



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-2411](#)

Public Notice Date

March 26, 2004

Expiration Date

April 15, 2004

Postmaster Please Post Conspicuously Until:

File Number: 2004-00080

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: Mr. Ward Lenz

APPLICANT: Vantage Homes, c/o Mr. Todd Dwyer, P.O. Box 1270, St. Peters, Missouri, 63301.
636-240-7662

AGENT: SCI Engineering, Inc., Mr. Scott Harding, 1602 Jeffco Boulevard, Arnold, Missouri, 63010.
636-296-6111

LOCATION: The project area is a 206-acre site, located east of Highway 40/61 and north of Weldon Springs Road, in St. Charles County, Missouri. Highway 40/61 forms a portion of the western boundary of the site, Henning Road forms a portion of the eastern boundary of the site, and Dardenne Creek forms a portion of the northern boundary of the site. Dardenne Creek is a primary tributary to the Mississippi River. The location is identified on the attached maps.

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 206-acre site, to be utilized for the development of a hotel, residential community, school, recreational fields, and a bike trail system. The bike trail system is being coordinated with Great Rivers Greenway.

Waterbodies, wetlands and streams on the site are identified on the attached map. The jurisdictional waters on the site are: Two lakes, identified as lakes A & B; Two ponds, identified as Ponds F & G; Four unnamed tributaries, identified as Tributaries A, B, C, & D (Tributary B is the old remnant channel of Dardenne Creek); and Seven wetlands, identified as Wetlands A,B,C,D,E,F & G. Non-jurisdictional waters on the site are: Lake C, which is a recently created borrow lake, and Ponds A,B,C, D & E.

Approximately 3.35 acres of jurisdictional wetlands, 16.74 acres of jurisdictional open waters (lakes and ponds), and 0.72 acres (1,150 lineal feet) of jurisdictional tributaries are proposed to be permanently impacted through piping, placement of roads, residential lots, school, and recreational fields. Total proposed impacts to jurisdictional waterbodies, wetlands and streams are 20.81 acres, and broken down in detail in the attached table. Impacts to non-jurisdictional areas will also be considered within the scope of analysis for this project.

LOCATION MAPS AND DRAWINGS: See attached. Color maps are available for viewing on our online version of this Public Notice at the St. Louis District Regulatory Branch website, at the following link: <http://www.mvs.usace.army.mil/permits/pn/p-2411.pdf> You may also view a larger scale version of the project plans at our District Office.

ADDITIONAL INFORMATION: Additional information may be obtained by contacting Mr. Ward Lenz, Project Manager, U.S. Army Corps of Engineers, at (314) 331-8186. Your inquiries may also be sent by electronic facsimile to (314) 331-8741 or by e-mail to gary.w.lenz@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.

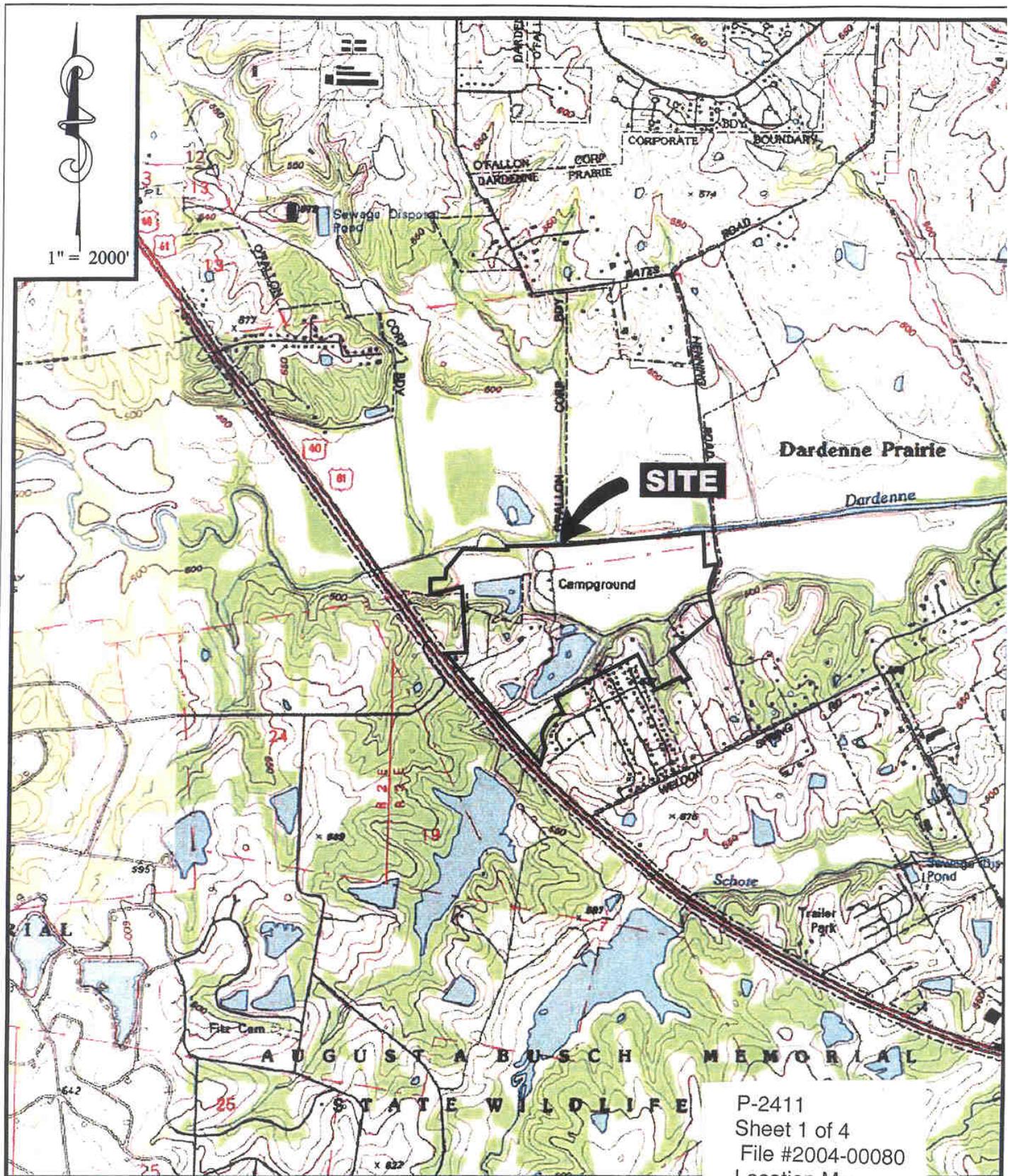
SOLICITATION OF COMMENTS: The U.S. Army Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of the proposed activity. Any comments received will be considered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



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 Sheet 1 of 4
 File #2004-00080
 Location Map

FIGURE

REFERENCE
 USGS TOPOGRAPHIC MAP
 WELDON SPRING, MISSOURI QUADRANGLE
 DATED 1993
 PHOTO REVISED 1994
 10' CONTOURS



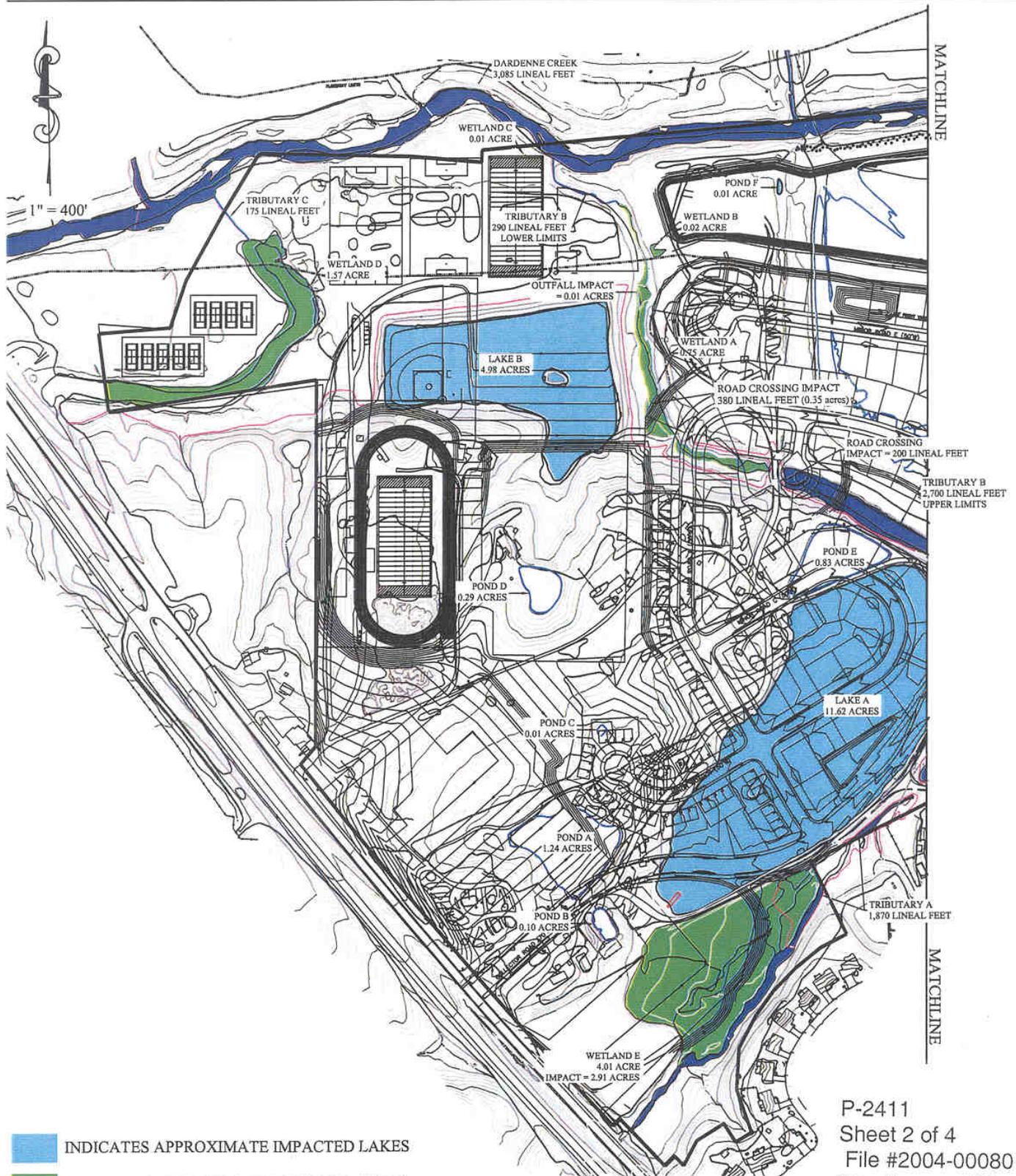
SCI ENGINEERING, INC.
www.sciengineering.com

BARATHAVEN
 ST. CHARLES COUNTY, MISSOURI

VICINITY MAP

JANUARY 2004

SCI NO. 2003-0460.31



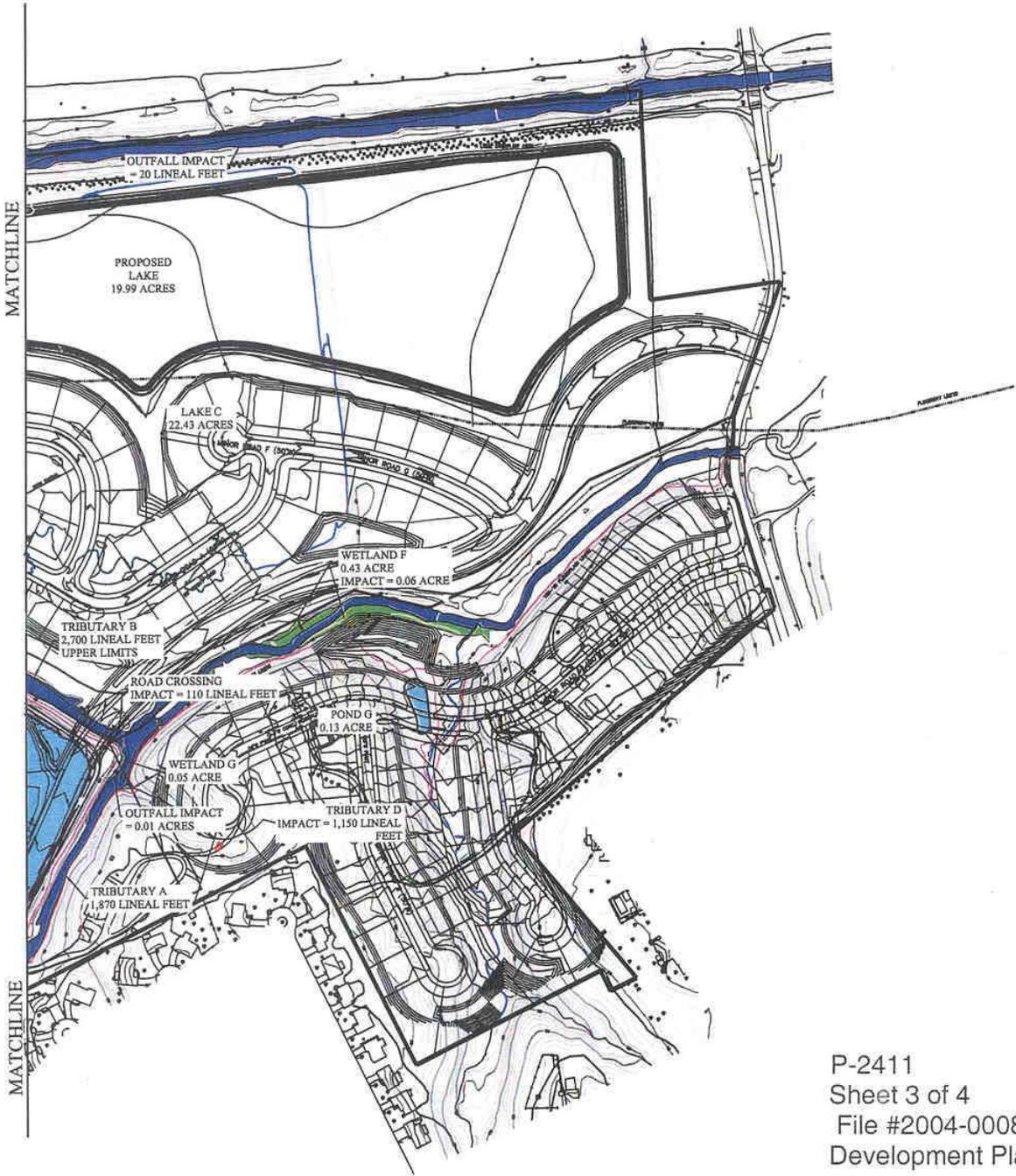
- INDICATES APPROXIMATE IMPACTED LAKES
- INDICATES APPROXIMATE WETLAND AREAS
- INDICATES APPROXIMATE TRIBUTARIES

BASED ON UNDATED PLAN PROVIDED ELECTRONICALLY ON FEBRUARY 4, 2003 FROM ST. CHARLES ENGINEERING. DIMENSIONS AND LOCATIONS ARE APPROXIMATE, ACTUAL MAY VARY. DRAWING SHALL NOT BE USED OUTSIDE THE CONTEXT OF THE REPORT FOR WHICH IT

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 Sheet 2 of 4
 File #2004-00080
 Development Plan



| | |
|--|---------------------|
| SCI ENGINEERING, INC. | |
| www.sciengineering.com | |
| BARATHAVEN ST. CHARLES COUNTY, MISSOURI | |
| PUBLIC NOTICE | |
| FEBRUARY 2004 | SCIN03 2003 0460 31 |



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 Sheet 3 of 4
 File #2004-00080
 Development Plan

- INDICATES APPROXIMATE IMPACTED LAKES
- INDICATES APPROXIMATE WETLAND AREAS
- INDICATES APPROXIMATE TRIBUTARIES

BASED ON UNDATED PLAN PROVIDED ELECTRONICALLY ON FEBRUARY 4, 2003 FROM ST. CHARLES ENGINEERING. DIMENSIONS AND LOCATIONS ARE APPROXIMATE, ACTUAL MAY VARY. DRAWING SHALL NOT BE USED OUTSIDE THE CONTEXT OF THE REPORT FOR WHICH IT WAS GENERATED.

| | |
|---|--|
|  | SCI ENGINEERING, INC. |
| | www.sciengineering.com |
| | BARATHAVEN ST. CHARLES COUNTY, MISSOURI |
| | PUBLIC NOTICE |
| FEBRUARY 2004 | SCI NO. 2002-0460.31 |

BARATHAVEN

Table 3.1 – Summary of Waterbody Impacts

| Waterbody | Length (feet) | Width (feet) | Type | Size (acre) | Permanent Impact (feet) | Permanent Impact (acres) |
|----------------------------|---------------|--------------|---------------------|--------------|-------------------------|--------------------------|
| Dardenne Creek | 3,085 | 40-60 | Perennial | 3.54 | 20 | 0.02 |
| Tributary A | 1870 | 30-40 | Perennial | 1.50 | 0 | 0.00 |
| Tributary B (lower limits) | 290 | 5-8 | Intermittent | 0.04 | 0 | 0.00 |
| Tributary B (upper limits) | 2,700 | 30-70 | Perennial | 3.10 | 310 | 0.36 |
| Tributary C | 175 | 8-10 | Intermittent | 0.04 | 0 | 0.00 |
| Tributary D | 1,150 | 10-15 | Intermittent | 0.33 | 1,150 | 0.34 |
| Subtotal | 9,270 | --- | --- | 8.55 | 1480 | 0.72 |
| Lake A | --- | --- | Historic Floodplain | 11.62 | --- | 11.62 |
| Lake B | --- | --- | Historic Floodplain | 4.98 | --- | 4.98 |
| Pond F | --- | --- | Inside Floodway | 0.01 | --- | 0.01 |
| Pond G | --- | --- | Historic Floodplain | 0.13 | --- | 0.13 |
| Subtotal | --- | --- | --- | 16.74 | --- | 16.74 |
| Wetland A | --- | --- | Emergent | 0.75 | --- | 0.36 |
| Wetland B | --- | --- | Emergent | 0.02 | --- | 0.00 |
| Wetland C | --- | --- | Emergent | 0.01 | --- | 0.01 |
| Wetland D | --- | --- | Emergent | 1.57 | --- | 0.00 |
| Wetland E | --- | --- | Emergent | 4.01 | --- | 2.91 |
| Wetland F | --- | --- | Emergent | 0.43 | --- | 0.06 |
| Wetland G | --- | --- | Emergent | 0.05 | --- | 0.01 |
| Subtotal | --- | --- | --- | 6.84 | --- | 3.35 |
| Total | 9,270 | --- | --- | 32.13 | | 20.81 |

Note: Lake C and Ponds A through E are not included in the table due to their non-regulated status.

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 Impact Table

