



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-2548
Public Notice Date
April 28, 2006

Postmaster Please Post Conspicuously Until:

Expiration Date
May 19, 2006

File Number: 2005-400

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: Mr. Rob Gramke

APPLICANT: Cottleville Development LLC, 5733 Westwood Drive, St. Charles, Missouri 63304
(POC Mr. Jeff Kolb)

AGENT: Mr. Mark Thompson, Hanson Professional Services Inc. 4749 Lincoln Mall Drive, Suite 401, Matteson, Illinois 60443. Telephone: 708-679-1395, Ext. 104.

LOCATION: The proposed project is located near the confluence of Crooked Creek and Dardenne Creek, west of St. Charles Street and north of Crooked Creek in Cottleville, St. Charles County, Missouri. Most of the site is south of Highway N, with a small portion of the project located north of Highway N and Dardenne Creek (Latitude 38.74375577, Longitude -90.6659177)

PROJECT DESCRIPTION: The applicant seeks authorization to site grade a 512-acre tract of land in conjunction with the development of 563 single family residential lots with associated roads and infrastructure. In order to obtain fill to raise the area out of the 100-year floodplain, the development will include a 42-acre excavated lake, and four smaller lakes totaling 18 acres. The lakes will become part of a 206-acre green space with 12,000 feet of walking trails.

Proposed impacts to waters of the United States for the site grading, includes the filling of 1.0-acres of farmed wetlands, the excavation of 1.3-acres of farmed wetlands, the filling of approximately 4,100 linear feet of unnamed tributaries, excavation of approximately 2,780 linear feet of unnamed tributaries, and a temporary construction crossing of Dardenne Creek. The unnamed tributaries that will be impacted appear to be modified and/or relocated waters of the U.S. that are currently used as farm ditches. The bottoms of these channels generally range from 1 to 15 feet wide with an average width of about 4 feet and contain a small

amount of riparian corridor. There is an ordinary water mark located in the channels, but they primarily function as ditches and linear wetlands. Total impacts to waters of the United States are 2.3-acres of wetlands and 6,880 lineal feet (0.6-acres) of tributaries.

Secondary impacts are from the span bridge to be built over Crooked Creek and the constructed storm-water by-pass channels. Since the site is located in the 100-year floodplain of Dardenne and Crooked Creeks, 89-acres of the property will be excavated for the storm water by-pass channels to accommodate storm water flows from Dardenne and Crooked Creeks. These channels vary in width from 200 to 620 feet and range in depth from 2 feet to 9 feet, and will be cut into the banks of Dardenne and Crooked Creeks above the ordinary high water line.

With exception of a small forested area that will not be impacted and the waters of the U.S. listed above, the site is almost entirely used for agricultural row crop production. The land use will change from agricultural use to residential development with a portion of the site to be reserved for the proposed Page Avenue Extension in St. Charles County.

Although, no formal mitigation plan has been submitted, the applicant proposes all on-site mitigation to be located in the green space area of the project. Farmed wetlands would be replaced with emergent wetlands. The unnamed tributaries which function primarily as linear wetlands may also be mitigated for as out-of-kind mitigation being emergent or forested wetland.

The applicant is currently coordinating the project with the City of Cottleville, Duckett Creek Sanitary District, and Cottleville Fire Protection District, St. Charles County Planning Division, Missouri Department of Transportation, Missouri Department of Natural Resources, and the Missouri State Historic Preservation Officer. This public notice and solicitation of comments is not for the issuance or denial of a floodplain development permit. Questions and comments in regards to the floodplain development permit should be addressed by the City of Cottleville, St. Charles County, and/or the Federal Emergency Management Agency.

LOCATION MAPS AND DRAWINGS: See attached maps.

ADDITIONAL INFORMATION: The project plans may be viewed in more detail by visiting the Public Notice section of our website at <http://www.mvs.usace.army.mil/permits/>. 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 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: 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 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.

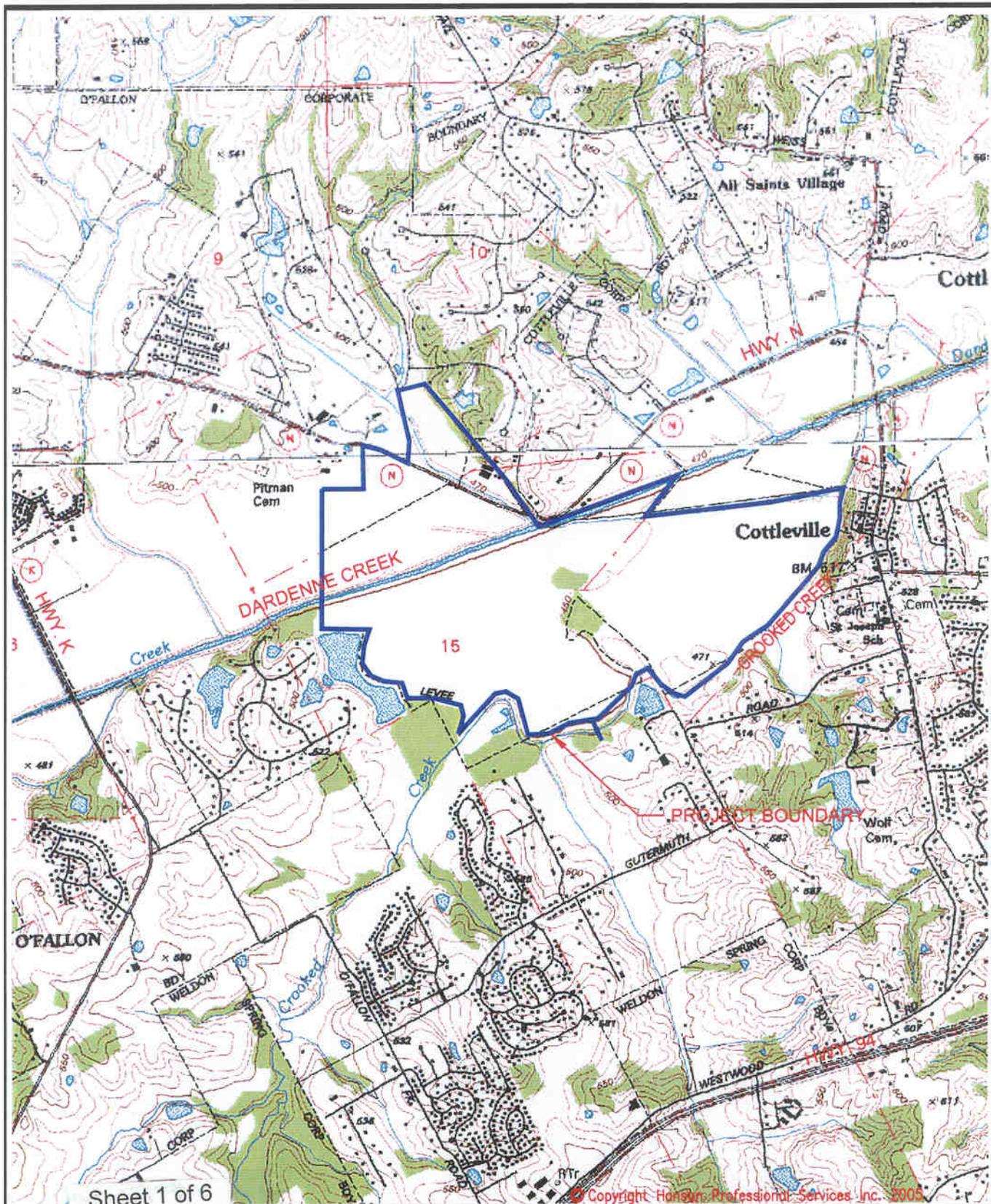
Solicitation of Comments From The Public: The U.S. Army Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of the proposed activity. Any comments received 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
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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SOURCE: U.S. GEOLOGICAL SURVEY
 QUADRANGLES, WELDON SPRING (1994)
 AND O'FALLON (1994), MISSOURI



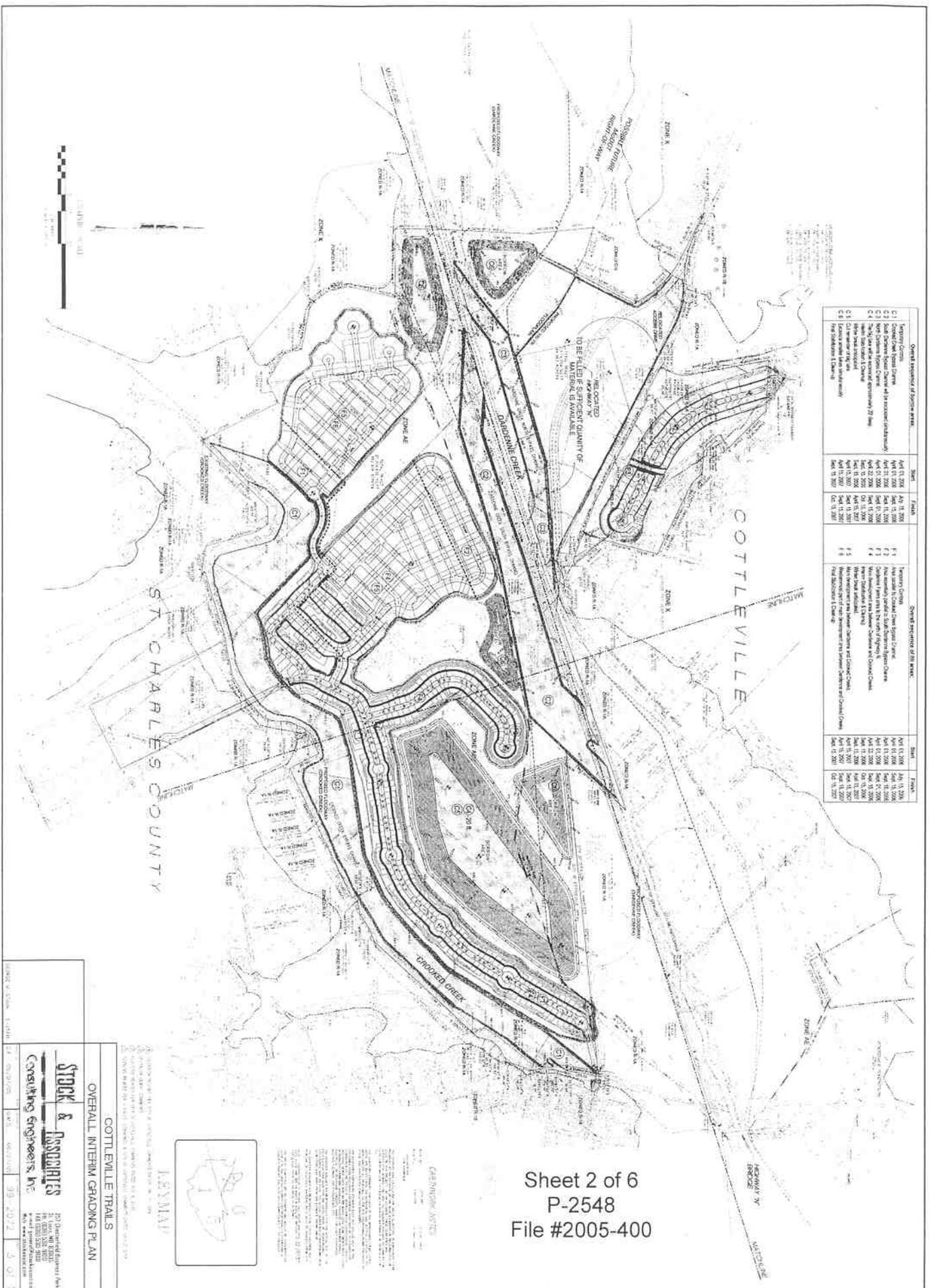
PROJECT LOCATION

WETLANDS DETERMINATION SURVEY
 COTTLEVILLE CROSSING
 COTTLEVILLE, MISSOURI

HANSON NO. 04S2090

FIGURE NO. 1

Overall Schedule of Submittals		Overall Schedule of Submittals			
Item	Start	Finish	Item	Start	Finish
C.1	April 15, 2005	April 15, 2005	C.1	April 15, 2005	April 15, 2005
C.2	April 15, 2005	April 15, 2005	C.2	April 15, 2005	April 15, 2005
C.3	April 15, 2005	April 15, 2005	C.3	April 15, 2005	April 15, 2005
C.4	April 15, 2005	April 15, 2005	C.4	April 15, 2005	April 15, 2005
C.5	April 15, 2005	April 15, 2005	C.5	April 15, 2005	April 15, 2005
C.6	April 15, 2005	April 15, 2005	C.6	April 15, 2005	April 15, 2005



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STOCK & ASSOCIATES
Consulting Engineers, Inc.

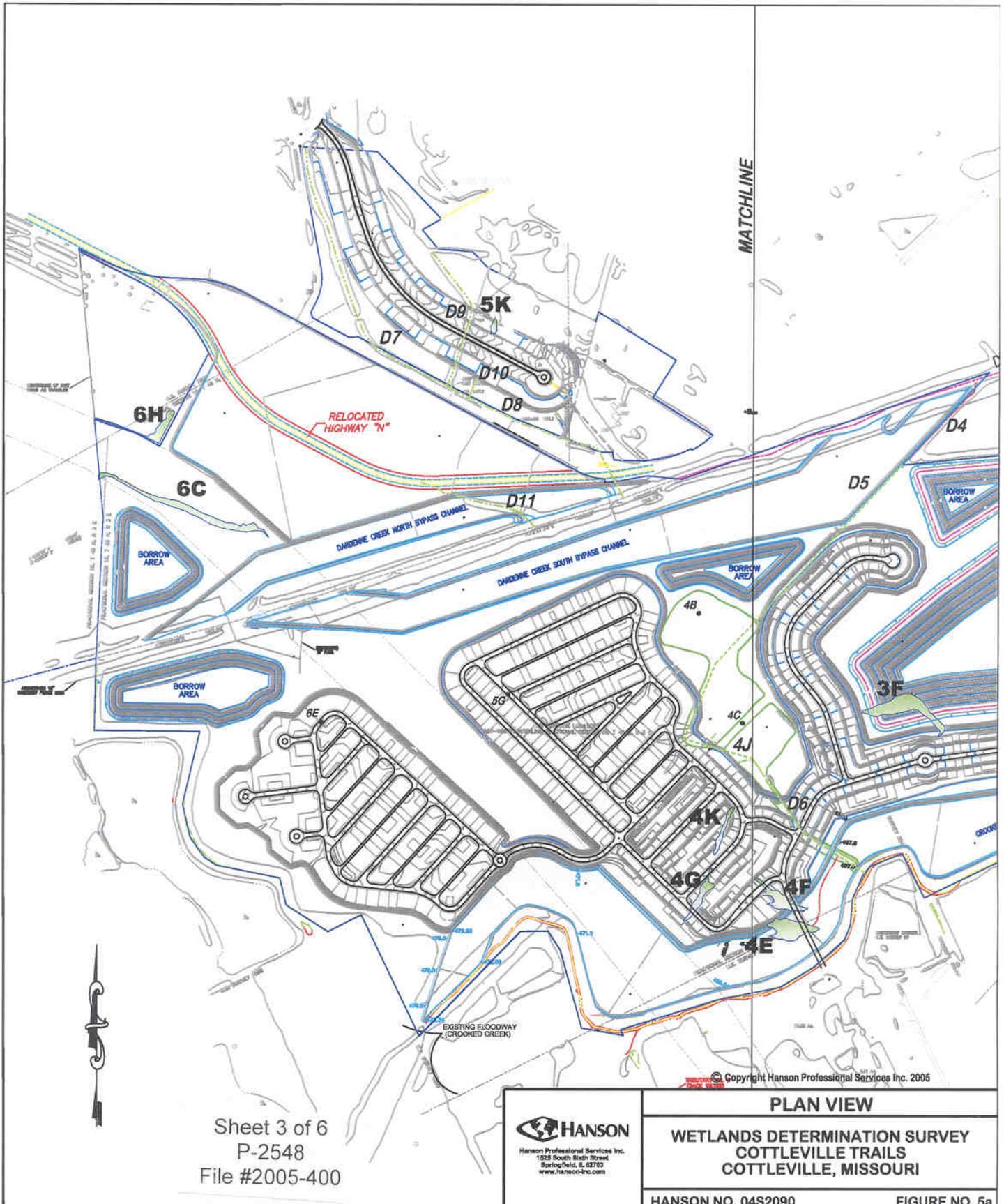
101 Chambers Street, Suite 200
Raleigh, NC 27601
919-207-7272
www.stockandassociates.com

DATE: 06/22/05
SCALE: AS SHOWN
SHEET: 2 OF 6

COTTLEVILLE TRAILS
OVERALL INTERIM GRADING PLAN



LEMMAP
Landscape Environmental Management Associates, Inc.
101 Chambers Street, Suite 200
Raleigh, NC 27601
919-207-7272
www.lemmap.com

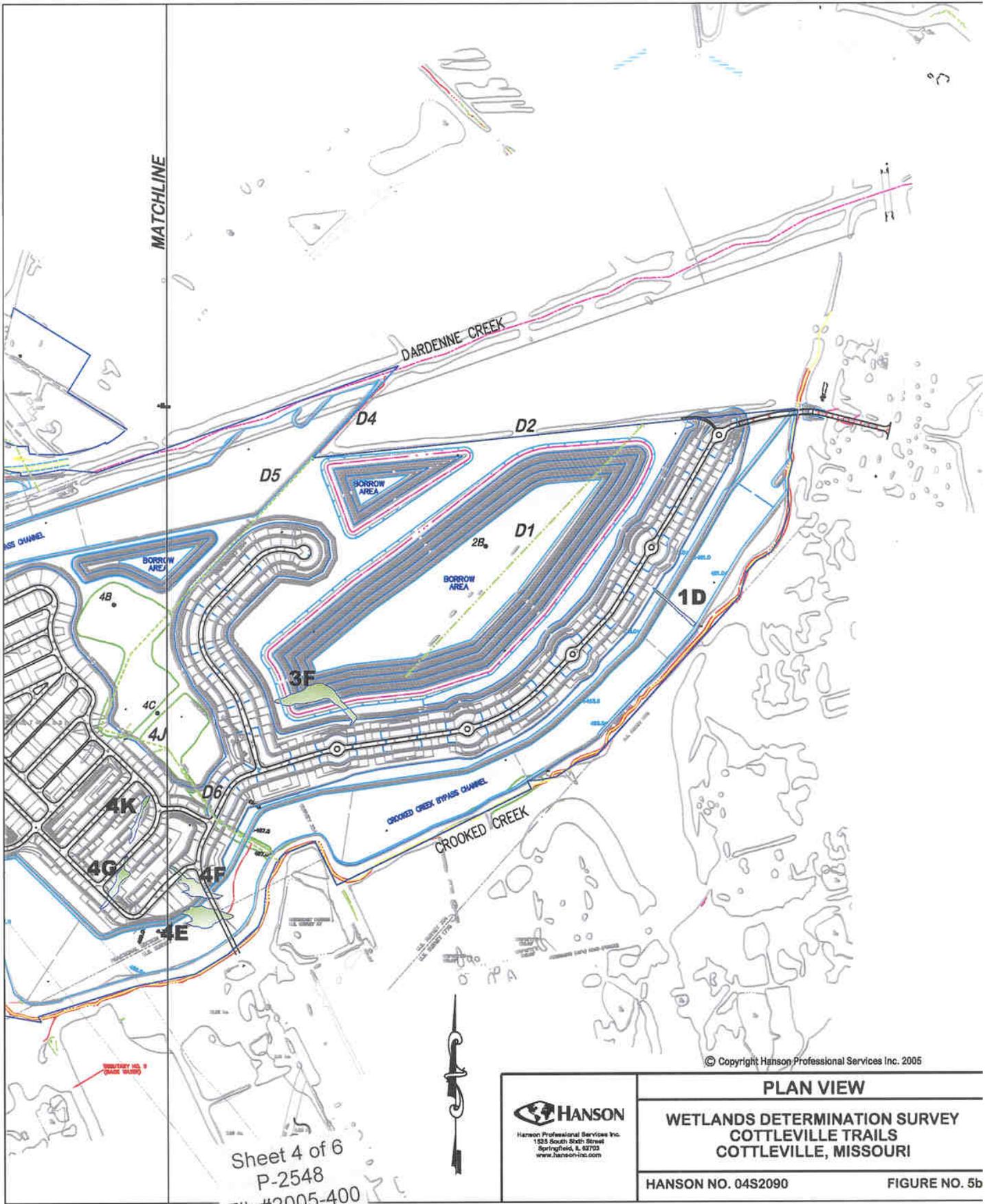


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 Hanson Professional Services Inc.
 1525 South Bluff Street
 Springfield, IL 62703
 www.hanson-inc.com

PLAN VIEW
WETLANDS DETERMINATION SURVEY
COTTLEVILLE TRAILS
COTTLEVILLE, MISSOURI

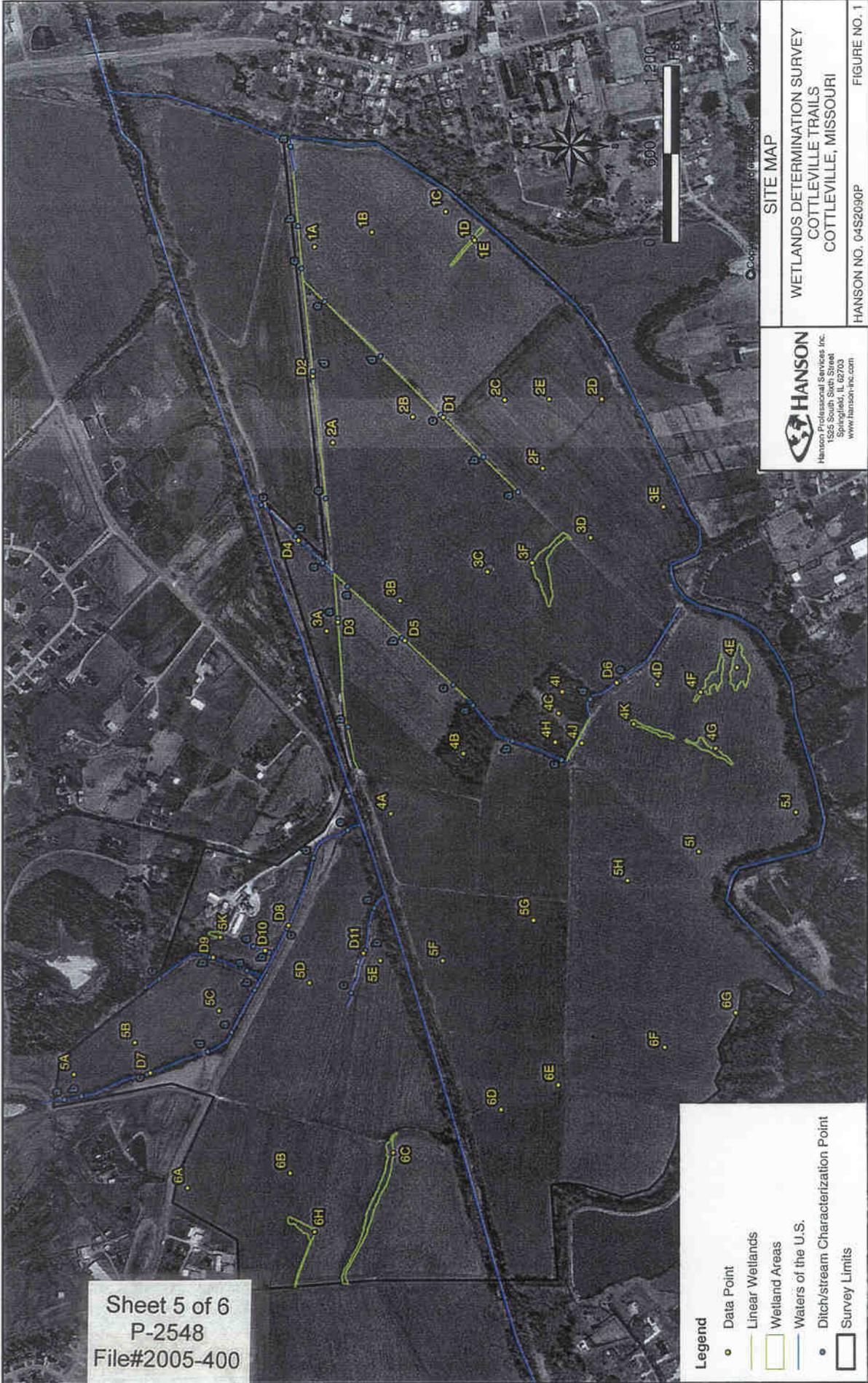
HANSON NO. 04S2090 FIGURE NO. 5a



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PLAN VIEW	
WETLANDS DETERMINATION SURVEY COTTEVILLE TRAILS COTTEVILLE, MISSOURI	
HANSON NO. 04S2090	FIGURE NO. 5b



SITE MAP
 WETLANDS DETERMINATION SURVEY
 COTTLEVILLE TRAILS
 COTTLEVILLE, MISSOURI
 HANSON NO. 04S2090P
 FIGURE NO. 1

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 1255 South Sixth Street
 Springfield, IL 62703
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- Legend**
- Data Point
 - Linear Wetlands
 - Welland Areas
 - Waters of the U.S.
 - Ditch/stream Characterization Point
 - Survey Limits

I:\04S2090P\GIS\SiteMap.mxd

Table 2: Approximate Surface Areas (acres) of Identified Wetlands by Impact Category

Wetland Site No.	Area	Avoid	Excavate	Fill
1D	0.12	0.0	0.10	0.02
3F	0.78	0.0	0.60	0.18
4E	0.56	0.0	0.54	0.02
4F	0.36	0.0	0.06	0.30
4G	0.25	0.0	0.0	0.25
4K	0.15	0.0	0.0	0.15
5K	0.05	0.0	0.0	0.05
6C	0.74	0.74	0.0	0.0
6H	0.27	0.27	0.0	0.0
Total	3.28	1.01	1.30	0.97

Table 4b: Approximate Length of Identified Waters of the U.S. and Linear Wetlands Located within the Survey Area by Impact Category

Site No.	Length (ft)	Avoid (ft)	Excavate (ft)	Fill (ft)
D1	2,080	165	1,915	
D2 (linear wetland)	2,470	2,370	100 of pipe	
D2 (waters)	210	210		
D3	1,320			1,320
D4	760	760		
D5	1,240	450		790
D6 (west segment)	840	602		238
D6 (east segment)	1,020	228	198	594
D7	1,360	1,360		
D8	1,820	1,820		
D9	880	377		503
D10	200	123		77
D11	820		566	254
4J	330			330
Crooked Creek	8,250			
Dardenne Creek	3,570			
Total	27,170	20,285	2,779	4,106