



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

Public Notice

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

Public Notice No.
P-2456
Public Notice Date
Jan. 19, 2005

Expiration Date
Feb. 9, 2005

Postmaster Please Post Conspicuously Until: Feb. 9, 2005

File Number: 200409620

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 map.

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
ATTN: CEMVS-CO-F (Susan Horneman)
1222 Spruce Street
St. Louis, Missouri 63103-2833

APPLICANT: Vantage Development Company, Post Office Box 1090, O'Fallon, Illinois 62269

AUTHORIZED AGENT: Ms. Tracy Knerrer, SCI Engineering, Inc., 15 Executive Drive, Suite 4, Fairview Heights, Illinois 62208

LOCATION: The project is located west of Old Collinsville Road and south of Milburn School Road (Township 2 North, Range 8 West, Section 22, of the Third Principal Meridian), in St. Clair County, Illinois (as shown in Attachment 1, Vicinity Map).

PROJECT DESCRIPTION: The applicant proposes to develop a site measuring approximately 167 acres into a residential subdivision, to be known as Fountain Place, first addition. The proposal consists of combined single- and multi-family residential development with supporting roadways, infrastructure and six on-site ponds. In order to accomplish the planned development approximately 4.42 acres of linear wetlands will be impacted. The linear wetlands are surrounded by prior converted cropland.

The applicant is aware that, if their proposal is approved, mitigation at a minimum ratio of 1.5:1 will be required. They have suggested an off-site location for mitigation, and a plan will be submitted for approved prior to issuance of a permit.

DRAWINGS: See Attachment 2, Wetland Delineation and Revised Site Plan

ADDITIONAL INFORMATION: Additional information may be obtained by telephoning Ms. Susan Horneman, Project Manager, U.S. Army Corps of Engineers at (314) 331-8185 or at electronic mail address: Susan.L.Horneman@mvs02.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), for discharge of dredged or fill material into waters of the United States.

WATER QUALITY CERTIFICATION: This public notice also provides documentation to the Illinois Environmental Protection Agency (IEPA) for water quality certification, or waiver thereof, for the proposed activity in accordance with Section 401 of the Clean Water Act. Certification or waiver indicates that IEPA believes the activity will not violate applicable water quality standards. The review by the IEPA is conducted in accordance with the Illinois water quality standards under 35 Illinois Administrative Code Subtitle C. The water quality standards provide for the IEPA to review individual projects by providing an antidegradation assessment, which includes an evaluation of alternatives to any proposed increase in pollutant loading that may result from this activity. The "Fact Sheet" containing the antidegradation assessment for this proposed project may be found on the IEPA's web site, at www.epa.state.il.us/public-notices/. In the event that the IEPA is unable to publish the "Fact Sheet" corresponding to the timeframe of this Joint Public Notice, a separate public notice and "Fact Sheet" will be published by the IEPA at the web site identified above. You may also obtain a copy of the "Fact Sheet" by contacting the IEPA at the address or telephone number shown below. Written comments specifically concerning possible impacts to water quality should be addressed to:

Illinois Environmental Protection Agency
Bureau of Water
Watershed Management Section
1021 N. Grand Avenue East
P.O. Box 19276
Springfield, Illinois 62794-9276

A copy of all written comments should also be provided to the Corps of Engineers. If you have any questions please contact the IEPA at (217) 782-3362.

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.

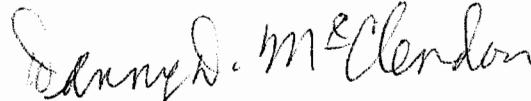
PUBLIC HEARING: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Request for public hearings shall state, with particularity, the reasons for holding the public hearing.

ENDANGERED SPECIES: A preliminary determination, in compliance with the Endangered Species Act, as amended, has been made that these proposed activities 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 by this public notice from the Fish and Wildlife Service and other interested agencies and individuals.

CULTURAL RESOURCES: Coordination with the State Historic Preservation Officer has begun. Additional information received in response to this public notice and may require further reconnaissance 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 which 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 described activity will be considered including the cumulative effects thereof; among those 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. 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 these proposed activities. 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.



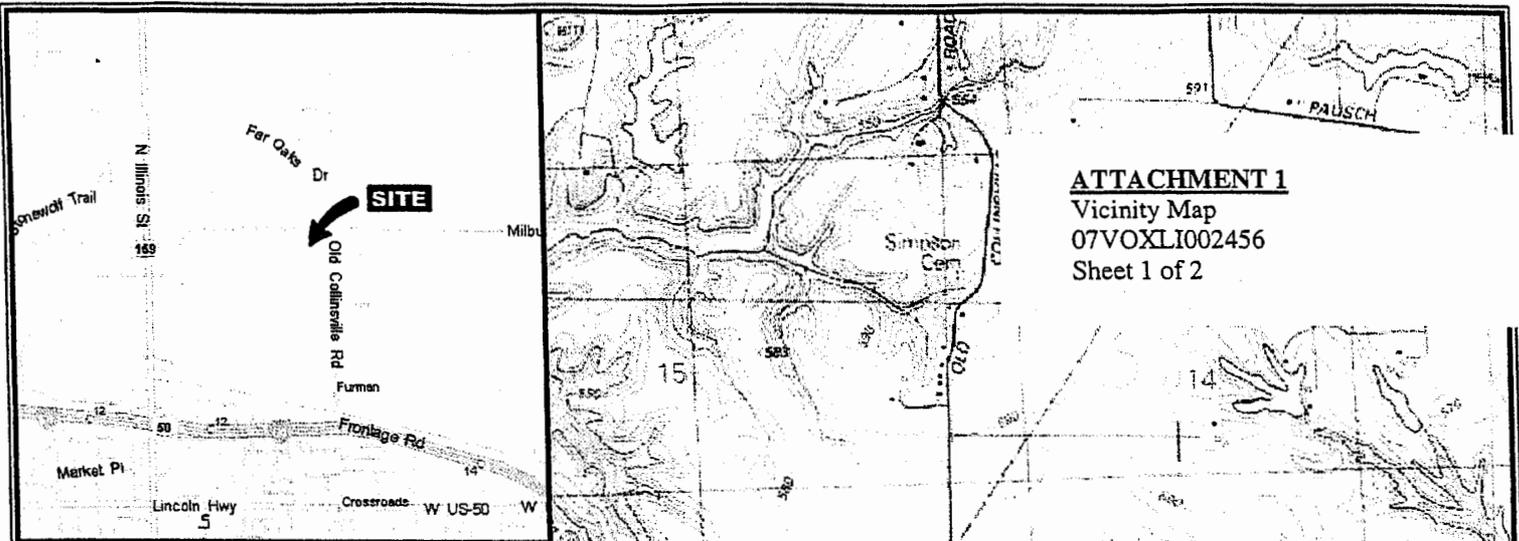
DANNY D. MCCLENDON
Chief, Regulatory Branch

Attachments: Attachment 1 - Vicinity Map

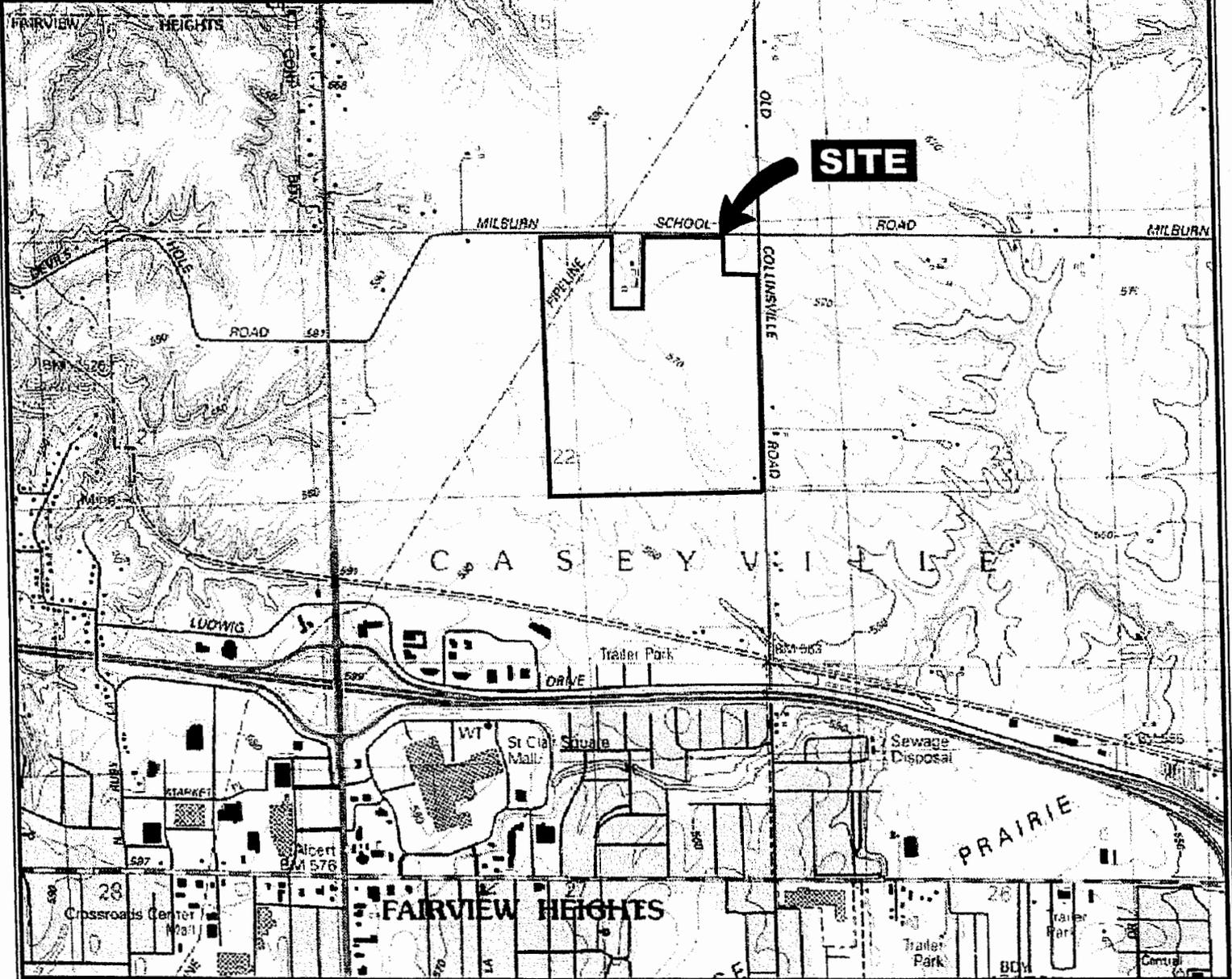
Attachments: Attachment 2 - Site Map

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.



ATTACHMENT 1
 Vicinity Map
 07VOXLI002456
 Sheet 1 of 2



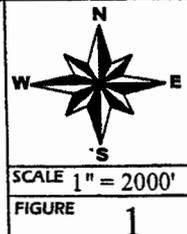
PROJECT NAME
 FOUNTAIN PLACE - FIRST ADDITION
 ST. CLAIR COUNTY, ILLINOIS

VICINITY AND TOPOGRAPHIC MAP

DRAWN BY	LAP	DATE	1/2005	JOB NUMBER	2004-3300.30
CHECKED BY	TLK				

General Notes/Legend
 USGS TOPOGRAPHIC MAP
 O'FALLON, ILLINOIS QUADRANGLE
 DATED 1988
 PHOTO REVISED 1991
 10' CONTOURS

MICROSOFT STREETS AND TRIPS 2005

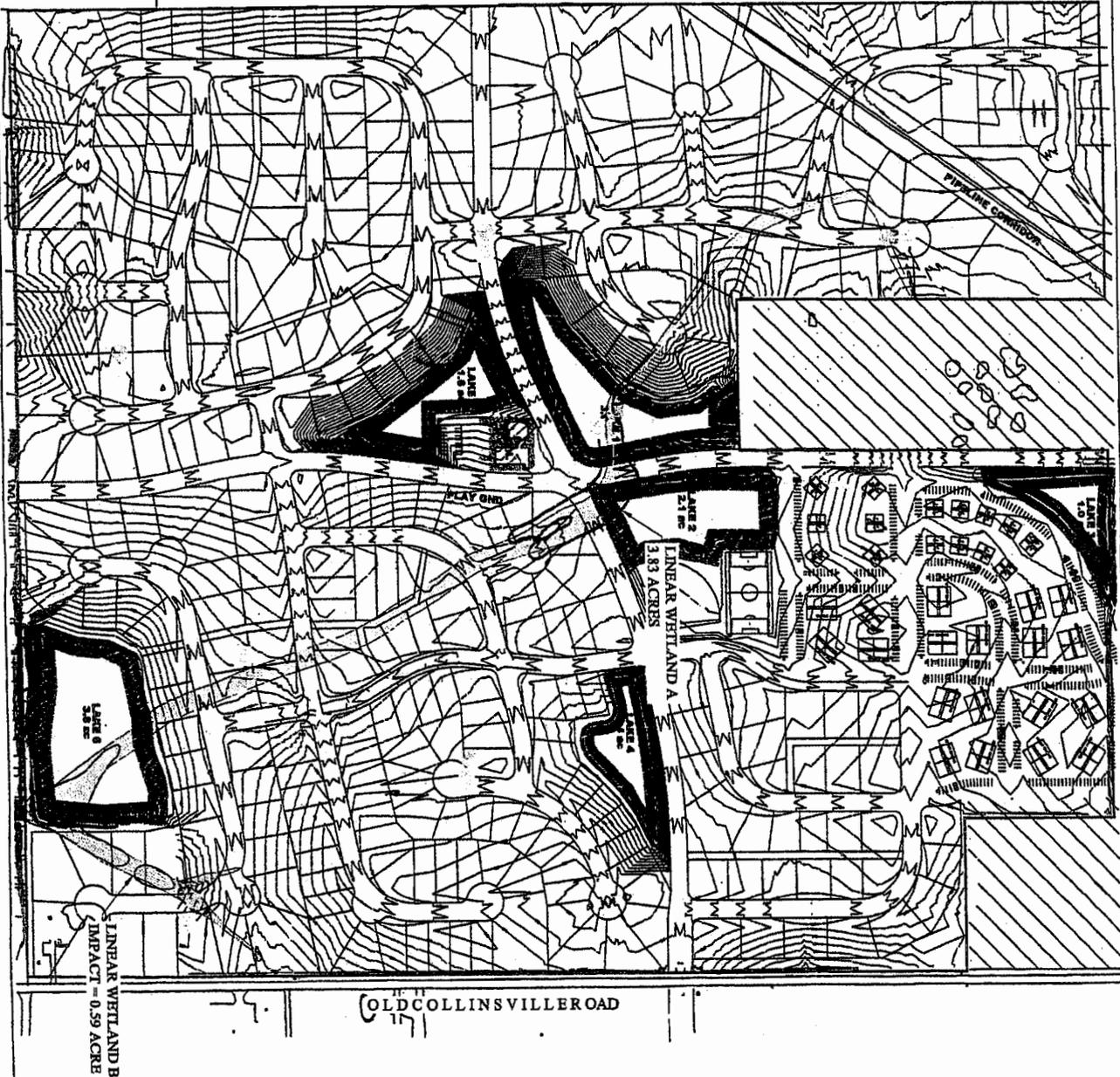


ATTACHMENT 2

Site Plan

07VOXLI002456

Sheet 2 of 2



JOB NUMBER
 2004-3300-30
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PROJECT NAME
 FOUNTAIN PLACE - FIRST ADDITION
 ST. CLAIR COUNTY, ILLINOIS
**WETLAND DELINEATION AND
 REVISED SITE PLAN**

General Notes/Legend
 INDICATES APPROXIMATE SOIL BORING LOCATIONS
 INDICATES PHOTOGRAPH LOCATION, DIRECTION
 AND DESIGNATION.
 BASED ON UNDATED PLAN PROVIDED ELECTRONICALLY ON 12/22/2004 FROM
 WOOLPERT L.L.P. DIMENSIONS AND LOCATIONS ARE APPROXIMATE; ACTUAL MAY
 VARY. DRAWING SHALL NOT BE USED OUTSIDE THE CONTEXT OF
 THE REPORT FOR WHICH IT WAS GENERATED.

