



# 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-3087**  
Public Notice Date  
**May 4, 2018**  
Expiration Date  
**May 24, 2018**

**Postmaster Please Post Conspicuously Until:**

File Number: MVS-2018-351

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: Chad M. LaMontagne

**APPLICANT:** Mr. Scott Plocher, Plocher Construction, 2808 Thole-Plocher Road, Highland, Illinois 62249.

**LOCATION:** The project is located in Section 20, Township 4 North, Range 7 West, 3<sup>rd</sup> Principal Meridian, Madison County, Illinois. Latitude: 38.793496, Longitude: -89.899679.

**PROJECT DESCRIPTION:** The proposed project includes the construction of a commercial development near the intersection of Interstate 55 and Illinois Highway 143 in Edwardsville, Illinois. The project will include the construction of a hotel, restaurants, and a convenience store, along with associated parking and infrastructure. A lake is also proposed to be constructed within the development. In addition, the development will include an access road which will run north to south and connect to a proposed development to the south.

A borrow pond (Pond A = 7.12 acres), and emergent wetland (Wetland A = 0.66 acres) will be completely impacted, and an unnamed tributary of Little Mooney Creek (Tributary A = 360') will have a road crossing installed.

Little Mooney Creek flows into Cahokia Creek, a tributary to the Mississippi River.

**Mitigation:** The applicant proposes to mitigate the impacts to the open water habitat from the borrow pond with the creation of a pond onsite, and to offset the emergent wetland impacts by going to an approved wetland mitigation bank.

**LOCATION MAPS AND DRAWINGS:** See Figures 1 and 3.

**ADDITIONAL INFORMATION:** Additional information may be obtained by contacting Mr. Chad LaMontagne, Regulatory Project Manager, U.S. Army Corps of Engineers, at (314) 331-8044. Your inquiries may also be sent by e-mail to [chad.m.lamontagne@usace.army.mil](mailto:chad.m.lamontagne@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-notice/](http://www.epa.state.il.us/public-notice/). 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. Consultation will be undertaken with the United States Department of Interior, Fish and Wildlife Service to obtain their concurrence that there will be no potential impacts to threatened and endangered bat species as well as other listed species in Madison County (US Department of the Interior, US Fish & Wildlife Service Consultation Code = 03E18100-2017-E00714). There were no Illinois State listed species found with the Illinois Department of Natural Resources EcoCAT tool (IDNR Project Number = 1711428). 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 Tribal Historic Preservation Officers, and the public in response to this public notice. The Illinois Historic Preservation Agency has reviewed the proposed project and determined that no historic properties are affected (IHPA Log # = 002052517).

**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.

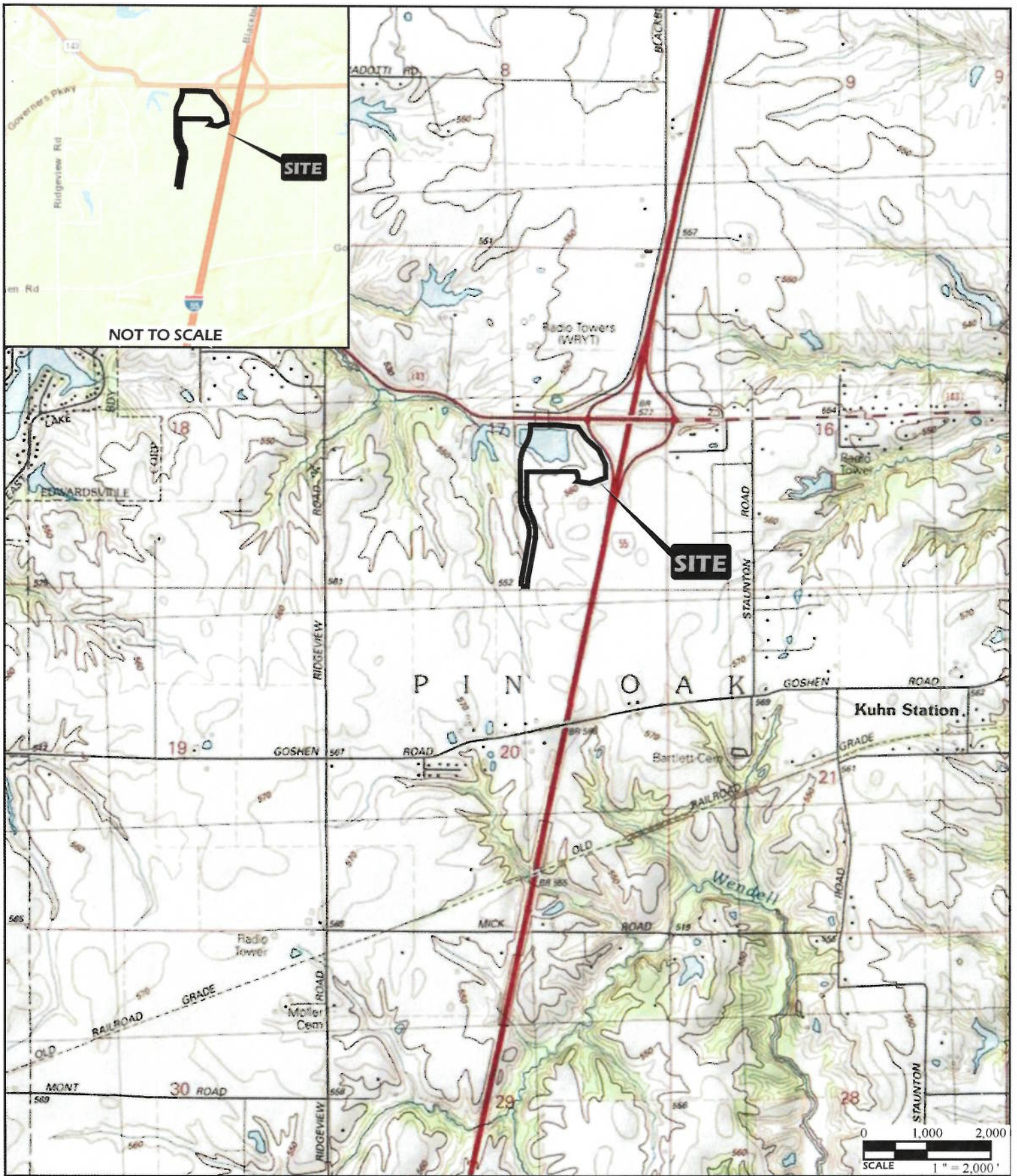
In accordance with 33 CFR 325.3, it is presumed that all interested parties and agencies who wish to respond to public notices; therefore, a lack of response will be interpreted as meaning that there is no objection to the proposed project.

  
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.



PROJECT NAME  
 PIN OAK PLAZA  
 EDWARDSVILLE, ILLINOIS

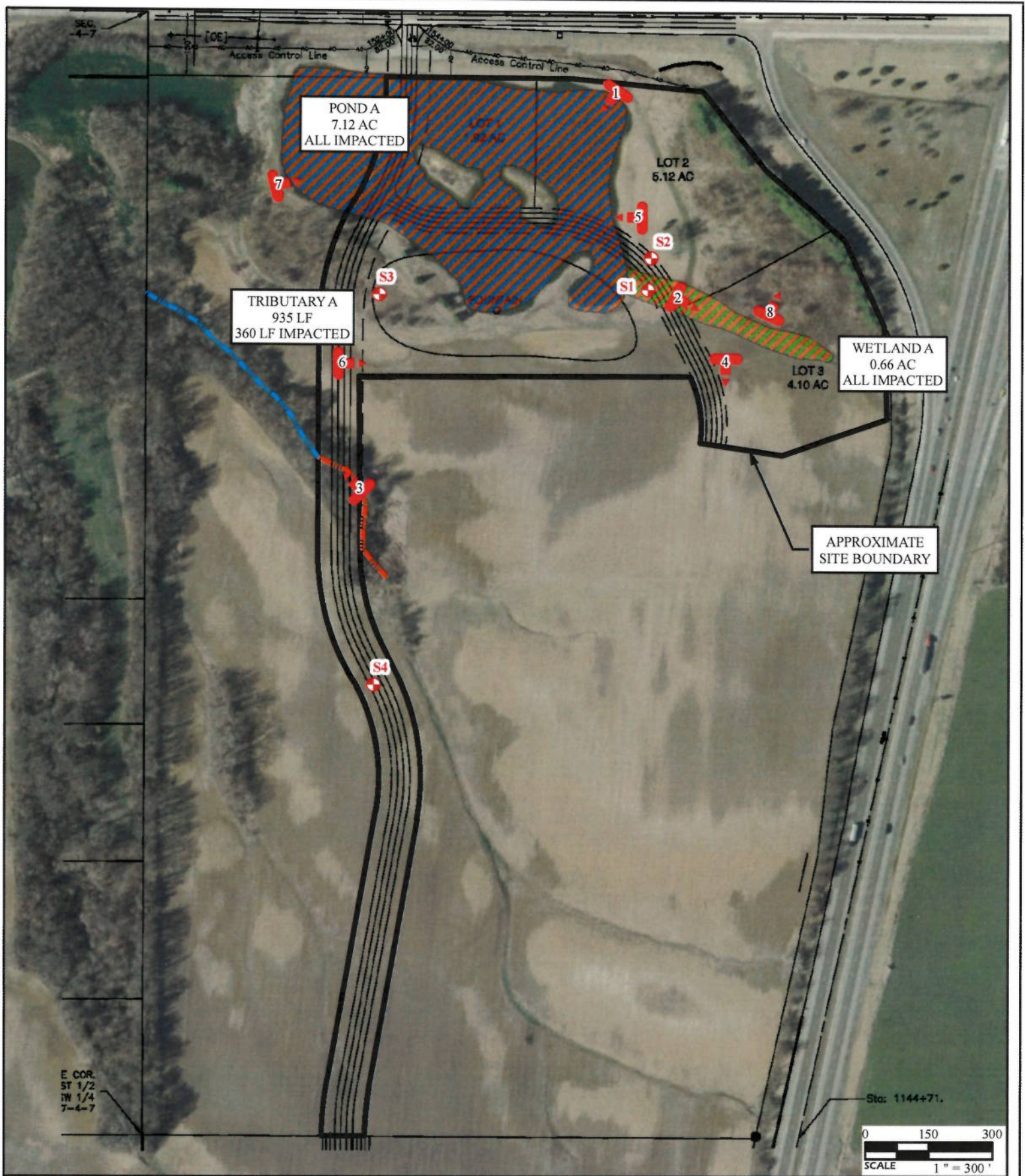
VICINITY AND TOPOGRAPHIC MAP

DRAWN BY	RCV	DATE	JOB NUMBER
CHECKED BY	SEB	04/2018	2017-3073.31

GENERAL NOTES/LEGEND  
 USGS TOPOGRAPHIC MAP  
 EDWARDSVILLE, ILLINOIS QUADRANGLE  
 DATED 1991  
 10' CONTOURS

STREET MAP  
[http://goto.arcgisonline.com/maps/World\\_Street\\_Map](http://goto.arcgisonline.com/maps/World_Street_Map)

FIGURE  
 1



PROJECT NAME			
PIN OAK PLAZA EDWARDSVILLE, ILLINOIS			
WETLAND DELINEATION & PRELIMINARY SITE PLAN			
DRAWN BY	RCV	DATE	JOB NUMBER
CHECKED BY	SEB	04/2018	2017-3073.31

**GENERAL NOTES/LEGEND**

- ⊕ INDICATES APPROXIMATE SOIL BORING LOCATION
- ➔ INDICATES APPROXIMATE LOCATION AND DIRECTION OF PHOTOGRAPH

PLAN DATED 4/11/2018 BY CRAWFORD, MURPHY & TILLEY.

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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FIGURE  
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