



**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-2457
Public Notice Date
January 28, 2005

Expiration Date

Postmaster Please Post Conspicuously Until: February 18, 2005

File Number: 200500210

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 (Keith McMullen)
1222 Spruce Street
St. Louis, Missouri 63103-2833

APPLICANT: Mr. Alan Bornstein, THF Greenmount Development, LLC, 2127 Innerbelt Business Center Drive, Suite 200, St. Louis, Missouri 63114.

AGENT: Mr. Lee McKinney, McKinney Associates, 1323 Bentley Place, Chesterfield, Missouri 63005.

LOCATION: The project is located north of Illinois Route 161 (Carlyle Avenue) and east of Greenmount Road and immediately north of Southwestern Illinois College in Belleville, St. Clair County, Illinois

PROJECT DESCRIPTION: The proposal is for the development of a joint commercial and residential project on approximately 140 acres. Approximately 430,000 square feet of commercial retail space on about 70 acres fronting Carlyle Avenue will be developed. In addition the applicant intends to develop approximately 437 single family attached and detached homes on the approximate 70 acre northern portion of the property. The joint mixed-use commercial residential project will have an integrated grading plan, stormwater system and transportation, (both vehicular and pedestrian) network. There are 4 tributaries on the development site.

A portion of Tributary A (approximately 1426 linear feet) will be disturbed as well as approximately 2089 linear feet of Tributary B. Therefore a total of 3515 linear feet of tributary will be disturbed by the project. There will be three detention areas created on the site to assist in stormwater management. In addition, the applicant has proposed planting trees along the undisturbed portion of Tributary A to create an enhanced buffer along the channel. A formal mitigation plan has not been prepared at this time.

DRAWINGS: See Attached

ADDITIONAL INFORMATION: Additional information may be obtained by telephoning Mr. Keith McMullen, Assistant Chief/Project Manager, U.S. Army Corps of Engineers at (314) 331-8582 or at electronic mail address: Keith.A.Mcmullen@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: 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 conduct, or 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 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.

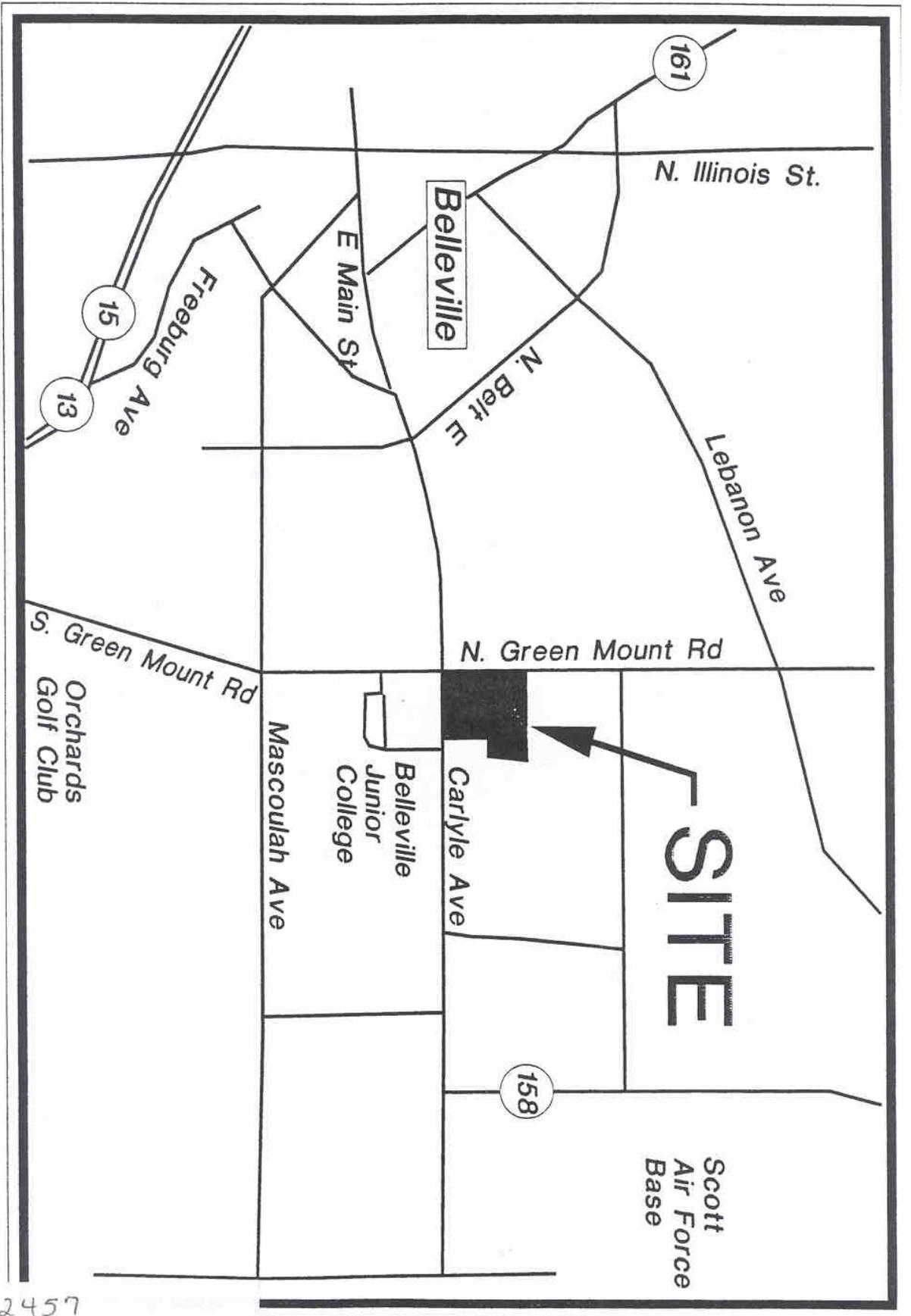
Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

DANNY D. MCCLENDON
Chief, Regulatory Branch

Attachment

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.



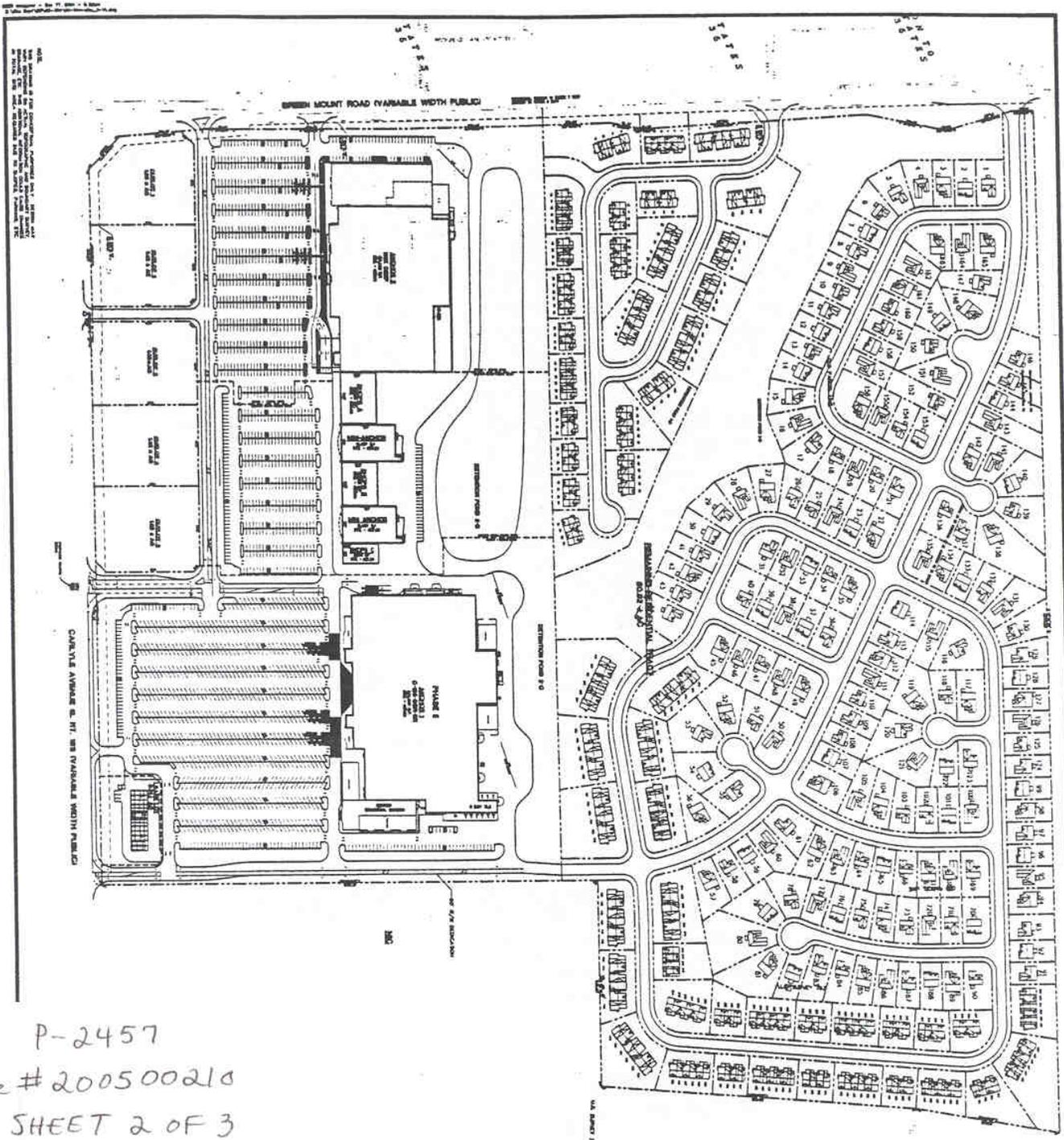
VICINITY MAP

N T S

P-2457

File # 200500210

SHEET 1 OF 3



P-2457
 File # 200500210
 SHEET 2 OF 3

ANCHOR 1 SITE ANALYSIS	
ANCHOR 1	203,007 SF.
PARKING	103 SPACES
RATIO	0.507 SPACES/SF.
ANCHOR 2 SITE ANALYSIS	
ANCHOR 2	534,848 SF.
PARKING	628 SPACES
RATIO	0.487 SPACES/SF.
SHOPS SITE ANALYSIS	
SHOPS	70,248 SF.
PARKING	418 SPACES
RATIO	0.595 SPACES/SF.
OVERALL SITE ANALYSIS	
ANCHOR 1	203,007 SQ.FT.
ANCHOR 2	534,848 SQ.FT.
SHOPS	70,248 SQ.FT.
TOTAL	808,103 SQ.FT.
PARKING	1,149 SPACES
RATIO	0.424 SPACES/SQ.FT.
SITE DEMISE AREAS	
ANCHOR 1	23,800 ACRES
ANCHOR 2	14,300 ACRES
SHOPS	1,400 ACRES
LAND	2,400 ACRES
TOTAL	41,900 ACRES



<p>Project Title PROPOSED BELLEVILLE II BY: THF BELLEVILLE DEVELOPMENT, L.L.C. ST. LOUIS, MO</p>	<p>DEVELOPMENT</p>	<p>W Wolverton & Associates INCORPORATED CREATIVE PLANNING • ARCHITECTURE • LAND DEVELOPMENT 2000 Southwestern Highway, Suite 200, St. Louis, Missouri 63114 Phone: (314) 437-1000 Fax: (314) 437-1001 www.wvassoc.com</p>
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