



Public Notice

**U S Army Corps
of Engineers**
Huntington District

In reply refer to Public Notice No.
200000523-1

Issuance Date: May 25, 2005

Stream: Wetlands Adjacent to Chapman Run Closing Date: June 25, 2005

Please address all comments and inquiries to:

U.S. Army Corps of Engineers, Huntington District

ATTN: CELRH-OR-F Public Notice No. (*reference above*)

502 Eighth Street

Huntington, West Virginia 25701-2070

Phone: (304) 399-5210

PUBLIC NOTICE: The purpose of this public notice is to inform you of a proposal for work in which you might be interested. It is also to solicit your comments and information to better enable us to make a reasonable decision on factors affecting the public interest. We hope you will participate in this process.

REGULATORY PROGRAM: Since its early history, the U.S. Army Corps of Engineers (Corps) has played an important role in the development of the nation's water resources. Originally, this involved construction of harbor fortifications and coastal defenses. Later duties included the improvement of waterways to provide avenues of commerce. An important part of our mission today is the protection of the nation's waterways through the administration of the Corps Regulatory Program.

SECTION 404: The Corps is directed by Congress under Section 404 of the Clean Water Act (33 USC 1344) to regulate the discharge of dredged and fill material into all waters of the United States, including wetlands. The intent of the law is to protect the nation's waters from the indiscriminate discharge of material capable of causing pollution and to restore and maintain their chemical, physical and biological integrity.

TO WHOM IT MAY CONCERN: The following application has been submitted for a Department of the Army Permit under the provisions of Section 404 of the Clean Water Act. This notice serves as the Corps of Engineers' request to the Ohio Environmental Protection Agency (OEPA) to act on Section 401 Water Quality Certification for the following application:

APPLICANT: Silcor Development
2939 Hubbard Road
Youngstown, Ohio 44505

LOCATION: The proposed project is located southeast of the Intersection of Interstate 70 and State Route 209 in the City of Cambridge, Guernsey County, Ohio.

DESCRIPTION OF THE PROPOSED WORK: The applicant proposes to place approximately 950 cubic yards of dredged or fill material into 1.93 acres (0.21 acre of Wetland 1 and 1.72 acres of Wetland 3) of jurisdictional wetlands adjacent to Chapman Run for the purpose of constructing a Home Depot.

ALTERNATIVE ANALYSIS: A total of 1.93 acres of jurisdictional wetland would be filled as a result of the proposal. The project does not require access to or sitting within the wetlands to fulfill its basic purpose and is considered a non-water dependent activity; therefore, the applicant is required to show that other less damaging practicable alternatives are not available that would achieve the applicant's goal. The Section 404(b)(1) Guidelines state that for non-water dependent activities, practicable alternatives that do not involve wetlands are presumed to be available unless clearly demonstrated otherwise. The applicant is required to provide an alternative analysis that must overcome the presumption prior to receiving authorization for the placement of fill material. The applicant has submitted the required alternative analysis and it is currently under review. No permit will be issued until our review of the alternative analysis clearly shows that upland alternatives are not available to achieve the applicant's goal.

MITIGATION PLAN: To mitigate for stream impacts associated with the proposal, the applicant has conceptually agreed to create 2.38 acres of wetland on-site. The mitigation wetlands would be excavated slightly below the grade of the surrounding wetlands. Wetland soil would be stockpiled and redistributed within the mitigation site to allow wetland vegetation to establish naturally through the seed-source present in the redistributed topsoil. The on-site seed source would be supplemented with an emergent wetland seed mix and suitable bare-root riparian trees to ensure good coverage and diversity. The proposed conceptual mitigation plan represents a slightly greater than 1:1 mitigation ratio for 1.93 acre of jurisdictional wetland impact proposed to be filled by applicant. In addition, the remaining 5.41 acres of high quality wetlands would be preserved on site.

Plans of the proposed work are attached to this notice.

A section 401 Water Quality Certification is required for this project. It is the applicant's responsibility to obtain the certification from the Ohio Environmental Protection Agency.

HISTORIC AND CULTURAL RESOURCES: The National Register of Historic Places has been consulted and it has been determined that there no listed properties eligible for the register in the area affected by the project. A copy of this public notice will be furnished to the Ohio State Historic Preservation Office for their review. Comments concerning archeological sensitivity of the project area should be based upon collected data.

ENDANGERED/THREATENED SPECIES REVIEW: The project is located within the known or historic range of the following endangered species:

Indiana bat
Bald Eagle

The Huntington District has consulted the most recently available information and based on the proposed avoidance and minimization measures, the project is not likely to adversely affect the Indiana bat and will have no effect on the Bald eagle or designated Critical Habitat for these Federally listed species. This public notice serves as a request to the U.S. Fish and Wildlife Service for any additional information they may have on whether any listed or proposed to be listed endangered or threatened species may be present in the area which would be affected by the activity, pursuant to Section 7(c) of the Endangered Species Act of 1972 (as amended).

PUBLIC INTEREST REVIEW AND COMMENT: Any person who has an interest that may be adversely affected by the issuance of a permit may request a public hearing. The request must be submitted in writing to the District Engineer on or before the expiration date of this notice and must clearly set forth the interest which may be adversely affected and the manner in which the interest may be adversely affected by the activity. This application will be reviewed in accordance with 33 CFR 320-331, the Regulatory Program of the U. S. Army Corps of Engineers (USACE), and other pertinent laws, regulations, and executive orders. Our evaluation will also follow the guidelines published by the U. S. Environmental Protection Agency pursuant to Section 404(b) (1) of the CWA. Interested parties are invited to state any objections they may have to the proposed work. The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit that reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors that may be relevant to the proposal will be considered including the cumulative effects thereof; of those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership and, in general, the needs and welfare of the people. Written statements on these factors received in this office on or before the expiration date of this public notice will become a part of the record and will be considered in the final determination. A permit will be granted unless its issuance is found to be contrary to the public interest.

SOLICITATION OF COMMENTS: The 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 this proposed activity. For accuracy and completeness of the administrative record, all data in support of or in opposition to the proposed work should be submitted in writing setting forth sufficient detail to furnish a clear understanding of the reasons for support or opposition. Any comments received will be considered by the 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 the 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.

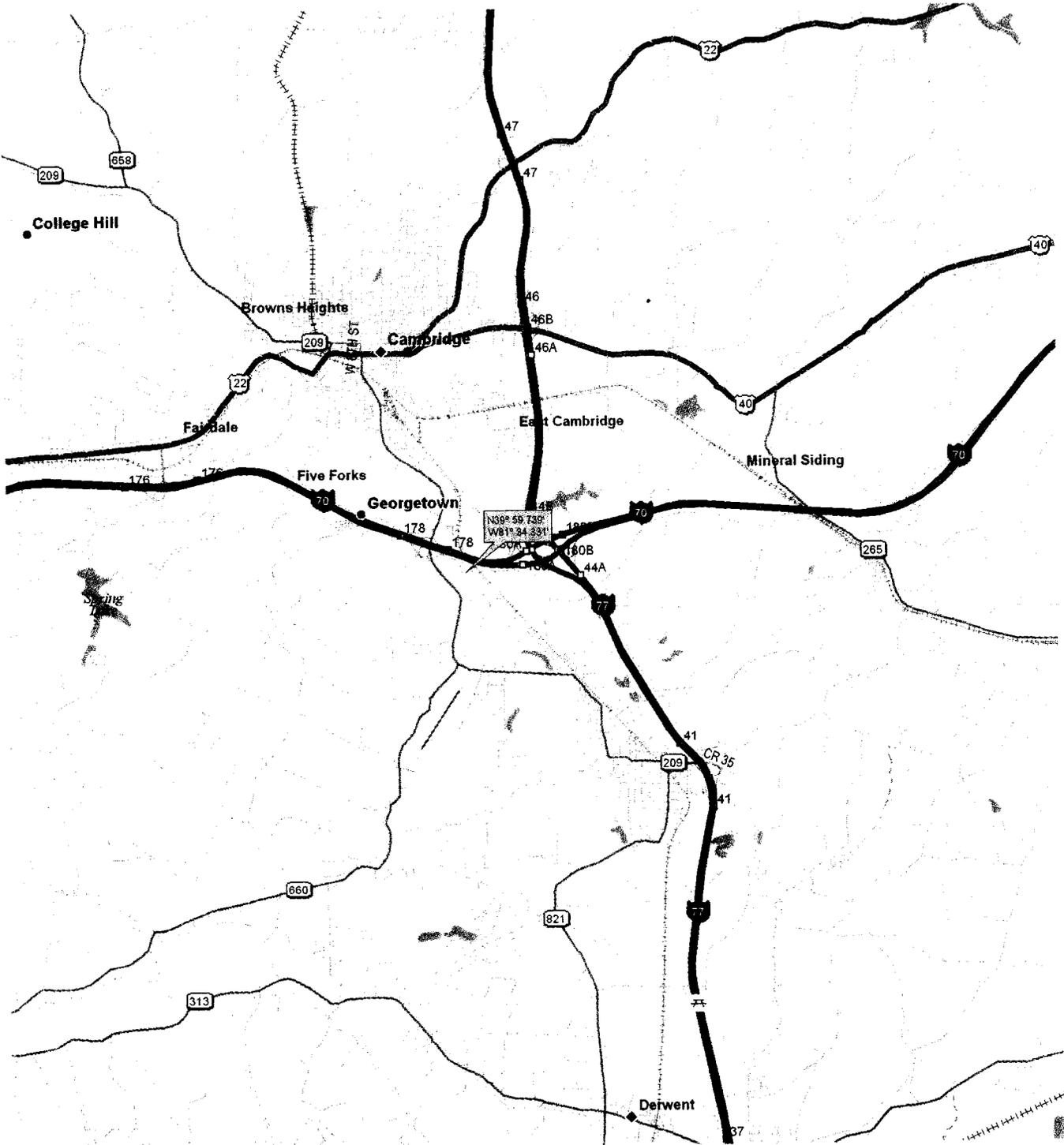
CLOSE OF COMMENT PERIOD: All comments pertaining to this Public Notice must reach this office on or before the close of the comment period listed on page one of this Public Notice. If no comments are received by that date, it will be considered that there are no objections. Comments and requests for additional information should be submitted to:

North Regulatory Permit Section, CELRH-OR-FN
U. S. Army Corps of Engineers Huntington District
502 Eighth Street
Huntington, West Virginia 25701-2070

Please note names and addresses of those who submit comments in response to this public notice may be made publicly available. Thank you for your interest in our nation's water resources. If you have any questions concerning this public notice, please contact Ms. Lee A. Pittman of the North Regulatory Section at 304-399-5210.

for Mark A. Saylor
Ginger Mullins, Chief
Regulatory Branch

(O)



Civil & Environmental Consultants, Inc.
Columbus, OH 43240
(614) 540-6633 1-888 598-6808

General Site Location Map
Proposed Home Improvement Warehouse
State Route 209
Cambridge, Ohio

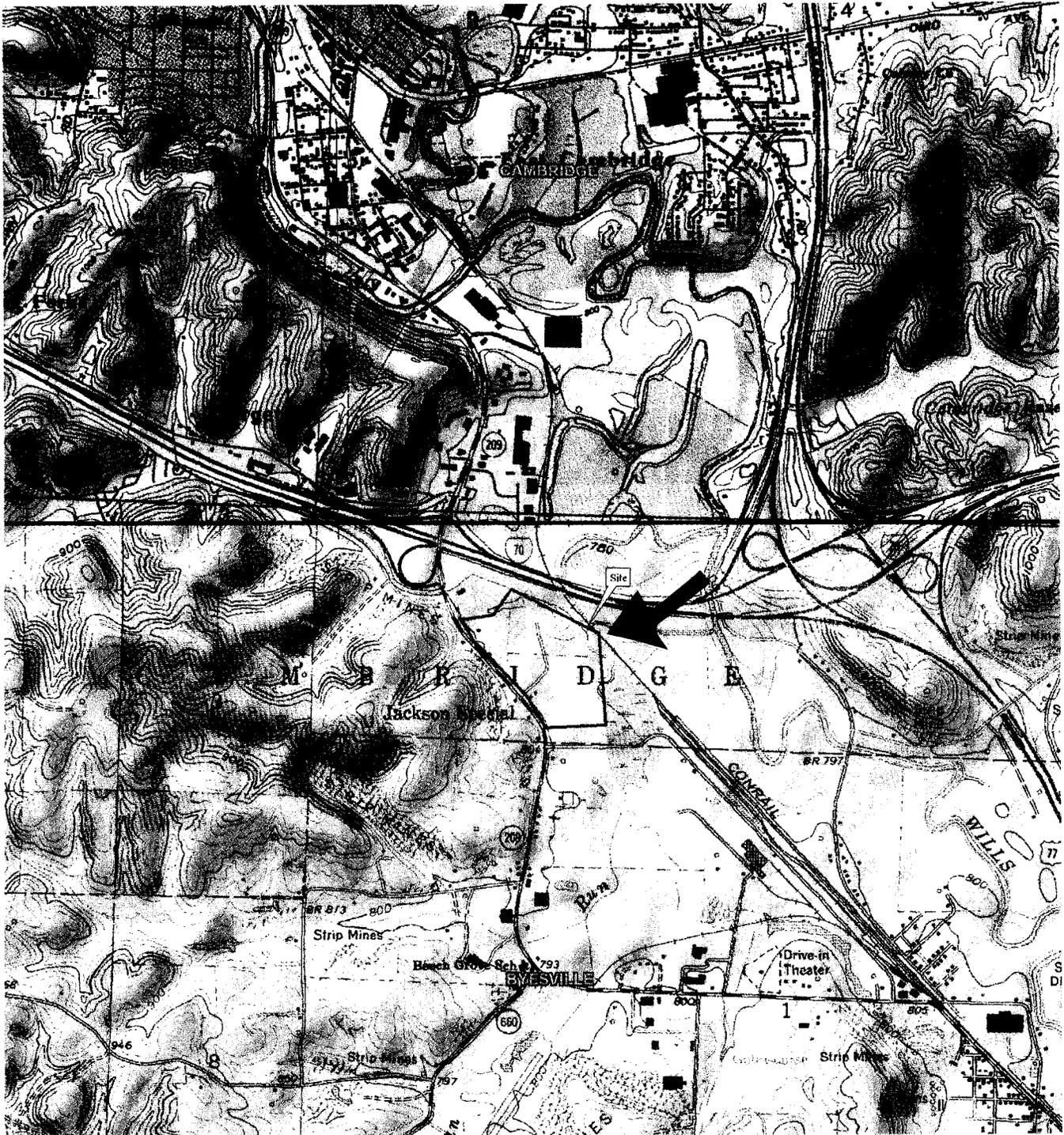
1 of 3

Drawn By: BTA

Date: 5/27/04

Project No.: 040-913

Figure 1



Civil & Environmental Consultants, Inc.

Columbus, OH 43240
(614) 540-6633 1-888 598-6808

USGS Topographic Map
Proposed Home Improvement Warehouse
State Route 209
Cambridge, Ohio

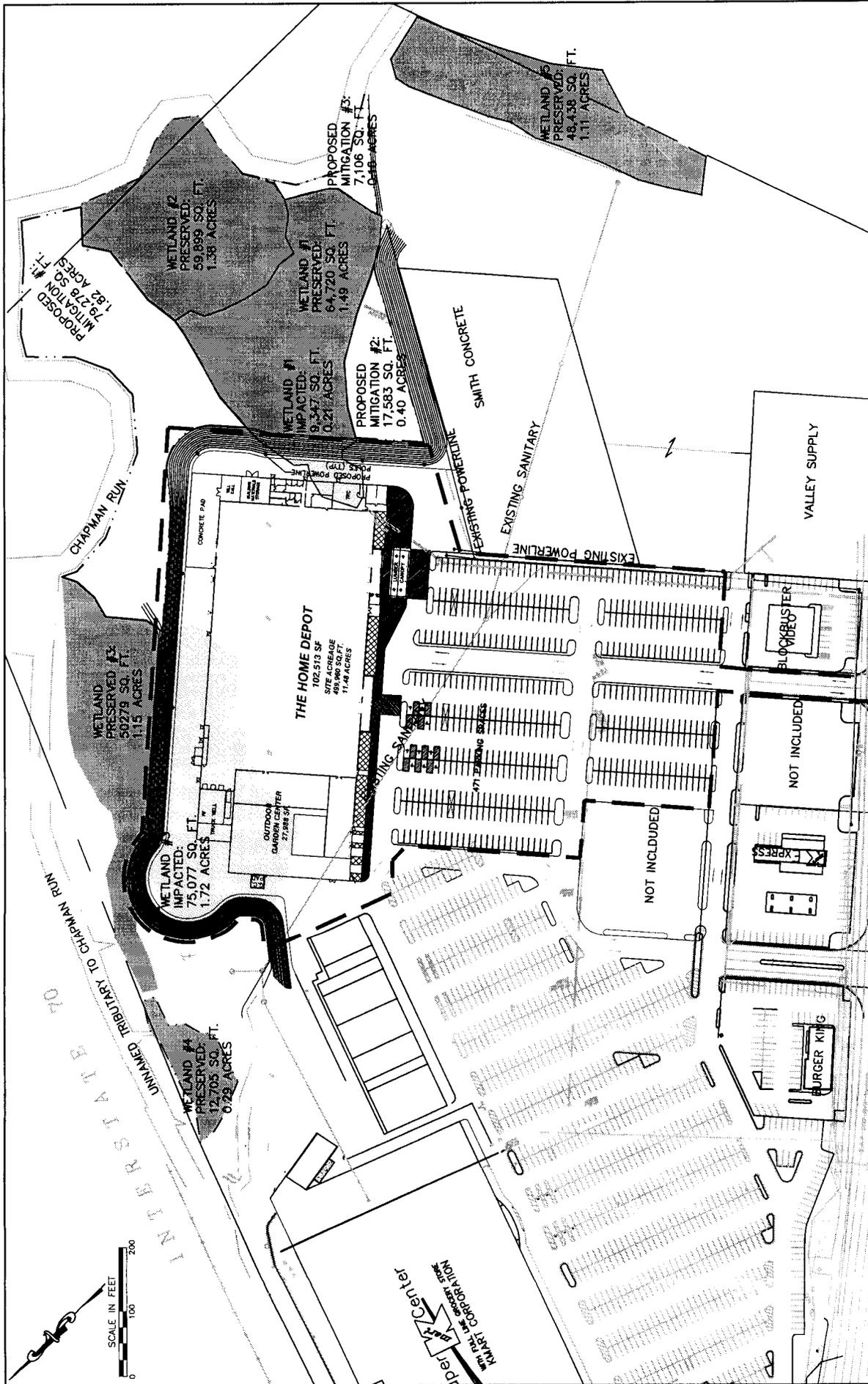
2 of 3

Drawn By: BTA

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FIGURE 2



PARKWAY DEVELOPMENT
THE SILCOR GROUP
COMMERCIAL DEVELOPERS

Civil & Environmental Consultants, Inc.
 Columbus, OH
 (614) 540-6633 • (888) 598-6808
 Cincinnati, OH • Pittsburgh, PA • Indianapolis, IN • Nashville, TN

DATE: APRIL 2005
SCALE: AS NOTED
DWN. BY: JSC
CHKD. BY: BA

PROJECT NO.: 040913
FIGURE NO.: FIGURE 3