



Public Notice

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

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

Public Notice No.
P-2470
Public Notice Date
April 29, 2005
Expiration Date
May 20, 2005

Postmaster Please Post Conspicuously Until:

File Number: 2005-02120

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: Rob Gramke

APPLICANT: Triad Development, Mr. Don Collier, Jr., 135 Triad West Drive, O'Fallon, Missouri 63366.

AGENT: Picket, Ray & Silver, Inc., Mr. Jim Valleroy, 333 Mid-Rivers Mall Drive, St. Peters 63376 (636)397-1211.

LOCATION: The project area is located at the intersection of US Highway 61 and Missouri State Highway W, in North St. Charles County. More specifically it is located in the SW1/4 of Section 33, Township 48 North, Range 1 East, St. Charles County, Missouri.

PROJECT DESCRIPTION: The applicant seeks authorization to site grade in connection with an 8-acre commercial development, known as the Highway W Tract, which will include buildings, roadway, and utility infrastructure. The proposed project will impact approximately 883 linear feet of an unnamed tributary that flows into a concrete lined channel along US Highway 61 before entering Big Creek. The impacted portion of the tributary has a rock and sediment bottom, ranges from 2 to 5 feet wide, and contains an oak, hickory, ash, and cedar riparian corridor. The applicant and agent have investigated avoidance and minimization measures. However, due to the topography of the site and the size of the proposed development, complete avoidance is not practicable. In order to create a relatively flat buildable site that will be at approximately the same elevation as the intersection,

considerable amounts of fill material will be hauled into the site. Any loss of waters of the U.S. will require compensatory mitigation. The applicant is currently investigating suitable mitigation sites in the Big Creek/Cuivre River Watershed. Big Creek flows into the Cuivre River which is a tributary to the Mississippi River.

LOCATION MAPS AND DRAWINGS: See attached.

ADDITIONAL INFORMATION: Additional information may be obtained by contacting Rob Gramke, Project Manager, U.S. Army Corps of Engineers, at (314) 331-8187. Your inquiries may also be sent by electronic facsimile to (314) 331-8741 or by e-mail to robert.gramke@mvs02.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: The project plans have been submitted to the Missouri Department of Natural Resources, Water Pollution Control 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 Pollution Control 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: 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. Therefore, no formal consultation request has been made to the United States Department of Interior, Fish and Wildlife Service. 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 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 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 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.

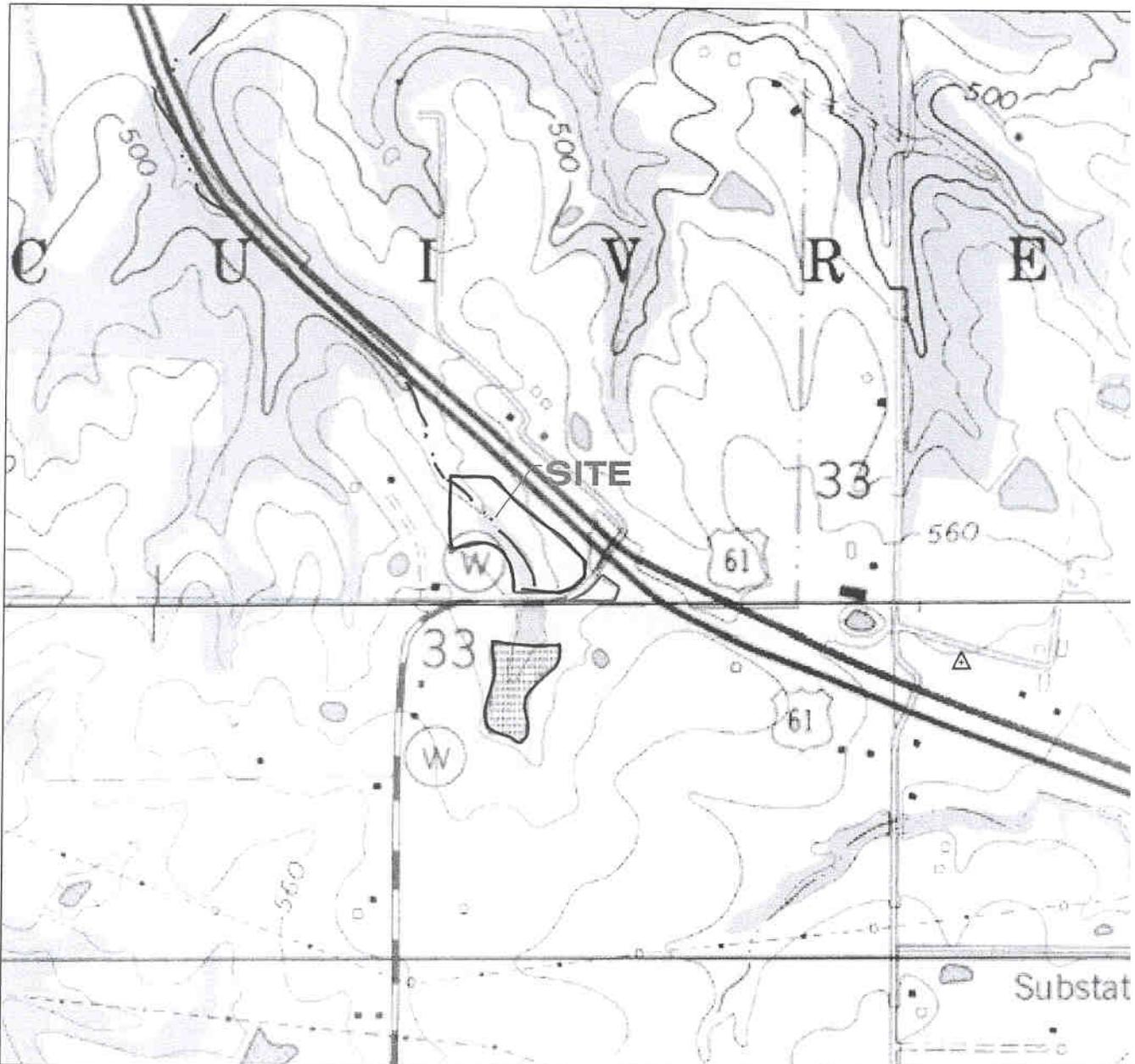
SOLICITATION OF COMMENTS: The U.S. Army Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of the proposed activity. Any comments received will be considered 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

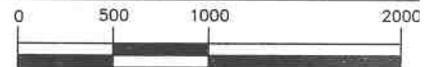
Attachments

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.



NOTE:
 USGS TOPOGRAPHIC MAP
 Foristell, MO Quadrangle
 Troy, MO Quadrangle
 Dated 01/01/85



GRAPHIC SCALE
 (IN FEET)
 1 inch = 1000ft.

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PICKETT RAY & SILVER

Civil Engineers
 Planners
 Land Surveyors

333 Mid Rivers Mall Dr.
 St. Peters, MO 63376
 307-1211 FAX 307-1104

**HIGHWAY W TRACT
 SITE LOCATION & TOPOGRAPHY
 PLATE 1**

DRAWN B.L.P. DATE 02-22-05

CHECKED J.V. DATE 02-22-05

FIELD BOOK PROJECT # 04372 TRADE.DWG
 JOB ORDER # 15811

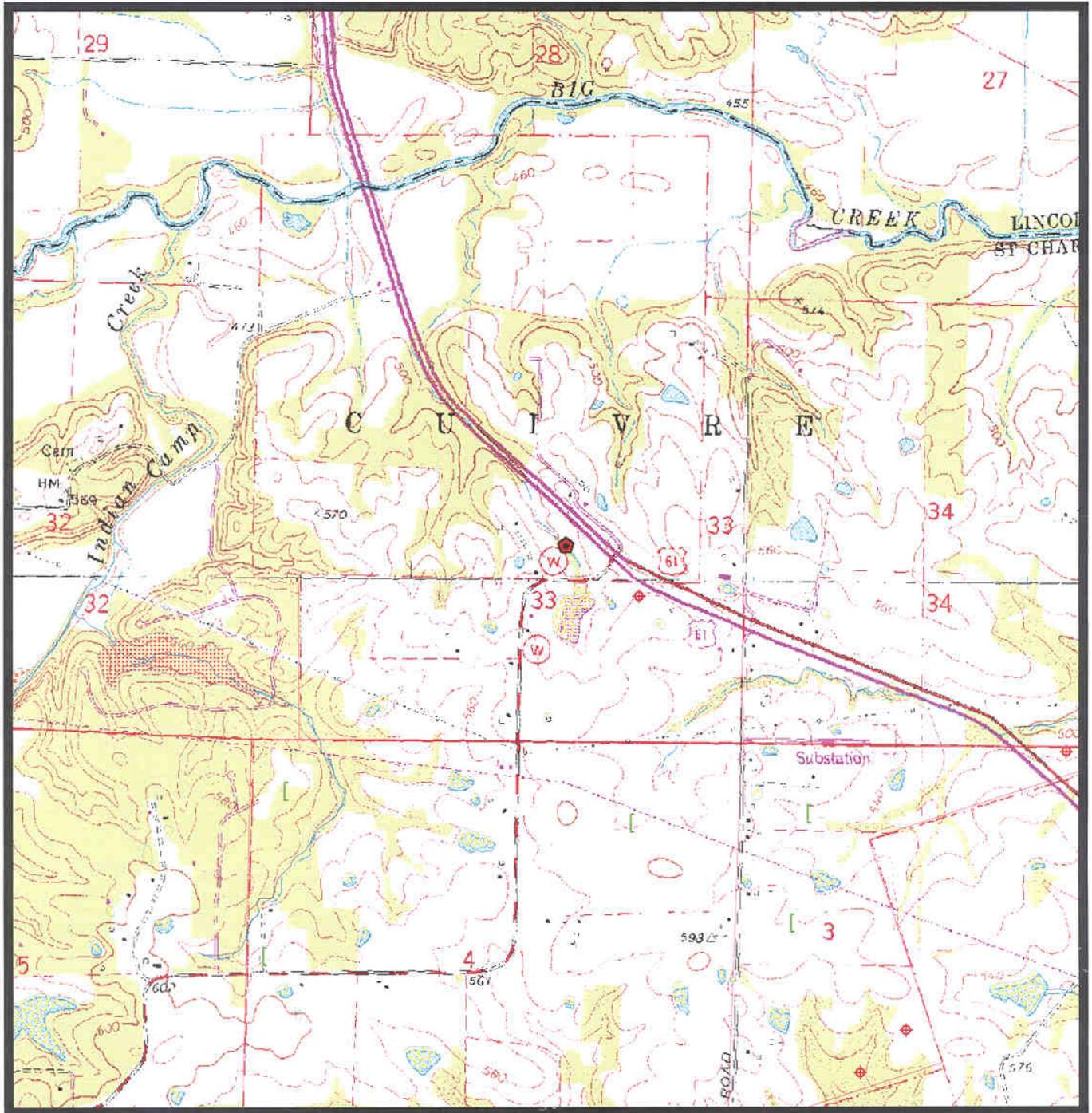
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Sheet 1 of 3
 P-2470

File #2005-02120

Highway W Tract Foristell MO

200502120

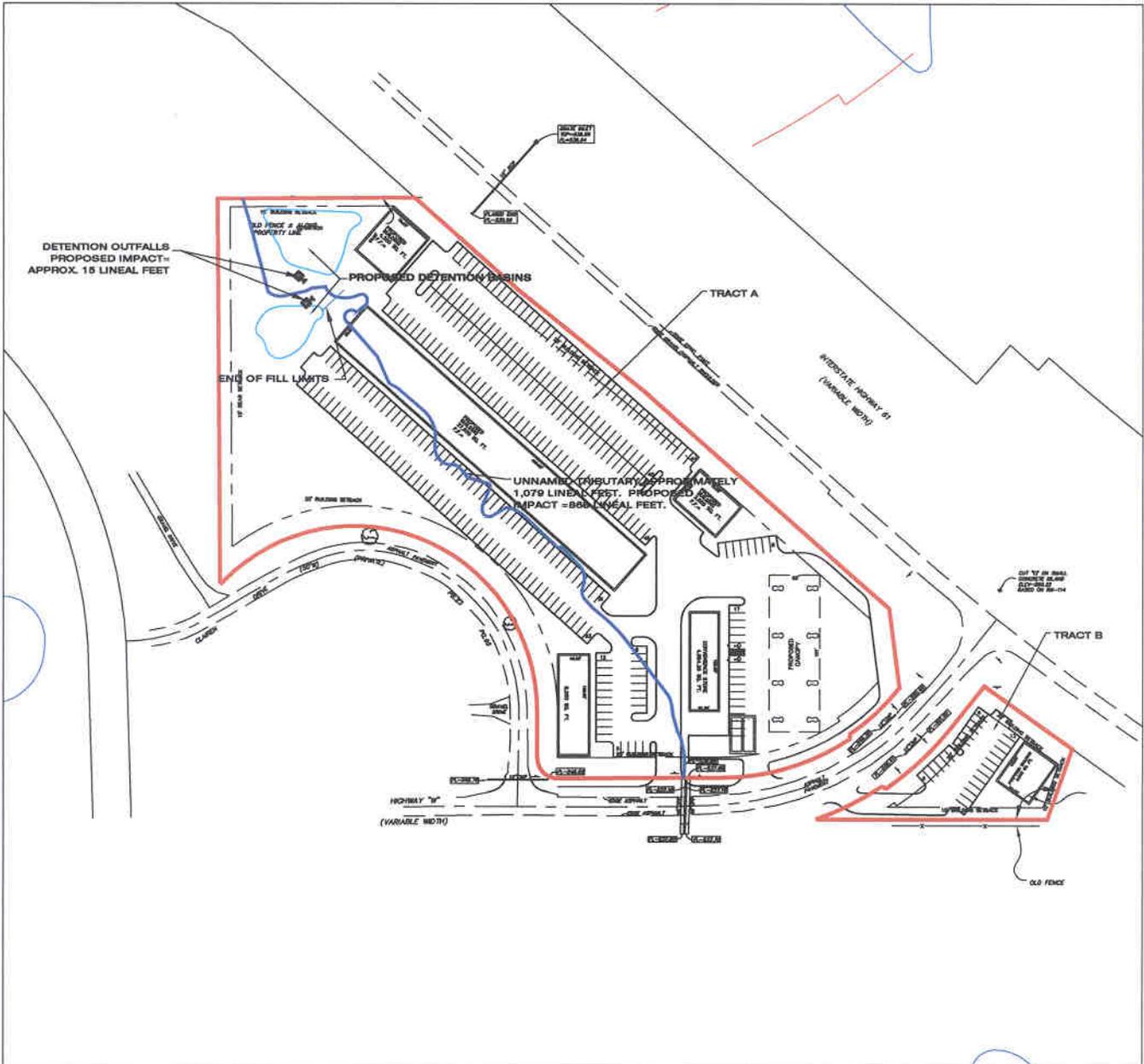


Mar 25, 2005
Made By: Godfrey



State: Missouri
County: St Charles
Nearest City: Flint Hill
Latitude: 38:52:34.0723
(38.87613119)
Longitude: -90:54:36.6920
(-90.91019222)
UTM X: 0681288.468

UTM Y: 4304898.771
UTM Zone: 15
USGS Quad: Troy
HUC 8 Name: Cuivre
HUC 8 Number: 07110008
Section:
Township:
Range:
Meridian: Fifth Principal



SCALE
1 inch = 200ft.

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Civil Engineers
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387-1211 FAX 387-1104

**HIGHWAY W TRACT
WETLAND DELINEATION
PLATE 4**

DRAWN	B.L.P.	DATE	03-22-05	1
CHECKED	J.V.	DATE	03-22-05	
FIELD BOOK	PROJECT # 04372.TRDE.Q06			1
	JOB ORDER #			

