



# 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-3081  
Public Notice Date  
March 13, 2018  
Expiration Date  
April 3, 2018**

**Postmaster Please Post Conspicuously Until:**

File Number: MVS-2017-944

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: Jaynie Doerr

**APPLICANT:** Mike Paliltzsch, Cave Springs Estates, LLC.

**AGENT:** On-Site Soils, Inc., 4077 N. St. Peters Parkway, Suite 110, St. Peters, Missouri 63004.

**LOCATION:** The approximate 13.33-acre project area is located in Wentzville, St. Charles County, adjacent to Wentzville Parkway (see attached location map). Specifically, in Section 24, Township 47 North, and Range 1 East, Missouri.

**SITE DESCRIPTION:** The site is composed of undeveloped land which contains two wooded tributaries referred to herein as Tributaries A and B. The substrate of Tributary A and B are comprised of sand and gravel. Tributary A ranges in width from approximately 6 to 9 feet and has a depth of 2.5 feet at the ordinary high water mark. Tributary B ranges in width from 3 to 5 feet and has a depth of 1.5 feet at the ordinary high water mark. Both tributaries appear to have ephemeral flow. The majority of the site is wooded.

**PROJECT DESCRIPTION:** The applicant proposes to construct an approximate 13 acre commercial development within the property, known as the Wentzville Parkway Retail project. The submitted plans for the project include four fast food restaurants, a casual dining restaurant and a building for retail shopping. Additionally, a stormwater retention basin is also shown on the attached plans, along

with associated parking lots and roads. Construction of the project will impact approximately 625 linear feet of Tributary B.

The applicant proposes to mitigate for unavoidable impacts to Tributary B through the purchase of in-lieu fee stream credits from The Land Learning Foundation.

**ADDITIONAL INFORMATION:** Additional information may be obtained by contacting Jaynie Doerr, Project Manager, U.S. Army Corps of Engineers, at (314) 331-8581. You may also send inquiries by e-mail to Jaynie.g.doerr@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: 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 bat habitat assessment survey conducted by the agent revealed that the forested area contains suitable summer roosting habitat for the endangered Indiana bat (*Myotis sodalis*) and the Northern long-eared bat (*Myotis septentrionalis*). The majority of the wooded site will be cleared for construction of the project. However, in order to complete our evaluation, The St. Louis District hereby solicits comments from the U.S. Fish and Wildlife Service and other interested agencies and individuals through this Public Notice.

**CULTURAL RESOURCES:** The applicant has completed a Phase I Cultural Resource Report for the project area, and submitted the report to the St. Louis District and the State Historic Preservation Office for review. 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 additional cultural resource survey within 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.



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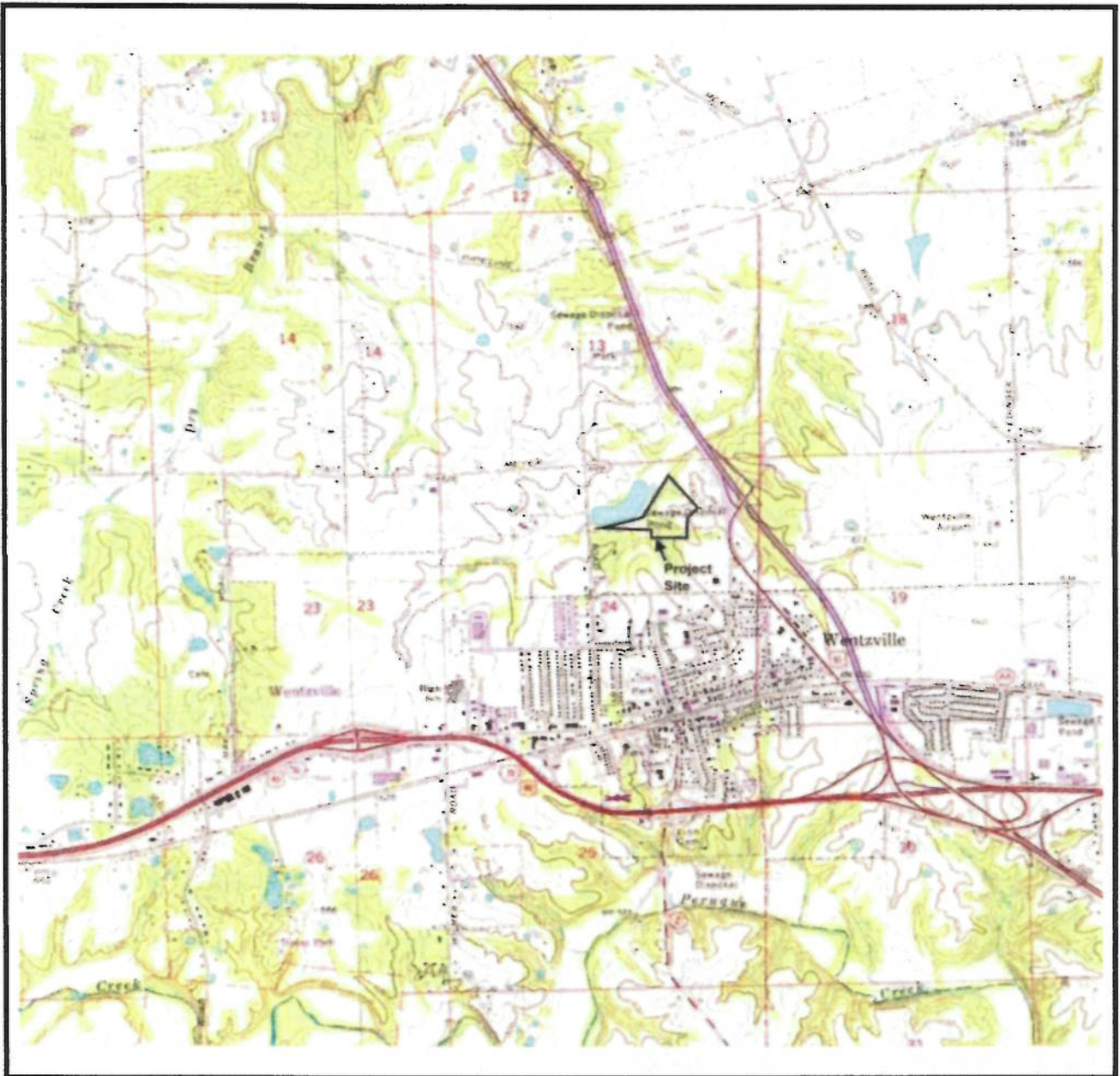
DANNY D. MCCLENDON  
Chief, Regulatory Branch

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.





# **Wentzville Parkway Retail**

**Wentzville, Missouri**

**Figure 1**  
**USGS Map**



**On-Site Soils, Inc.**

**Source: USGS**

**Scale:**  
**NOT TO SCALE**

## WENTZVILLE, MISSOURI



OCTOBER, 2017

PRELIMINARY PRINT  
NOT FOR CONSTRUCTION  
FOR REVIEW ONLY

SITE DATA	
LOT #1	1.16 AC. ±
LOT #2	1.13 AC. ±
LOT #3	1.61 AC. ±
LOT #4	1.21 AC. ±
LOT #5	1.28 AC. ±
LOT #6	1.36 AC. ±
COMMON GROUND	5.59 AC. ±
TOTAL	13.34 AC. ±

## 2.0

WENTZVILLE PARKWAY RETAIL  
WENTZVILLE, MISSOURI

As working time prior to the start of any construction of this site, applicants will be 1-800-225-4071 for more detailed information.

At OCHA sites & regulators obligated for the construction required in these areas shall be strictly enforced (e.g. fencing, blasting, etc.)

**OCHA**

North Dakota  
8 East Main Street  
Wardman, Missouri 63369

800-332-4574 (toll free)  
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