stream for piping and construction of the detention basin is 810 linear feet.

Although the applicant is in the process of researching alternatives, reducing the size of the footprint and minimizing proposed impacts to the unnamed tributary, they believe that the remaining impacts are unavoidable. The applicant is proposing to participate in an approved in-lieu fee mitigation program for stream impacts determined to be unavoidable.

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/Missions/Regulatory/PublicNotices/OpenNotices.aspx>

ADDITIONAL INFORMATION: Additional information may be obtained by contacting Jennifer Skiles, Project Manager, U.S. Army Corps of Engineers, at (314) 331-8579. Your inquiries may also be sent 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 federally endangered Indiana bat (*Myotis sodalis*) and the northern long-eared bat (*Myotis septentrionalis*) that currently is a threatened species and is a

proposed candidate for endangered status. A preliminary determination, in compliance with the Endangered Species Act as amended, has been made that this activity may affect the habitat of these listed and candidate species. The proposed 15-acre site will be cleared. The Corps is coordinating with the U.S. Fish and Wildlife Service and the applicant is taking measures to minimize potential effects of the project during construction. 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 St. Louis District will evaluate information provided by the State Historic Preservation Officer and the public in response to this public notice. Upon initial project review, the Corps has requested that the applicant provide a reconnaissance survey of the project area. The Corps will continue to coordinate with SHPO and Native American Tribes as appropriate.

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. Many of the concerns listed above including Air Quality are reviewed, evaluated, and permitted by the Missouri Department of Natural Resources through the State Land Reclamation Permitting Process.

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.



Robert S. Gramke
Chief, Regulatory Branch

Attachments

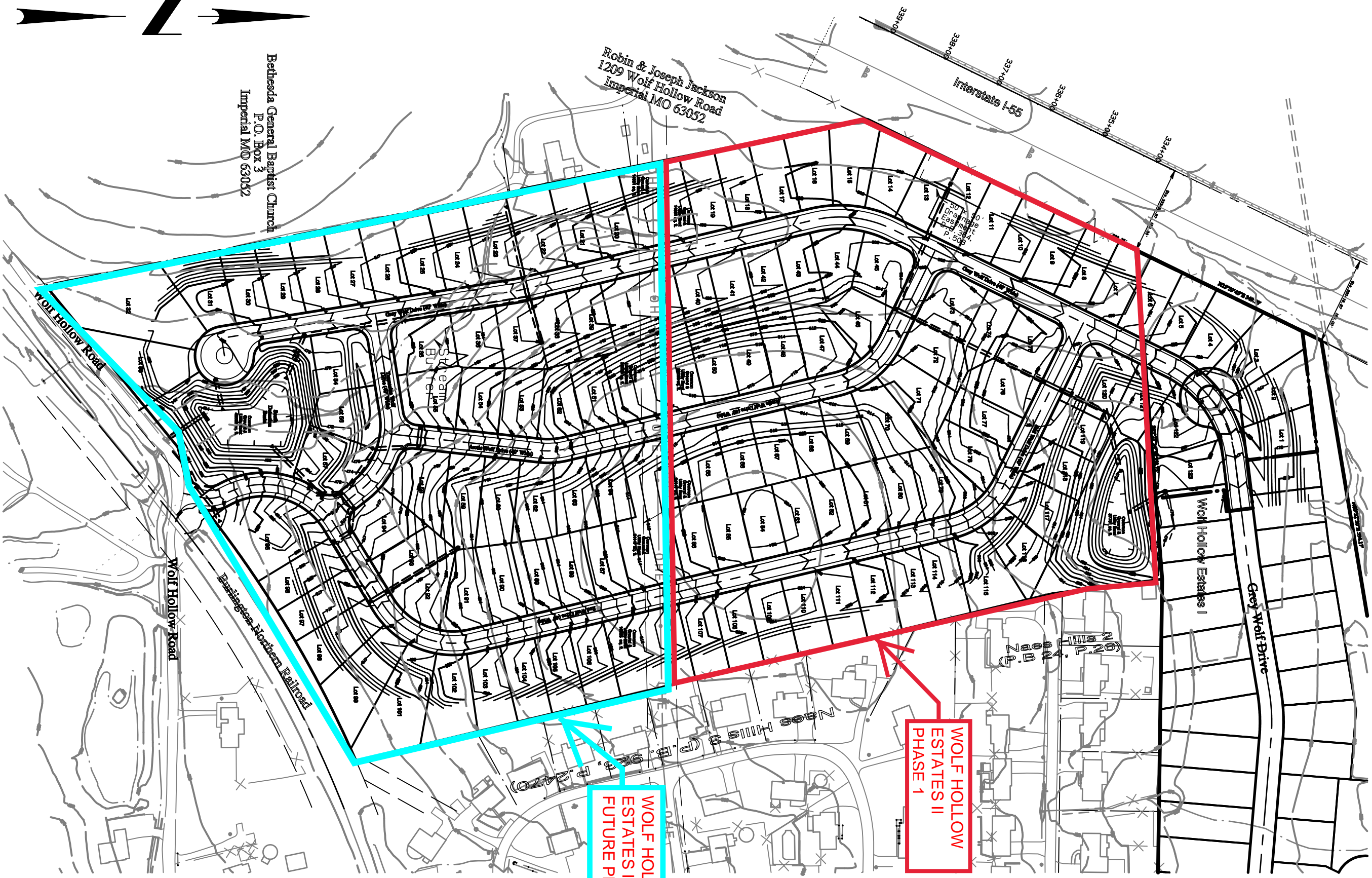
NOTICE TO POSTMASTERS:

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



Bethesda General Baptist Church
P.O. Box 3
Imperial MO 63052

Robin & Joseph Jackson
1209 Wolf Hollow Road
Imperial MO 63052



WOLF HOLLOW
ESTATES II
PHASE 1

WOLF HOLLOW
ESTATES II
FUTURE PHASE

EXHIBIT for WOLF HOLLOW ESTATES II

not to scale

GOVERO LAND SERVICES SURVEYING * ENGINEERING	5929 OLD STATE ROAD IMPERIAL, MO. 63052		SCALE not to scale
	PH:(636)464-9380 FAX:(636)464-9626	CHECKED BY CJO	JOB NO. 17091A

Wolf Hollow

July 31, 2019
Wolf Hollow Estates I & II



7/31/2019, 10:21:41 AM

Subdivision Lot Numbers



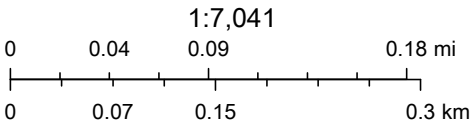
Tax Parcels

----- Subdivision Lot Lines

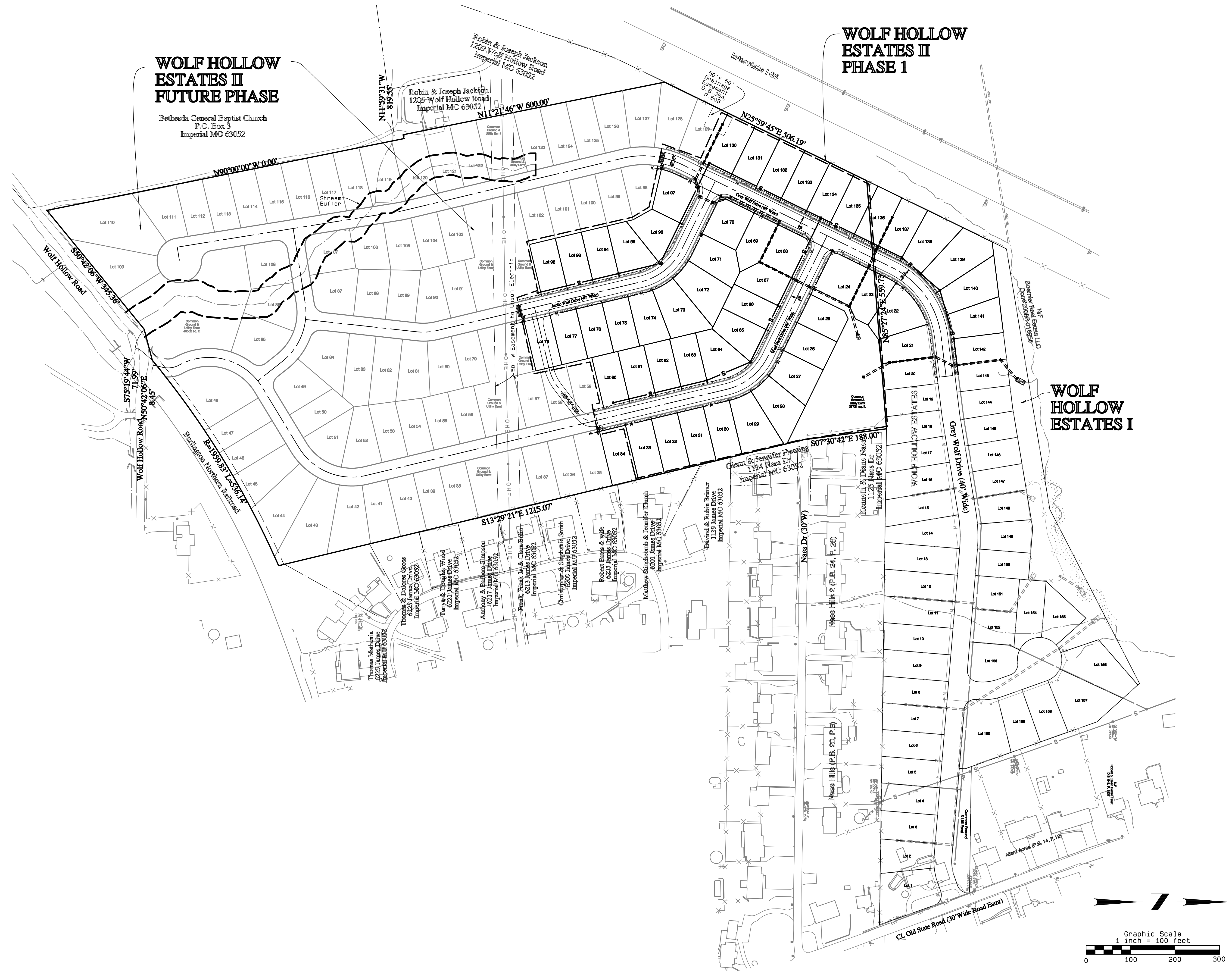
Rivers and Streams



Jefferson County Boundary



Esri, HERE, iPC, Jefferson County, MO, Missouri Dept. of Conservation, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community,



DISCLAIMER
THE PLANS WHICH THE REGISTERED PROFESSIONAL ENGINEER HAS PREPARED OR HAD PREPARED, ARE LIMITED TO ONLY SETTING OUT THE LOCATION OF GRAVITY, WATER, SEWER, GAS, AND TELEPHONE LINES, AND TO THE LOCATION OF THE BOUNDARY OF THE PROJECT. THE ENGINEER DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF ANY INFORMATION, INCLUDING SURVEYING, BOUNDARY, AND UTILITIES, NOT PROVIDED BY THE CLIENT OR ANY OTHER PARTY. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ENGINEER AND HIS FIRM. THE ENGINEER'S LIABILITY DOES NOT EXTEND TO ANY OTHER MATTER, INCLUDING THE DESIGN OF THE PROJECT, THE CONSTRUCTION OF THE PROJECT, OR THE PERFORMANCE OF THE PROJECT. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ENGINEER AND HIS FIRM. THE ENGINEER'S LIABILITY DOES NOT EXTEND TO ANY OTHER MATTER, INCLUDING THE DESIGN OF THE PROJECT, THE CONSTRUCTION OF THE PROJECT, OR THE PERFORMANCE OF THE PROJECT.

Site Improvement Plan
Wolf Hollow Estates II Phase 1
Old State Road
Imperial, MO 63052

GOVERO
LAND SERVICES
SURVEYING & ENGINEERING

6020 OLD STATE RD
IMPERIAL, MO 63052
Email: info@goveroandservices.net
Ph: (636) 464-2880 FAX: (636) 464-2626
Engineering Corporation License #011005
Surveying License #00242

FIELD WORK BY	INITIALS	REVISION
DRAWN BY	CIO	REVISION
CHECKED BY	D.L.G.	REVISION
DATE	08/05/2019	REVISION

ENGINEERS SEAL
These Plans are for
review and comments.
Detailed Plans will be
provided after Final
Comments.

NAME
DISCIPLINE
LIC#

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JOB NO.
17091A

SHEET NO.
1 OF 1

17091A.dwg
8/5/2019