Public Notice

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

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

Public Notice No.
P-2658
Public Notice Date
January 17, 2008
Expiration Date
February 7, 2008

Postmaster Please Post Conspicuously Until:

File Number: 2007-632

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: All comments and/or requests for public hearing must reach this office no later than the 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: Ms. Laurie Farmer

APPLICANT: Erickson Retirement Communities, 701 Maidon Choice Lane, Baltimore, Maryland 21228.

AGENT: V3 Companies of Illinois. Attn: Mr. Scott Brejcha, 7325 Janes Avenue, Woodridge, Illinois 63057. (630) 724-9200.

LOCATION: The project area is located south of and adjacent to Missouri Route 30 (Gravois Road), across from Grant's Farm in unincorporated St. Louis County, Missouri. More specifically, the site lies within Sections 21, Township 44 North, Range 06 East in St. Louis County, Missouri (see attached location map).

PROJECT DESCRIPTION: The applicant seeks authorization to conduct grading and filling operations in waters of the United States in conjunction with the development of a 94-acre site for a large-scale continuing care retirement community. Jurisdictional waters on the site consist of Gravois Creek (identified on the attached plan as Area 1a) and three unnamed, intermittent tributaries (identified on the attached plan as Areas 1b, 1d, and 1e). All of the unnamed tributaries flow into Gravois Creek. Three ponds (Areas 2a, 2b, and 2c) and one wetland (Area 3) on the site have been determined to be non-jurisdictional. The applicant is proposing to enclose/pipe 710 lineal feet of Tributary 1d for the creation of parking lots and enclose/pipe 1,248 linear feet of Tributary 1e to

facilitate the construction of a roadway, building, and parking facilities. Additionally, the project plans propose to impact 414 linear feet of Tributary 1b to create on-site stormwater detention. Total impacts to Waters of the United States consist of 2,372 lineal feet of tributary impacts. The applicant is exploring In-Lieu fee mitigation through the Heritage Foundation's Stream Stewardship Trust Fund.

LOCATION MAPS AND DRAWINGS: See attached. Maps are also available for viewing on our lonine version of this Public Notice which may be accessed through the St. Louis District Regulatory Branch Public Notice webpage at the following link: http://www.mvs.usace.army.mil/permits/pn.htm

ADDITIONAL INFORMATION: Additional information may be obtained by contacting Laurie Farmer, Project Manager, U.S. Army Corps of Engineers, at (314) 331-8810. Your inquiries may also be sent by electronic facsimile to (314) 331-8741 or by e-mail to Laurie.M.Farmer@ usace.army.mil.

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

WATER QUALITY CERTIFICATION: The project plans have been 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 is requested as of the date of this Public Notice, and 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 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 applicant has received consultation from the U.S. Fish and Wildlife Service date July 12, 2007 that the no federally listed species or designated critical habitat is known to occur within the project area. Additionally a record search of the Missouri Department of Conservation Heritage Review indicates that there are no records of species/habitats with federal or state listings within the subject site. A preliminary determination, in compliance with the Endangered Species Act, as amended, has been made that the work that is proposed would not affect species designated as threatened or endangered, or adversely affect critical habitat. In order to complete our evaluation, comments are solicited from the Fish and Wildlife Service and other interested agencies and individuals through this Public Notice.

CULTURAL RESOURCES: The applicant has submitted information to the State Historic Preservation Officer (SHPO) pursuant to Section 106 of the National Historic Preservation Act. A Phase I Cultural Resource Survey was conducted for the project area. By letter correspondence dated August 15, 2007, the SHPO has reviewed the report and concurs with the investigator's recommendation that there are no sites eligible for inclusion in the National Register of Historic Places.

EVALUATION OF PROBABLE IMPACTS: 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.

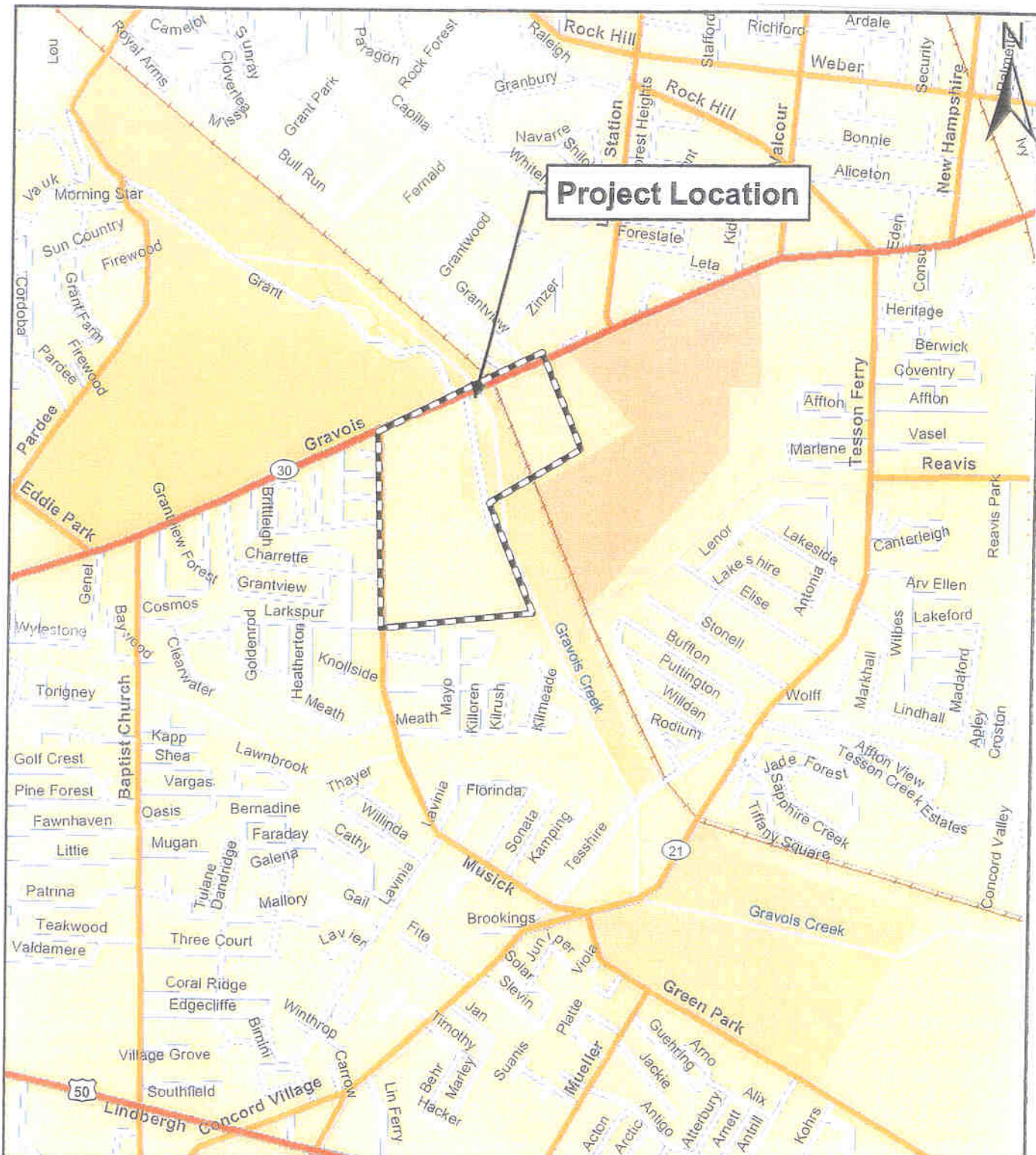
Solicitation of Comments From The Public: The U.S. Army Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of the proposed activity. Any comments received 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

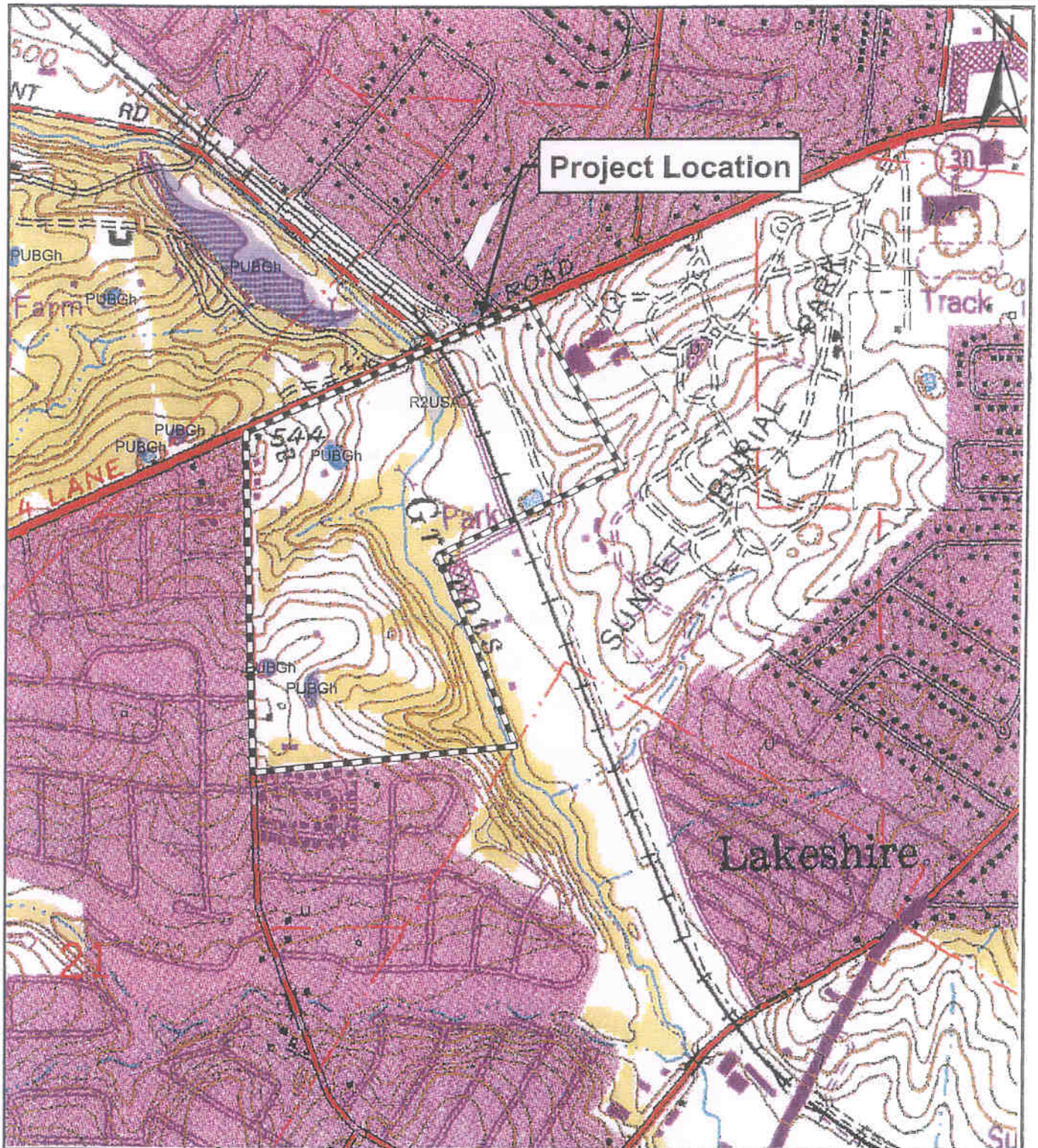
DANNY D. MCCLENDON
Chief, Regulatory Branch

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.



V3 Companies 7325 Janes Avenue Woodridge, IL 60517 630.724.9200 phone 630.724.9202 fax www.v3co.com	TITLE: **Project Location Map**	PROJECT: **Grant's Farm Manor**			
	BASE LAYER: StreetMap USA	PROJECT NO. 06185	EXHIBIT: I	SHEET: 1 OF: 1	
	CLIENT: Erickson Retirement Communities 2420 Corporate Lane Naperville, IL 60563	QUADRANGLE: Webster Groves	DATE: 03/08/07	SCALE: NTS	



V3 Companies
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
630.724.9202 fax
www.v3co.com

TITLE: National Wetlands Inventory Map	PROJECT: Erickson Retirement Communities St. Louis		
BASE LAYER: USGS Topographic Atlas	PROJECT NO. 06185	EXHIBIT: II	SHEET: 1 OF: 1
CLIENT: Erickson Retirement Communities 2420 Corporate Lane Naperville, IL 60563	QUADRANGLE: Webster Groves	DATE: 03/08/07	SCALE: NTS

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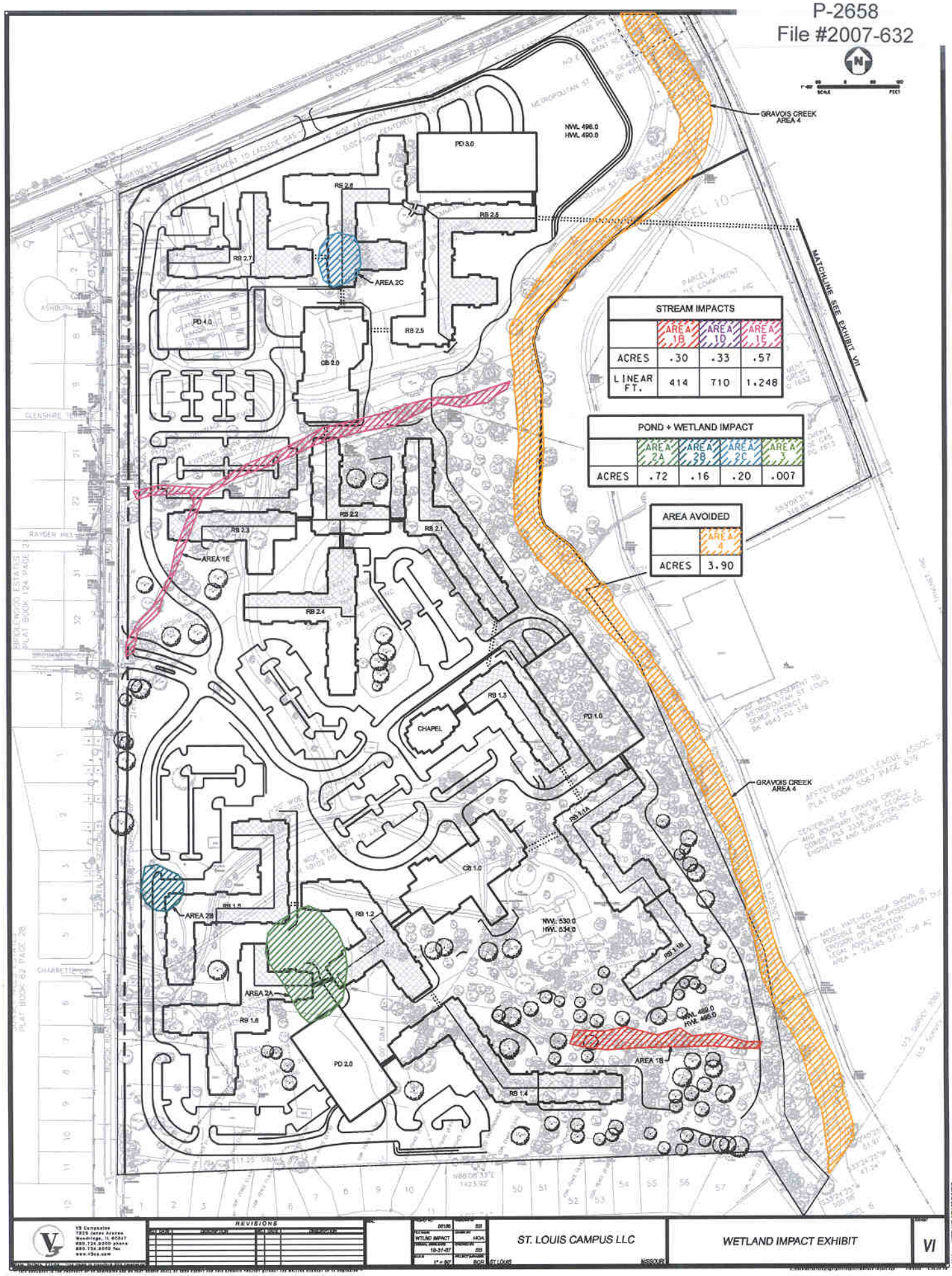

STREAM IMPACTS	AREA 1B	AREA 1D	AREA 1E
ACRES	.30	.33	.57
LINEAR FT.	414	710	1.248

POND + WETLAND IMPACT	AREA 2A	AREA 2B	AREA 2C	AREA 3
ACRES	.72	.16	.20	.007

AREA AVOIDED	AREA 4
ACRES	3.90

VS Campanine
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
630.724.9202 fax
www.vsca.com

REVISIONS

08186	SB		
WETLAND IMPACT	HGA		
10-31-07	SB		
1" = 60'	BCR	ST. LOUIS	MISSOURI

ST. LOUIS CAMPUS LLC

WETLAND IMPACT EXHIBIT

VI

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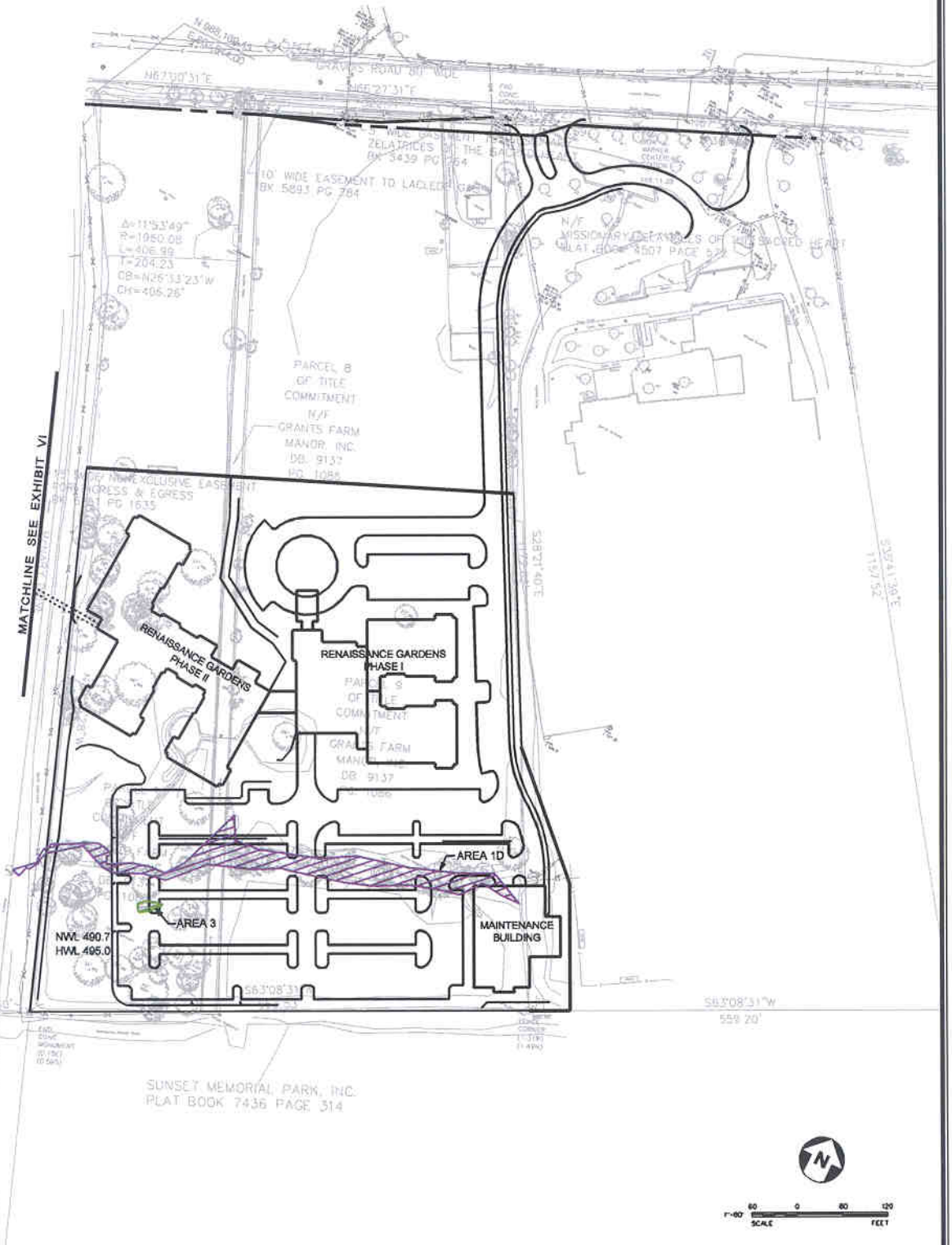
STREAM IMPACTS			
	AREA 1B	AREA 1D	AREA 1E
ACRES	.30	.33	.57
LINEAR FT.	414	710	1,248

POND + WETLAND IMPACT				
	AREA 2A	AREA 2B	AREA 2C	AREA 3
ACRES	.72	.16	.20	.007



WETLAND IMPACT EXHIBIT

ST. LOUIS CAMPUS LLC

ST LOUIS MISSOURI

PROJECT NO.	DESIGNED BY	SCALE
06185	SB	
FILENAME	DRAWN BY	
WTLND IMPACT	HOA	
ORIGINAL ISSUE DATE	CHECKED BY	
10-31-07	SB	
SCALE	PROJECT MANAGER	
1" = 60'	BCR	

REVISIONS

NO.	DATE	DESCRIPTION

V3 Companies
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
630.724.9202 fax
www.v3co.com

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OUR PUBLIC NOTICES ARE NOW AVAILABLE ON THE WORLD WIDE WEB AT OUR ST. LOUIS DISTRICT HOME PAGE (http://mvs/usace.army.mil/permits/pn.htm). If you have any trouble, please call Danny McClendon at (314) 331-8574 or by e-mail to: Danny.D.McClendon@usace.army.mil

WE ARE ATTEMPTING TO REDUCE OUR PUBLIC NOTICE MAILING COSTS; CHECK OUR WEB PAGE THEN CONTACT US TO HAVE YOUR NAMED REMOVED FROM OUR MAILING LIST, please call Jaynie Doerr at (314) 331-8581, or by email to: Jaynie.G.Doerr@usace.army.mil, or mail this cover-sheet to the St. Louis District, OD-F, 1222 Spruce Street, St. Louis, MO 63103-2833, ATTN: Regulatory Branch, indicating that your name or company named be removed. Changes to our mailing list may take a few weeks to take effect.

US ARMY ENGINEER DISTRICT, ST. LOUIS
ATTN: CEMVS-OD-F
1222 SPRUCE STREET
ST. LOUIS, MISSOURI 63103-2833