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# Public Notice

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**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-2881**  
Public Notice Date  
**July 8, 2014**  
Expiration Date  
**July 29, 2014**

**Postmaster Please Post Conspicuously Until:**

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File Number: MVS-2011-785

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: Keith A. McMullen

**APPLICANT:** Mr. Adam Hill, Beimfohr-Hill Partnership, LLC, 1008 Benelli Street, Mascoutah, Illinois 62258.

**LOCATION:** The project is located in Sections 3 and 10, Township 2 North, Range 8 West, 3<sup>rd</sup> Principal Meridian, in Caseyville, St. Clair County, Illinois.

**PROJECT DESCRIPTION:** The proposed project has been divided into 2 phases. Phase I of the project was previously approved by the St. Louis District, Corps of Engineers through the issuance of a "No Permit Required" letter dated January 31, 2013. Phase II of the project will feature the construction of new commercial lots with associated parking and infrastructure. The proposed development proposes to impact approximately 850 linear feet of Tributary A to facilitate the construction of Phase II of the project. The tributary will be piped beginning at its origin to a point downstream where it will daylight onto riprap blanket which is intended to reduce the potential for scour and erosion. A proposed detention basin on Phase I of the project will be constructed upstream of the piped tributary. The detention basin will aid in controlling discharge rates to the tributary and can also provide filtration of the stormwater runoff to improve water quality on the site.

The final lay-out for Outlot B, located on the northern portion of Phase II, has not been completed at this time. However, no additional impacts to jurisdictional wetlands or waterbodies are proposed for Outlot B. Proposed grading and lot development on Outlot B will be limited to the upland portions of the site. All utilities and infrastructure for this portion of the project will be routed along the drive lanes in the development and will enter Outlot B along the easterly road running north to south.

Avoidance and minimization measures were incorporated into the design of this project. Of the approximate 1,955 linear feet of Tributary A located on the project site, the proposed development will impact only 850 linear feet of channel. The proposed impacts have been limited to the headwater portion of the tributary that originates on site. This area represents a small channel of relatively low quality. Approximately 1,105 linear feet of the downstream reach of Tributary A will be avoided by the development to minimize impacts. As the channel drains across the site to the north, its watershed increases and exhibits more defined bed and bank and ordinary high water mark characteristics than the upstream portion. Therefore, the development plan was designed in a manner that avoided impacts to the downstream channel segment. Alternative site layouts and development plan options have been considered during the planning process for this project. An analysis of alternatives is being provided at a later date.

Appropriate erosion control measures will be taken during development to reduce the potential for unintentional sedimentation and sediment runoff into adjacent regulated waters.

Tributary A is a tributary to Canteen Creek, a tributary to the Mississippi River.

**Mitigation:** The applicant proposes to purchase stream credits from an approved Wetland Mitigation Bank. The Illinois Stream Assessment tool will be utilized to calculate the stream credits needed to offset the stream impacts that will occur as a result of the project.

**LOCATION MAPS AND DRAWINGS:** See Attachments 1 to 3.

**ADDITIONAL INFORMATION:** Additional information may be obtained by contacting Mr. Keith A. McMullen, Illinois Section Chief, U.S. Army Corps of Engineers, at (314) 331-8582. Your inquiries may also be sent by electronic facsimile to (314) 331-8741 or by e-mail to keith.a.mcmullen@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:** 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/](http://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 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, Tribal Historic Preservation Officers, and the public in response to this public notice.

**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.

In accordance with 33 CFR 325.3, it is presumed that all interested parties and agencies who wish to respond to public notices; therefore, a lack of response will be interpreted as meaning that there is no objection to the proposed project.

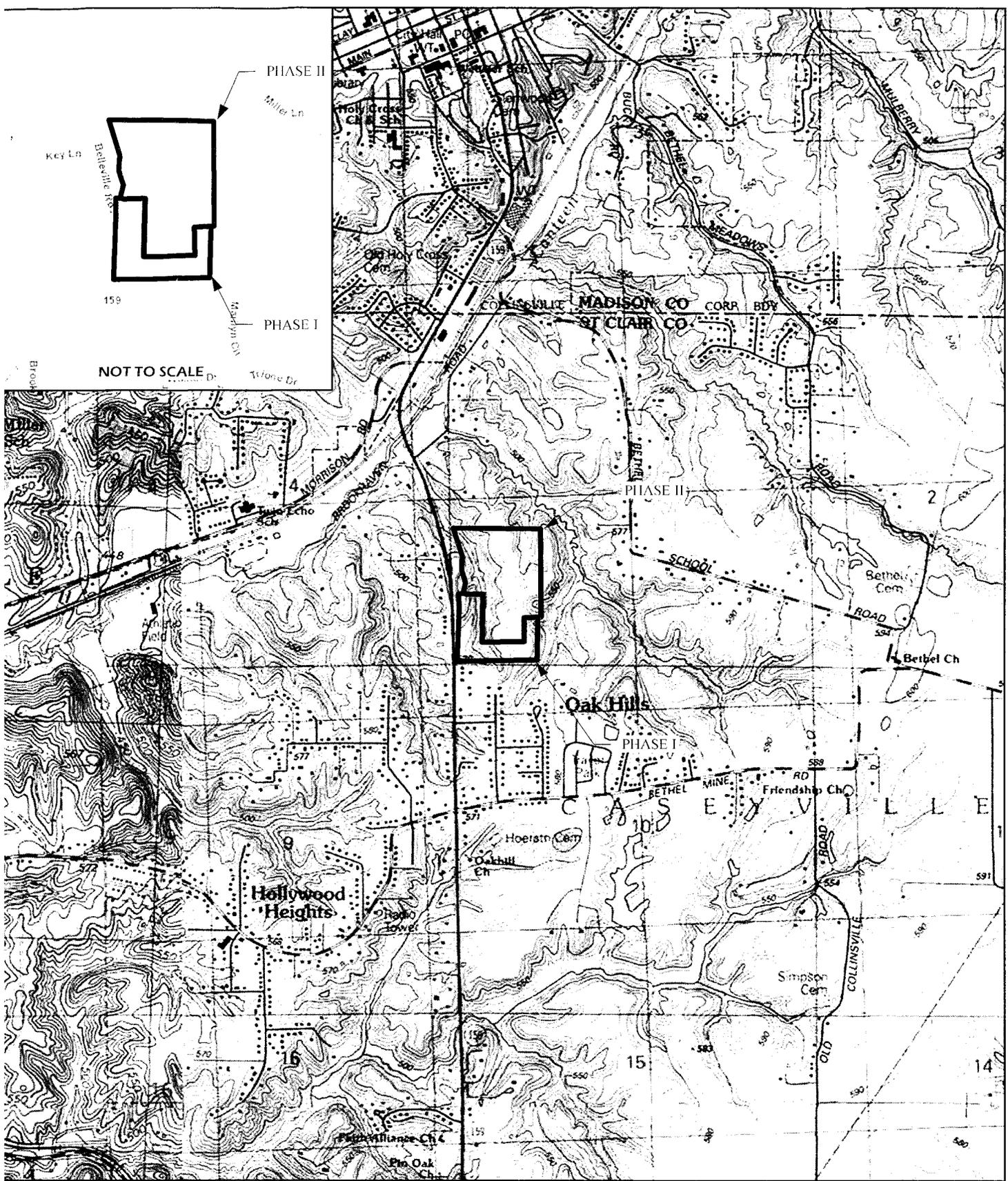


DANNY D. MCCLENDON  
Chief, Regulatory Branch

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.

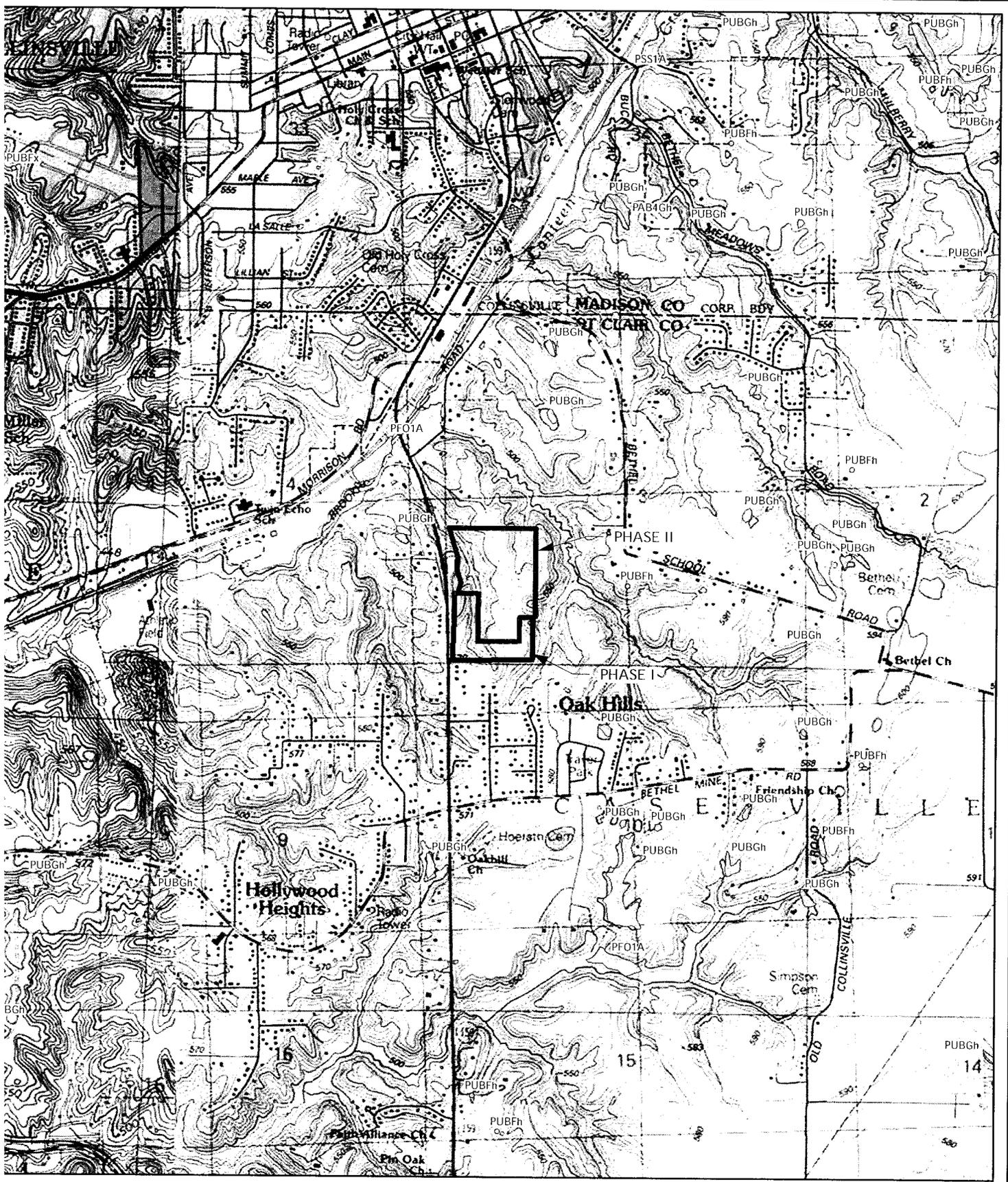


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|--|-----------------|----------------------------|--|
| PROJECT NAME<br>BIEMFOHR-HILL PARK<br>CASEYVILLE, ILLINOIS |                 |                            |  |
| VICINITY AND TOPOGRAPHIC MAP                               |                 |                            |  |
| DRAWN BY<br>RCV  | DATE<br>06/2014 | JOB NUMBER<br>2006-3438.32 |  |
| CHECKED BY<br>MRH  |                 |                            |  |

GENERAL NOTES/LEGEND  
 USGS TOPOGRAPHIC MAP  
 COLLINSVILLE, ILLINOIS QUADRANGLE  
 DATED 1988  
 PHOTO REVISED 1991  
 10' CONTOURS

SHEET 1 OF 3  
P 2331

SCALE 1" = 2000'  
 FIGURE 1



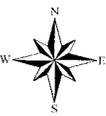
|   |                 |                            |  |
|---|-----------------|----------------------------|--|
| PROJECT NAME<br>BIEMFOHR-HILL PARK<br>CASEVILLE, ILLINOIS |                 |                            |  |
| NATIONAL WETLAND INVENTORY MAP                            |                 |                            |  |
| DRAWN BY<br>RCV   | DATE<br>06/2014 | JOB NUMBER<br>2006-3438.32 |  |
| CHECKED BY<br>MRH   |                 |                            |  |

GENERAL NOTES/LEGEND

 NATIONAL WETLAND INVENTORY DATA  
 OBTAINED FROM [www.fws.gov](http://www.fws.gov).

USGS TOPOGRAPHIC MAP  
 COLLINSVILLE, ILLINOIS QUADRANGLE  
 DATED 1988  
 PHOTO REVISED 1991  
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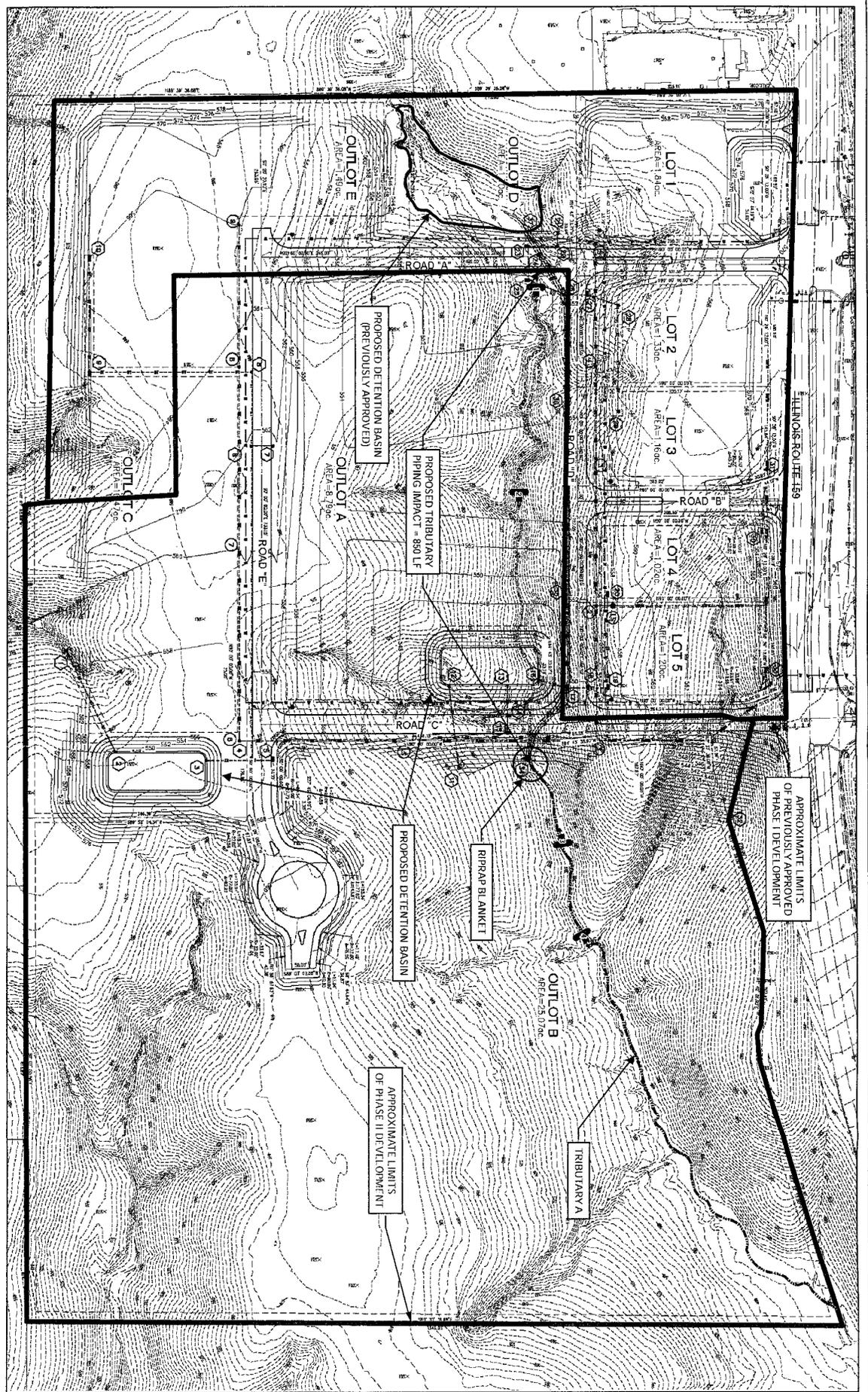
SHEET 2 OF 3  
 P. 2381



SCALE 1" = 2000'

FIGURE 2

SHEET 3 OF 3  
P-2881



|   |  |  |   |
|---|--|--|---|
| SCALE: 1" = 150'<br>JOB NUMBER: 2006-3438-32<br>DATE: 06/20/14<br>DRAWN BY: RCY<br>CHECKED BY: STB<br>FIGURE: 3 |  | PROJECT NAME<br><b>BIEMFOHR-HILL PARK<br/>         CASEVILLE, ILLINOIS</b> | GENERAL NOTES/LEGEND<br>■ INDICATES APPROXIMATE LOCATION AND DIRECTION OF PHOTOGRAPH  |
|   |  | <b>WETLAND DELINEATION AND<br/>         PRELIMINARY SITE PLAN</b>          | BASED ON PLAN DATED 2/15/2014 BY ELKOTT ENGINEERING.<br>DIMENSIONS AND LOCATIONS ARE APPROXIMATE; ACTUAL MAY VARY. DRAWING SHALL<br>NOT BE USED OUTSIDE THE CONTEXT OF THE REPORT FOR WHICH IT WAS GENERATED. |

