



Public Notice

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

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

Public Notice No.
[P-2567](#)
Public Notice Date
September 11, 2006

Expiration Date
October 2, 2006

Postmaster Please Post Conspicuously Until:

File Number: 2005-45170

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: McBride & Son Homes Land Development, Inc., Attn: Mr. Jeff Boland, #1 McBride & Son Corporate Drive, Chesterfield, Missouri, 63005. Ph. (636) 537-2000.

AGENT: SCI Engineering, Inc., c/o Ms. Laurie Farmer, 9701 Green Park Industrial Boulevard, St. Louis, Missouri, 63123, Ph. (636) 757-2601.

LOCATION: The project area is located just east of the intersection of Highway W and Highway FF in Jefferson County, Missouri, south of Eureka. The project area is a 281-acre site, comprised of two parcels divided by Highway W. The northern parcel is bounded by the Meramec River on the north. The site is depicted on the attached location map.

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 281-acre site for a residential and commercial development known as Mirasol. The 281-acre site is comprised of two parcels of land divided by Highway W. The northern parcel is proposed for commercial development, and the southern parcel is proposed for residential development. Jurisdictional waters on the site consist of the Meramec River, and three intermittent tributaries, identified on the attached plan as Tributaries A, B and C. Each of the tributaries flow into the Meramec river. Three ponds on the site have been determined to be non-jurisdictional. The applicant is proposing to enclose/pipe 1,240

lineal feet of Tributary C in the residential parcel south of Highway W, to support lot development and project infrastructure. An additional 110 lineal feet of Tributary C are proposed to be impacted by the extension of the road crossing under Highway W. In the project area north of Highway W, the applicant is proposing a stormwater discharge into Tributary B, impacting 20 lineal feet; and a sanitary sewer discharge into the Meramec River, impacting 20 lineal feet. Total impact to Waters of the United States on the site are 1,350 lineal feet of tributary impacts. The applicant is exploring on-site mitigation options.

LOCATION MAPS AND DRAWINGS: See attached. Maps are also available for viewing on our online version of this Public Notice which may be accessed through the St. Louis District Regulatory Branch Public Notice webpage at the at the following link:
<http://www.mvs.usace.army.mil/permits/pn.htm>

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 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: Missouri Department of Natural Resources, 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: 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.

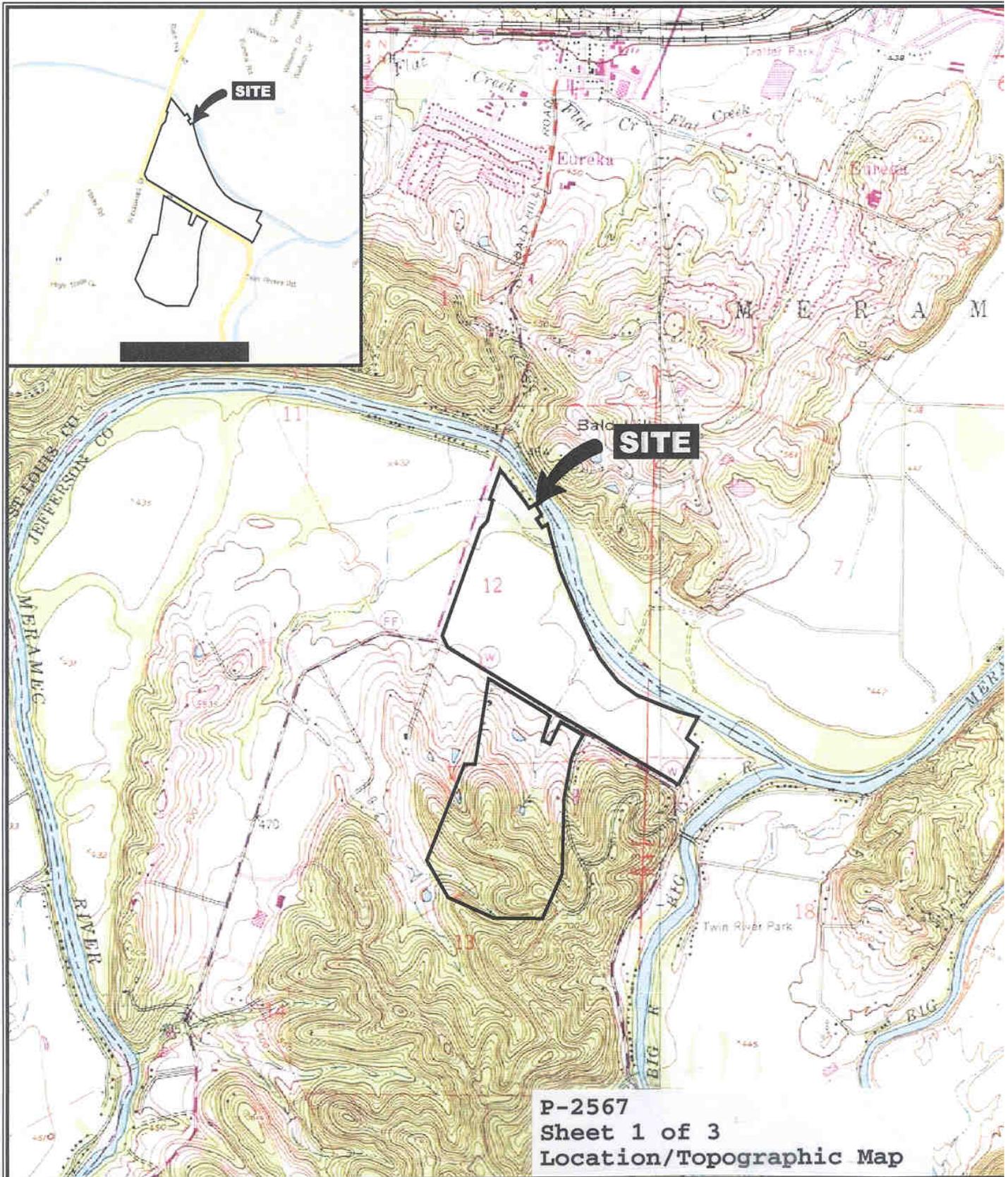
SOLICITATION OF COMMENTS: The U.S. Army Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of the proposed activity. Any comments received will be considered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



PROJECT NAME
MARISOL
 JEFFERSON COUNTY, MISSOURI

VICINITY AND TOPOGRAPHIC MAP

General Notes/Legend

USGS TOPOGRAPHIC MAP
 PACIFIC, MISSOURI QUADRANGLE
 DATED 1974
 HOUSE SPRINGS, MISSOURI QUADRANGLE
 DATED 1979
 PHOTO REVISED 1982
 10' CONTOURS



SCALE 1" = 2000'

FIGURE 1

DRAWN BY	LAP	DATE	JOB NUMBER
REVIEWED BY	TLC	06/2006	2005-2408 31

MICROSOFT STREETS AND TRIPS 2005



PROJECT NAME
 MIRASOL
 JEFFERSON COUNTY, MISSOURI

PUBLIC NOTICE

DRAWN BY	LAP	DATE	JOB NUMBER
CHECKED BY	LMF	08/2006	2005-2408.31

General Notes/Legend

DIMENSIONS AND LOCATIONS ARE APPROXIMATE; ACTUAL MAY VARY.
 DRAWING SHALL NOT BE USED OUTSIDE THE CONTEXT OF THE REPORT
 FOR WHICH IT WAS GENERATED.

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 Sheet 2 of 3
 Site plan



SCALE 1" = 400'
 FIGURE 1B



PROJECT NAME
 MIRASOL
 JEFFERSON COUNTY, MISSOURI

PUBLIC NOTICE

DRAWN BY	LAP	DATE	JOB NUMBER
CHECKED BY	T.M.F.	08/2006	2005-2408.31

General Notes/Legend

P-2567
 Sheet 3 of 3
 Site plan

DIMENSIONS AND LOCATIONS ARE APPROXIMATE; ACTUAL MAY VARY. DRAWING SHALL NOT BE USED OUTSIDE THE CONTEXT OF THE REPORT FOR WHICH IT WAS GENERATED.



SCALE 1" = 500'
 FIGURE 1A