



Public Notice

**U.S. Army Corps
of Engineers**
Pittsburgh District

In Reply Refer to
Notice No. below

US Army Corps of Engineers, Pittsburgh District
1000 Liberty Avenue
Pittsburgh, PA 15222-4186

Application No. LRP-2022-242

Date: June 9, 2022

Notice No. 22-34

Closing Date: July 8, 2022

1. **TO ALL 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.
2. **APPLICANT:** Liberty Pointe Partners, LLC
3. **LOCATION:** 40.7610° N, -79.8099° W; Jefferson Township, Butler County, PA
4. **PURPOSE AND DESCRIPTION OF WORK:** The applicant proposes to permanently impact approximately 0.66 acre of PEM/PSS wetlands and 0.01 acre of watercourse and temporarily impact 0.17 acre of PEM/PSS wetland to construct a residential development (Liberty Pointe) with 29 quad-plex buildings and one community building, as well as required infrastructure including a 48-inch diameter, 95.5 feet long culvert crossing of an Unnamed Tributary to Vaur Run, site utilities, parking, and stormwater management facilities. As compensation for the proposed aquatic resource impacts, the applicant is proposing 0.87 acre of onsite wetland creation. Drawings of the proposed development are attached to this notice.
5. **ENCROACHMENT PERMIT:** The applicant may be required to obtain a Water Obstruction and Encroachment Permit which includes 401 Water Quality Certification from the:

*Pennsylvania Department of Environmental Protection
Northwest Regional Office
Waterways and Wetlands Section
230 Chestnut Street
Meadville, PA 16335*

Telephone: 814-332-6945

6. **IMPACT ON NATURAL RESOURCES:** The District Engineer has consulted the most recently available information and has determined that the project

will have no effect on endangered species or threatened species, or result in destruction or adverse modification of habitat of such species which has been determined to be critical. While concurrence with this determination is not required, 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).

7. IMPACT ON CULTURAL RESOURCES: The National Register of Historic Places has been consulted, and it has been determined that there are no properties currently listed on the register which would be directly affected by the proposed work. If we are made aware, as a result of comments received in response to this notice, or by other means, of specific archeological, scientific, prehistorical, or historical sites or structures which might be affected by the proposed work, the District Engineer will immediately take the appropriate action necessary pursuant to the National Historic Preservation Act of 1966 - Public Law 89-665 as amended (including Public Law 96-515).

8. PUBLIC INVOLVEMENT: Any person may request, in writing, within the comment period specified in the paragraph below entitled "RESPONSES," that a public hearing be held to consider this application. The requests for public hearing shall state, with particularity, the reasons for holding a public hearing.

9. EVALUATION: 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 which reasonably may be expected to accrue from the proposals must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those 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, considerations of property ownership and, in general, the needs and welfare of the people.

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. 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

CELRP-RG
Public Notice No. 22-34

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 overall public interest of the proposed activity. The evaluation of the impact of the activity on the public interest will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency, under the authority of Section 404(b) of the Clean Water Act (40 CFR Part 230).

10. RESPONSES: A permit will be granted unless its issuance is found to be contrary to the public interest. Written statements concerning the proposed activity should be received in this office on or before the closing date of this Public Notice in order to become a part of the record and to be considered in the final determination. Any objections which are received during this period may be forwarded to the applicant for possible resolution before the determination is made whether to issue or deny the requested DA Permit. Public comments may be subject to release under the Freedom of Information Act (FOIA). All responses to this notice should be directed to the Regulatory Division, attn. Mike Engelhardt at the above address, by telephoning (412) 395-7141 or by e-mail at Michael.D.Engelhardt@usace.army.mil. Please refer to CELRP-RG 2022-242 in all responses.

FOR THE DISTRICT ENGINEER:

//SIGNED//

By: Tyler J. Bintrim for:

Scott A. Hans
Chief, Regulatory Division

Enclosures

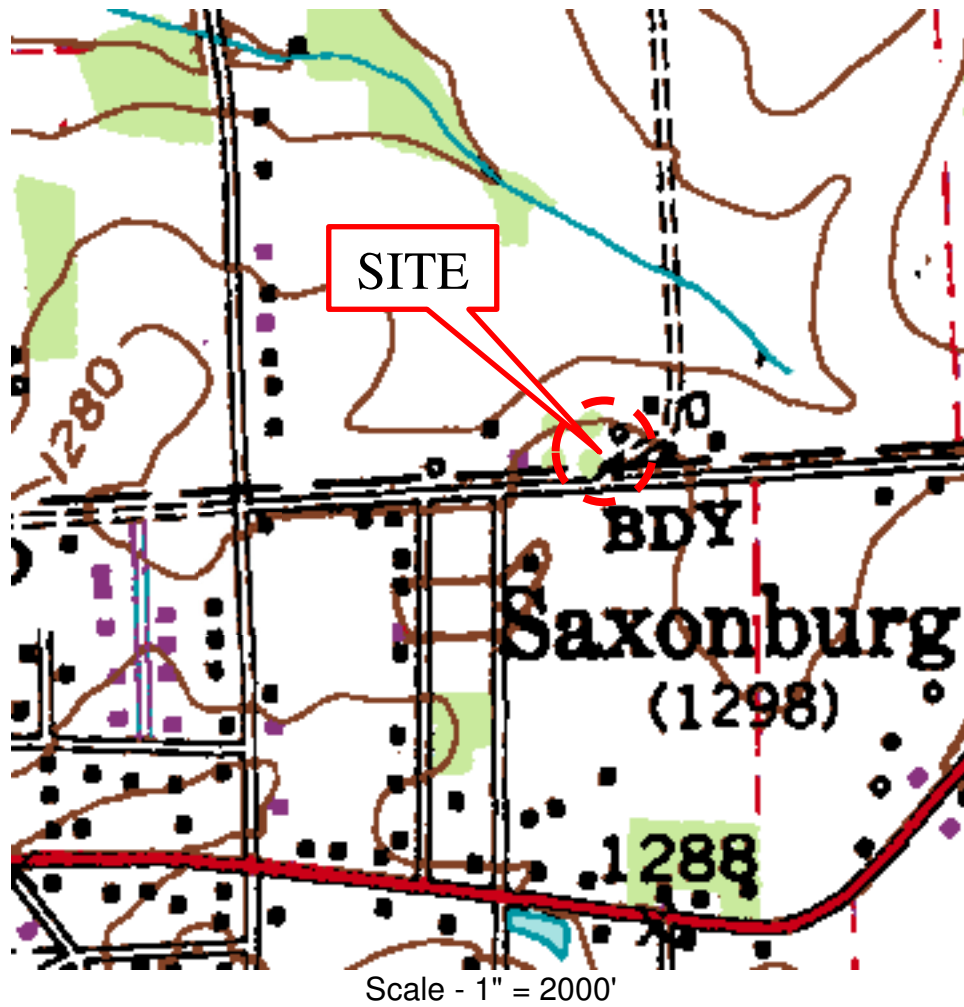


Exhibit #1

USGS - Site Location Map
Saxenburg, Pennsylvania Quadrangle

LIBERTY POINTE CHAPTER 105

ENVIRONMENTAL IMPACT PLAN- JOINT PERMIT

Situated In

**JEFFERSON TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA**

Prepared For

LIBERTY POINTE PARTNERS, LLC

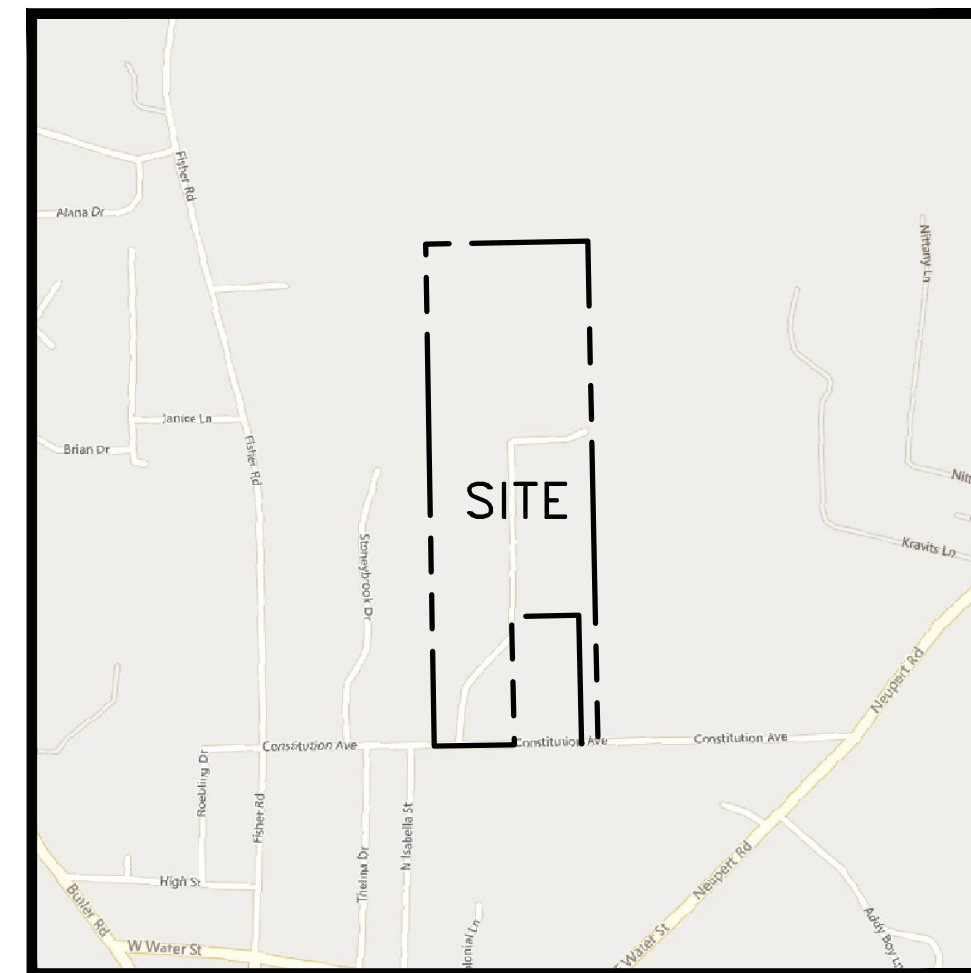
3413 BABCOCK BLVD.
PITTSBURGH, PA 15237
412-364-9411

Sheet Number	Sheet Title
JP	Cover Sheet
C.100	Existing Conditions Plan
C.101	Environmental Impact Plan
C.102	Environmental Impact Plan
C.103	Environmental Impact Plan Enlargements
c.104	Environmental Impact Plan Enlargements
C.105	Environmental Impact Plan Enlargements
C.106	Environmental Impact Plan Enlargements
C.107	Environmental Impact Plan Enlargements
C.111	HEC RAS Flood Study Existing Conditions
C.112	HEC RAS Flood Study Prop. Conditions

Drawing Identification Key (Existing Features)	
	PROPERTY LINE
	STREAMS/WATERCOURSES
	EXISTING CONTOURS (2' INTERVAL)
	EXISTING ASPHALT ROADWAYS
	EXISTING PRIVATE DRIVEWAYS
	WOODED AREA BOUNDARY LINE
	SOIL LIMITS
	DELINEATED WETLAND AREAS
	EXISTING SANITARY SEWER/MANHOLE
	EXISTING OVERHEAD LINES
	EXISTING GAS LINE
	EXISTING STORM SEWER/ANLET
	EXISTING POWER POLE

Drawing Identification Key (Proposed Features)	
	PROPOSED GRADING (2' INTERVAL)
	PROPOSED STORM PIPE/ANLET/ENDWALL
	PROPOSED SANITARY PIPE/MANHOLE
	PROPOSED WATER LINE
	PROPOSED GAS LINE
	PROPOSED ELEC-TELEPHONE-CABLES
	PROPOSED STORM LATERAL
	PROPOSED SANITARY LATERAL
	PROPOSED GUIDE RAIL
	OUTLET STRUCTURE
	STONE FILTERS/APRONS

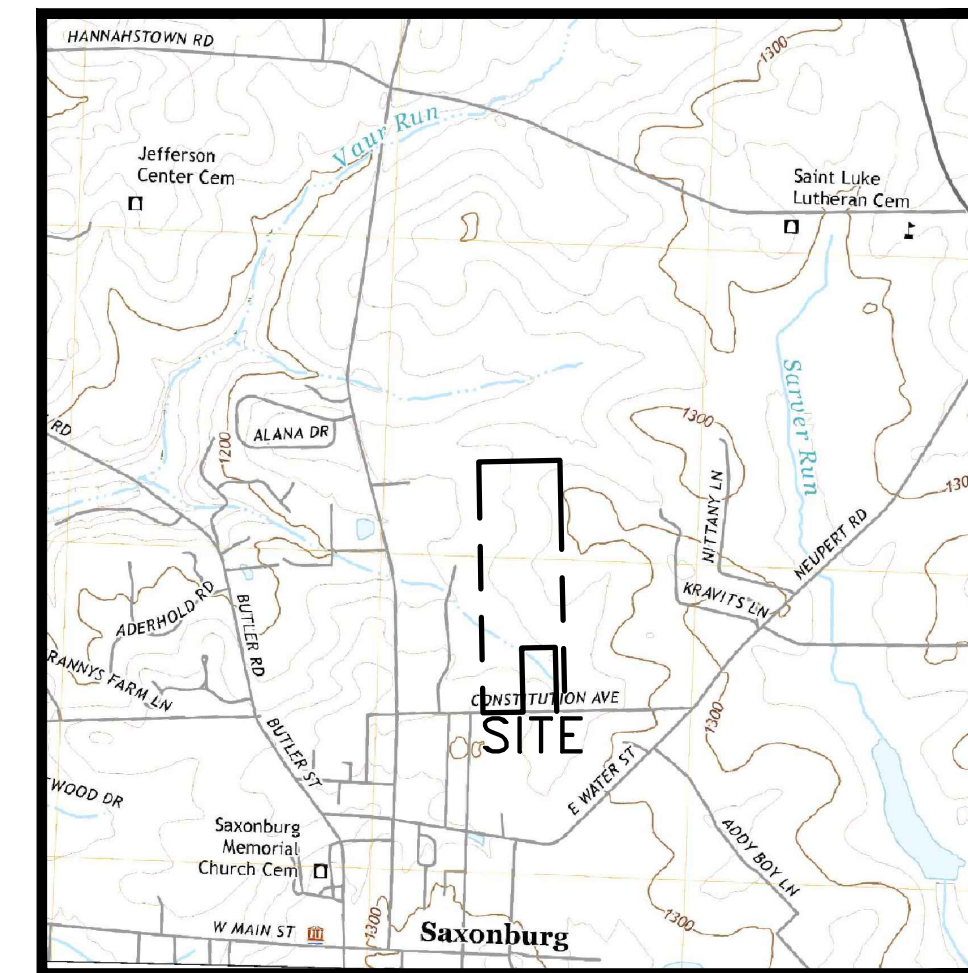
Drawing Identification Key (CH. 105)	
	NPDES PERMIT BOUNDARY LINE & DISTURBANCE LIMITS
	PERMANENT WETLANDS IMPACT HATCH
	TEMPORARY WETLANDS IMPACT HATCH
	CULVERT IMPACT HATCH
	PERMANENT FLOODWAY IMPACT HATCH
	TEMPORARY FLOODWAY IMPACT HATCH



Vicinity Map
Scale - 1" = 1000'



Aerial Photo
Scale - 1" = 1000'



USGS Map
SAXTONBURG, PA 2019
Scale - 1" = 2000'



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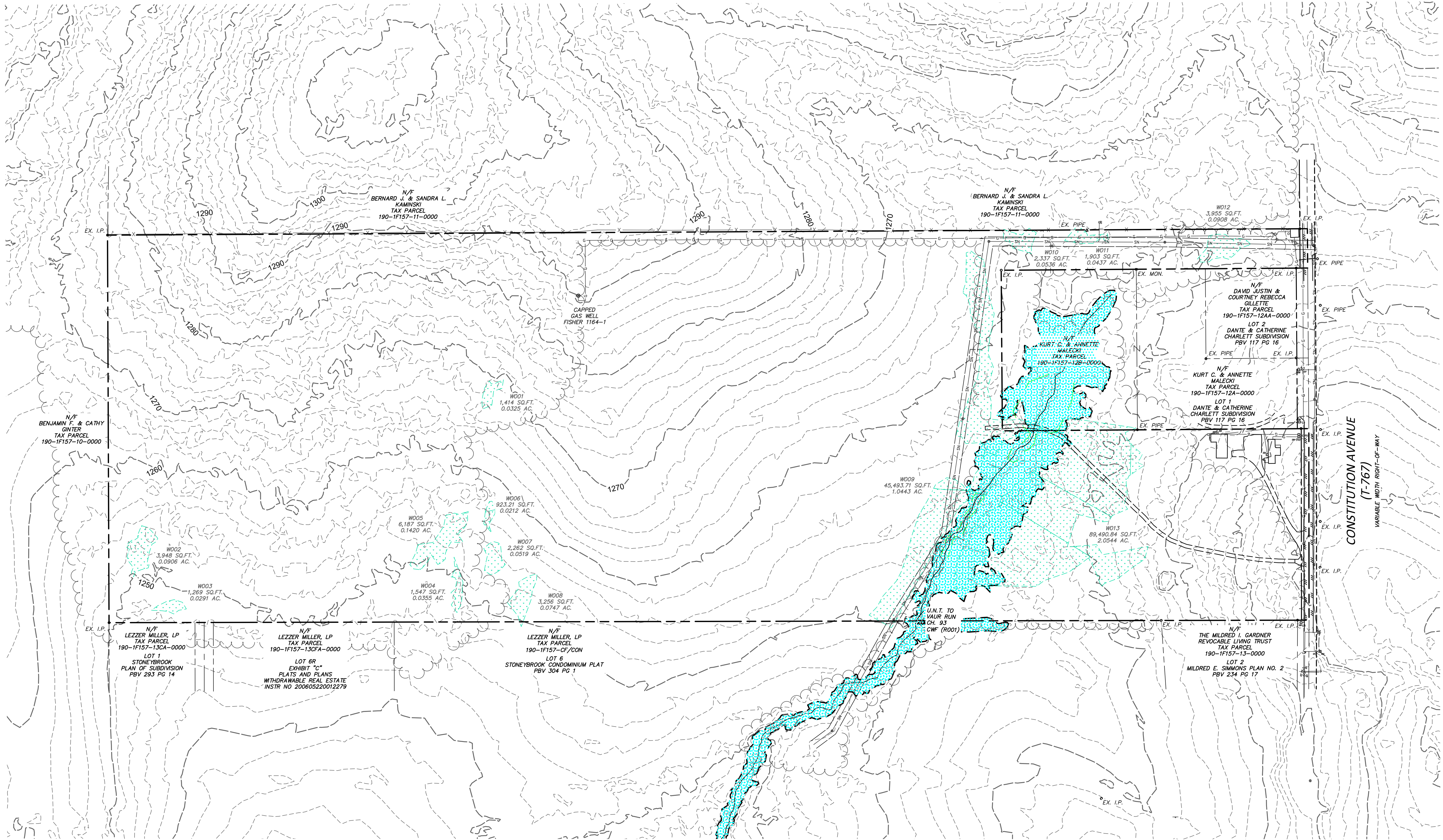
Serial Number: 20212383216/7
Date Issued: 8/26/2021
STOP !!!
CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE & 10 WORKING DAYS NOTICE IN DESIGN STAGE
 PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776

DATE ISSUED: 02/18/2022

NO.	SUBMISSION	DATE

PROJECT NAME:
**LIBERTY POINTE
CH105 PLAN**

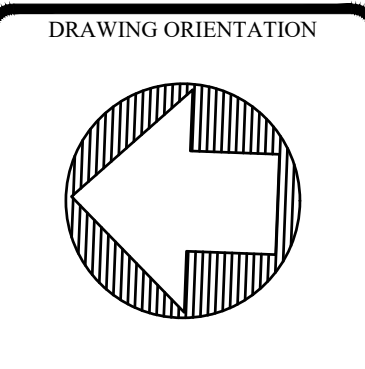
PROJECT #: **13719**



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 133 Ridge Road, Suite 101
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Mars Office
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 PHONE: (724) 625-4544
 FAX: (724) 625-4549

DATE ISSUED	PROJECT STATUS
02/16/2022	
REVISIONS	DESCRIPTION
NO.	



LIBERTY POINTE
WATER OBSTRUCTIONS & ENCROACHMENT GENERAL PERMIT
EXISTING CONDITIONS PLAN

PROJECT LOCATION:
 JEFFERSON TOWNSHIP
 BUTLER COUNTY, PENNSYLVANIA

CLIENT NAME & ADDRESS:
 LIBERTY POINTE PARTNERS, LLC
 3415 BABCOCK BLVD., PITTSBURGH, PA 15237

DRAWN BY: JLR	CHECKED BY: MBS
CAD FILE: 13719-C.10X.DWG	
HORIZ. SCALE: 1" = 100'	VERT. SCALE: 1" = 10'
SHEET: 1	OF 10
C.100	
PROJECT #: 13719	



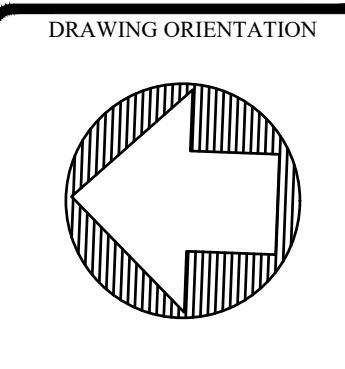


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FAX: (724) 625-4549

DATE ISSUED:	PROJECT STATUS:
02/16/2022	
REVISIONS:	DESCRIPTION:
NO.	



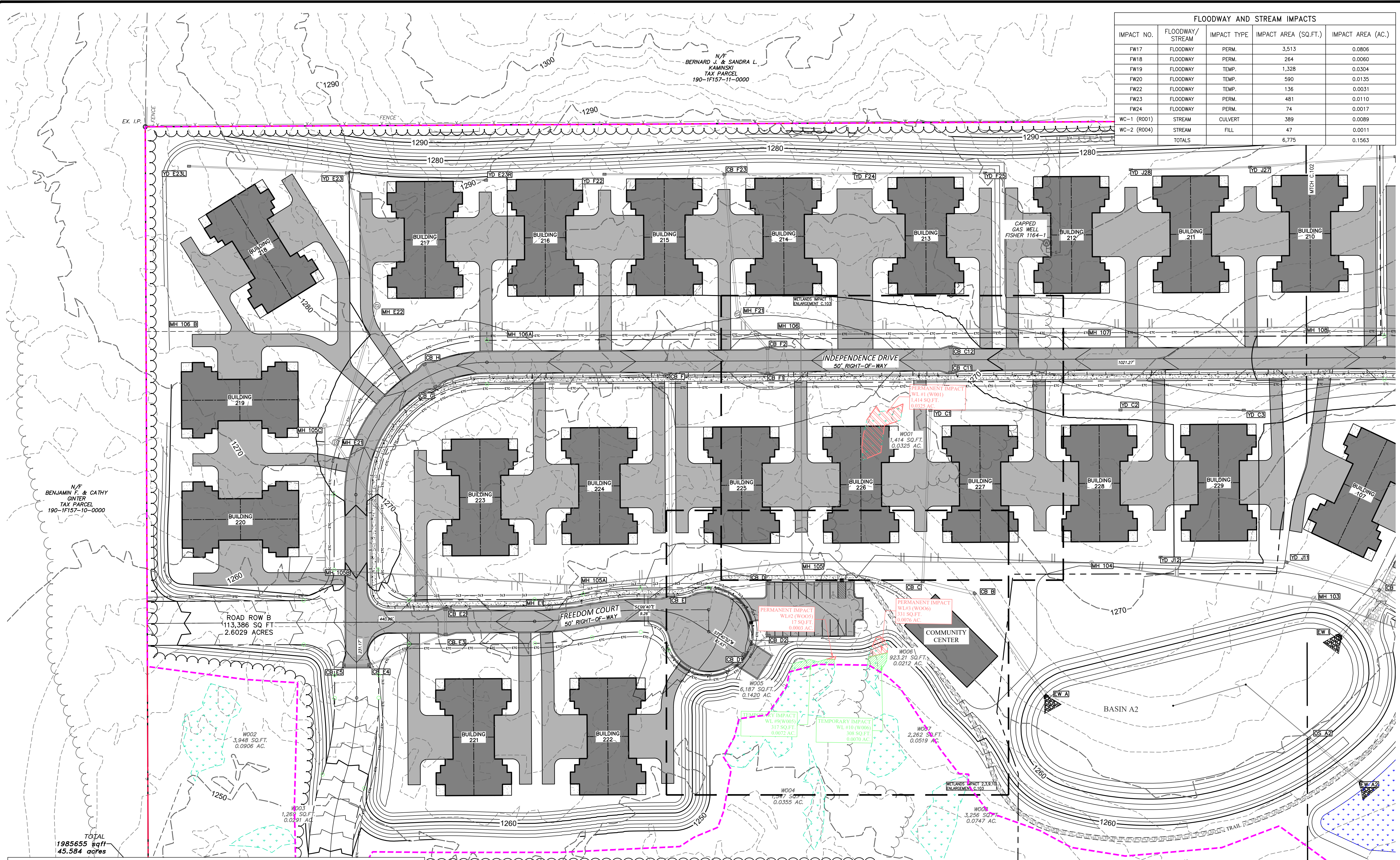
PROJECT TITLE:
**LIBERTY POINTE
WATER OBSTRUCTIONS & ENCROACHMENT GENERAL PERMIT
ENVIRONMENTAL IMPACT PLAN**

CLIENT NAME & ADDRESS:
LIBERTY POINTE PARTNERS, LLC
3415 BABCOCK BLVD., PITTSBURGH, PA 15237

PROJECT LOCATION:
JEFFERSON TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DRAWN BY: JLR
CHECKED BY: MBS
CAD FILE: 13719-C.10X.DWG
HORZ. SCALE: 1" = 50'
VERT. SCALE: N/A
SHEET: 2 OF 10
C.101
PROJECT #: 13719

FLOODWAY AND STREAM IMPACTS				
IMPACT NO.	FLOODWAY / STREAM	IMPACT TYPE	IMPACT AREA (SQ.FT.)	IMPACT AREA (AC.)
FW17	FLOODWAY	PERM.	3,513	0.0806
FW18	FLOODWAY	PERM.	264	0.0060
FW19	FLOODWAY	TEMP.	1,328	0.0304
FW20	FLOODWAY	TEMP.	590	0.0135
FW22	FLOODWAY	TEMP.	136	0.0031
FW23	FLOODWAY	PERM.	481	0.0110
FW24	FLOODWAY	PERM.	74	0.0017
WC-1 (R001)	STREAM	CULVERT	389	0.0089
WC-2 (R004)	STREAM	FILL	47	0.0011
TOTALS			6,775	0.1563



PERMANENT WETLAND IMPACT TABLE							
IMPACT NO.	WETLANDS I.D.	WETLAND TYPE	IMPACT TYPE	WETLAND IMPACT AREA (SQ.FT.)	WETLAND IMPACT AREA (AC.)	MITIGATION AREA REQUIRED (SQ.FT.)	MITIGATION AREA REQUIRED (AC.)
1	W001	PEM	PERM.	1,414	0.0325	1,414	0.0325
2	W005	PEM/PSS	PERM.	17	0.0003	34	0.0008
3	W006	PEM	PERM.	331	0.0076	331	0.0076
4	W009	PEM/PSS	PERM.	1,249	0.0287	1,375	0.0316
5	W009	PEM/PSS	PERM.	3,075	0.0706	3,384	0.0777
6	W013	PEM/PSS	PERM.	15,761	0.3618	19,701	0.4523
7	W013	PEM/PSS	PERM.	475	0.0135	592	0.0136
8	W013	PEM/PSS	PERM.	6,603	0.1515	8,281	0.1901
TOTAL				28,926	0.6665	31,728	0.8061

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N/F
BENJAMIN F. & CATHY
GINTER
TAX PARCEL
190-1F157-10-0000

N/F
BERNARD J. & SANDRA L.
KAMINSKI
TAX PARCEL
190-1F157-11-0000

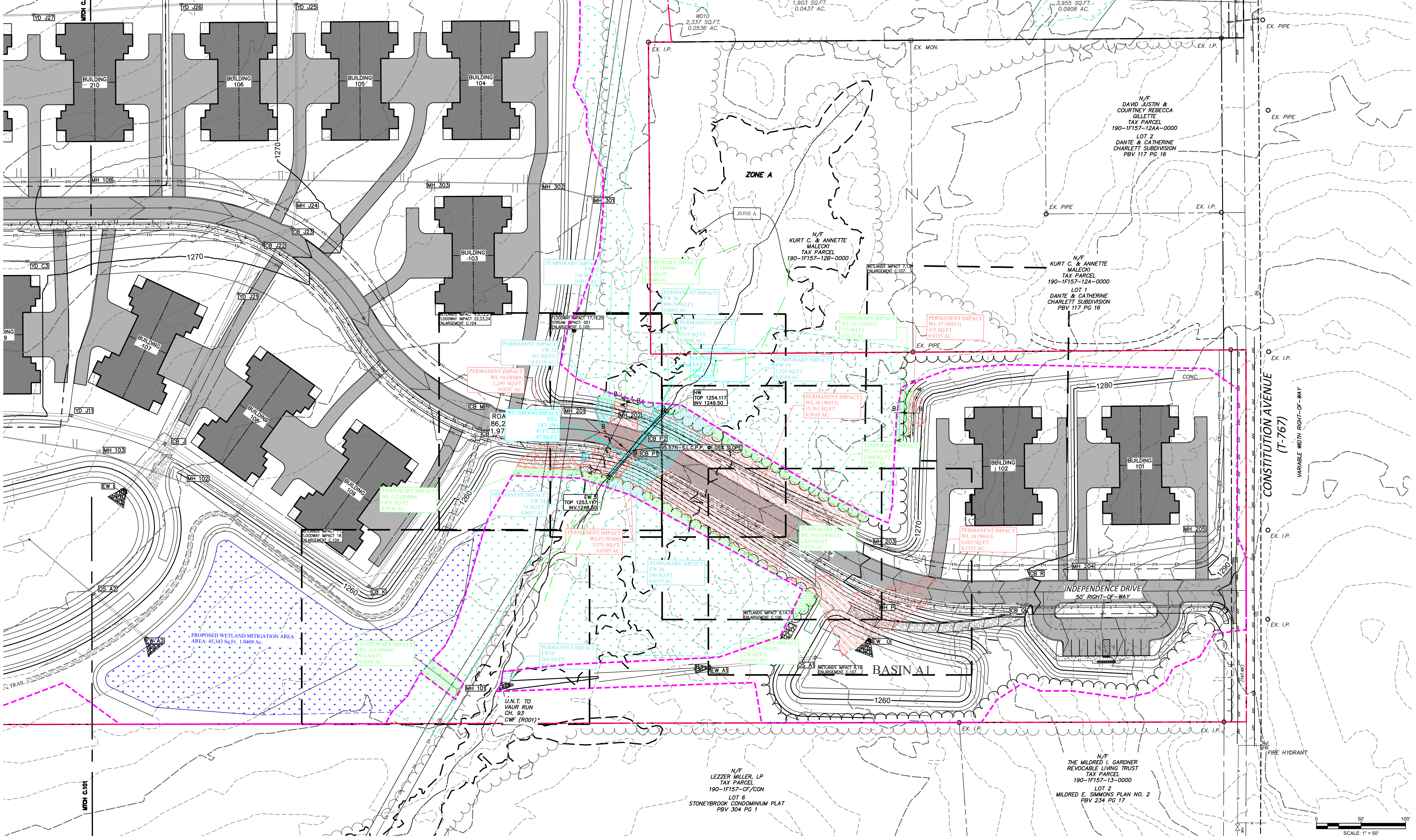
N/F
LEZZER MILLER, LP
TAX PARCEL
190-1F157-11-0000

LOT 6R
EXHIBIT "C"
PLATS AND PLANS
WITHDRAWABLE REAL ESTATE
INSTR NO 200605220012279

N/F
LEZZER MILLER, LP
TAX PARCEL
190-1F157-CF/CON
LOT 6
STONEBROOK CONDOMINIUM PLAT
PBV 304 PG 1

SCALE: 1" = 50'

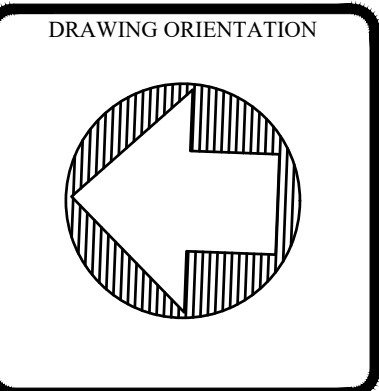
TEMPORARY WETLAND IMPACT TABLE							
IMPACT NO.	WETLANDS I.D.	WETLAND TYPE	IMPACT TYPE	WETLAND IMPACT AREA (SQ.FT.)	WETLAND IMPACT AREA (AC.)	MITIGATION AREA REQUIRED (SQ.FT.)	MITIGATION AREA REQUIRED (AC.)
9	W005	PEM/PSS	TEMP.	317	0.0072	317	0.0073
10	W006	PEM	TEMP.	308	0.0070	77	0.0018
11	W009	PEM/PSS	TEMP.	914	0.0209	92	0.0021
12	W009	PEM/PSS	TEMP.	1,031	0.0236	103	0.0024
13	W013	PEM/PSS	TEMP.	755	0.0173	189	0.0043
14	W013	PEM/PSS	TEMP.	1,908	0.0437	477	0.0110
15	W013	PEM/PSS	TEMP.	1,420	0.0326	355	0.0081
16	W013	PEM/PSS	TEMP.	536	0.0123	134	0.0031
21	W009	PEM/PSS	TEMP.	215	0.0049	22	0.0005
TOTALS				7,404	0.1695	1,766	0.0405



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DATE ISSUED	PROJECT STATUS
02/18/2022	
REVISIONS	
NO.	DESCRIPTION



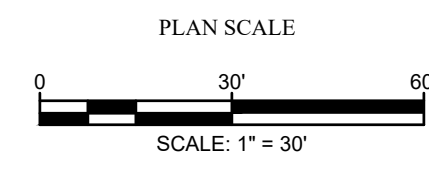
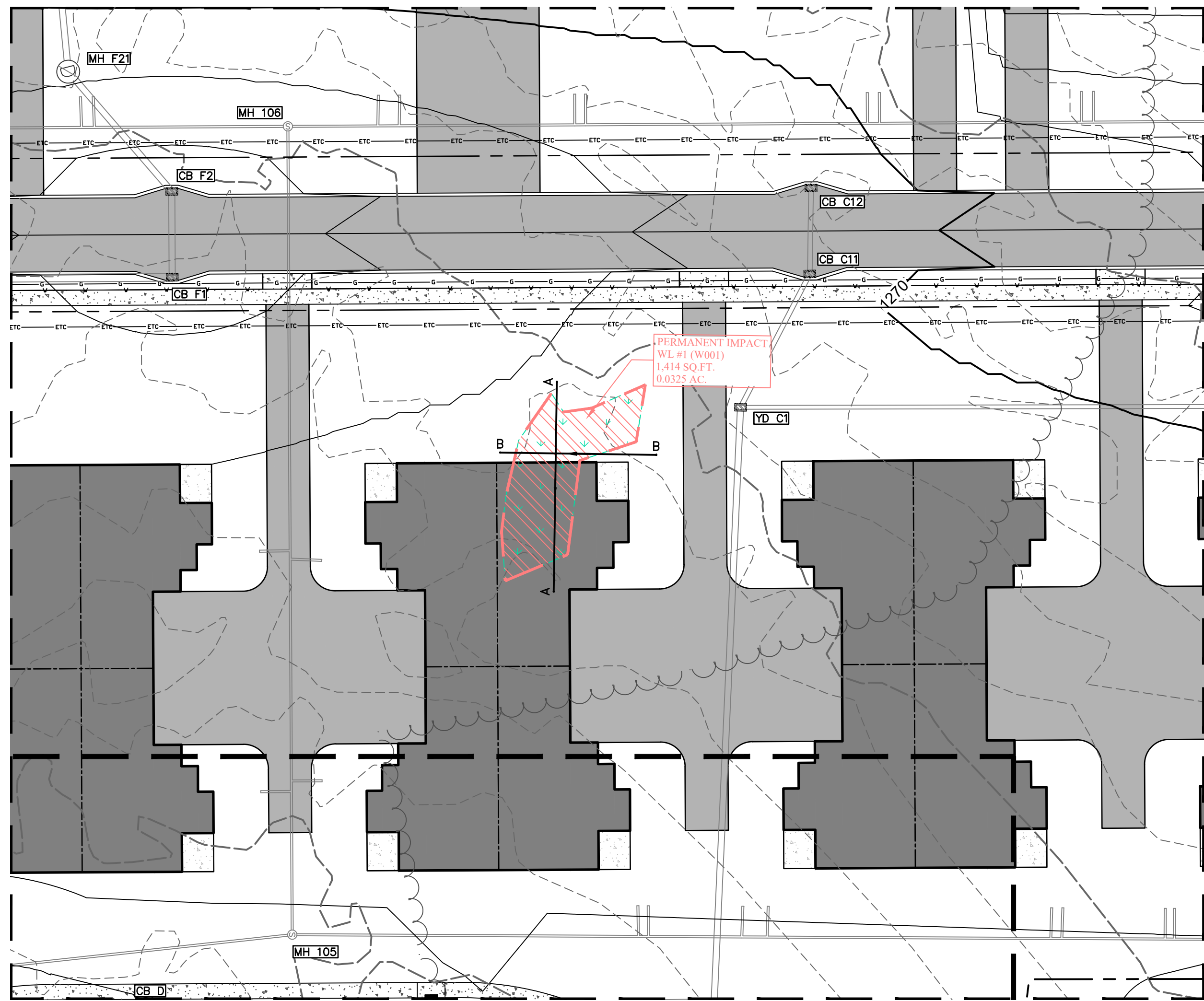
LIBERTY POINTE
WATER OBSTRUCTIONS & ENCROACHMENT GENERAL PERMIT
ENVIRONMENTAL IMPACT PLAN

CLIENT NAME & ADDRESS:
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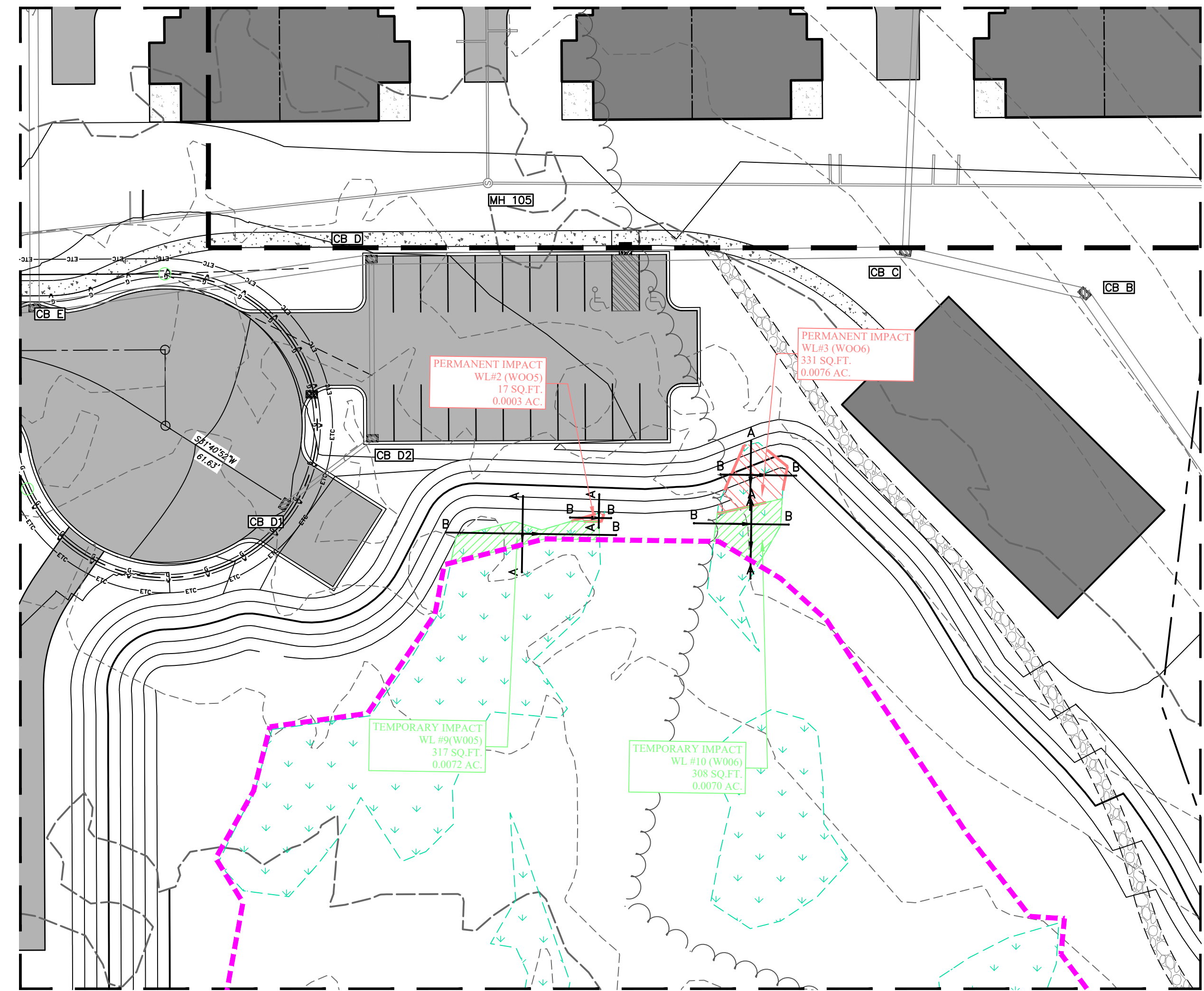
PROJECT LOCATION:
 JEFFERSON TOWNSHIP
 BUTLER COUNTY, PENNSYLVANIA

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CAD FILE: 13719-C.10X.DWG	
HORIZ. SCALE: 1" = 50'	VERT. SCALE: N/A
SHEET: 3 OF 10	
C.102	
PROJECT #: 13719	

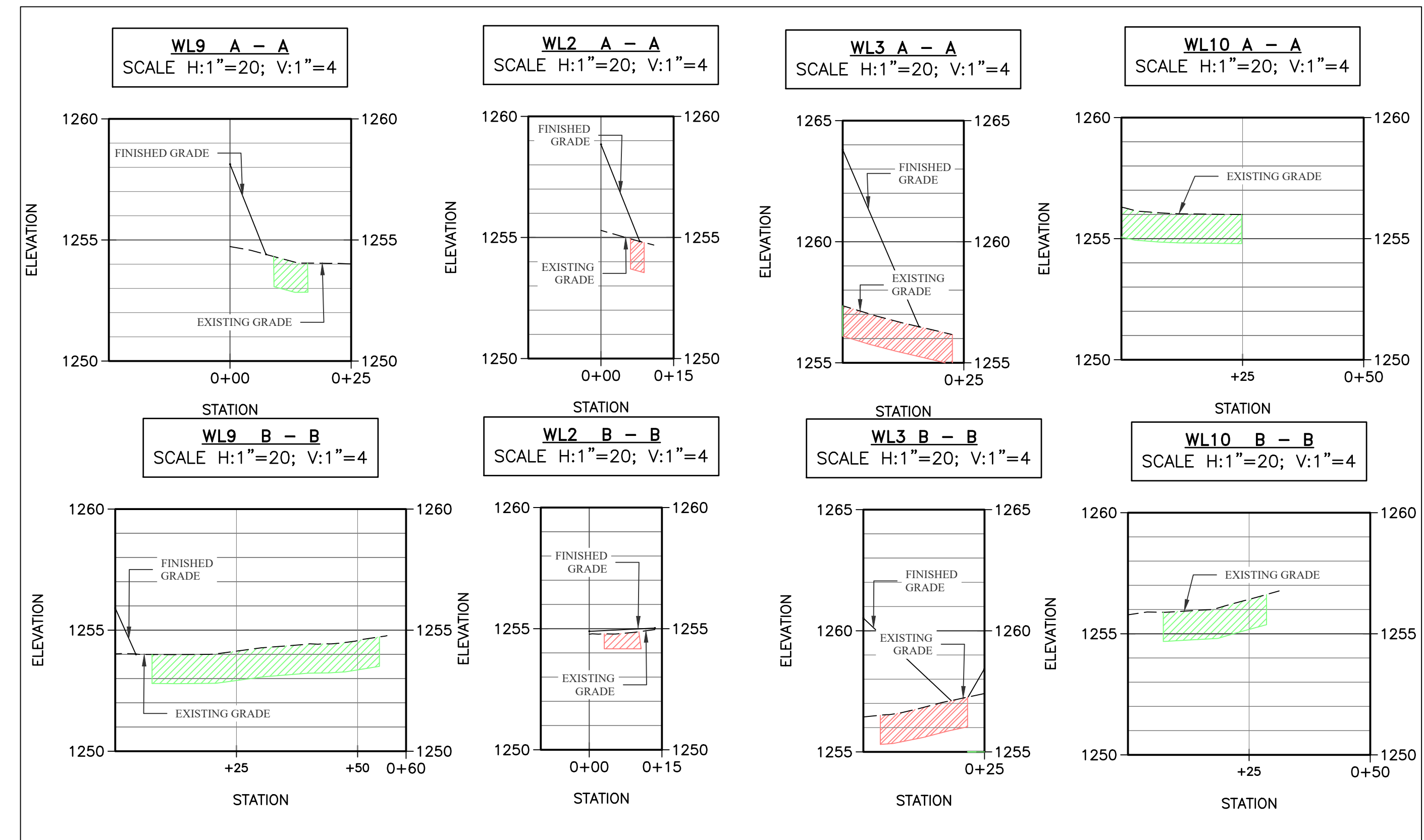
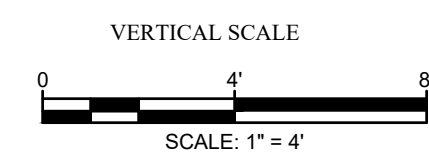
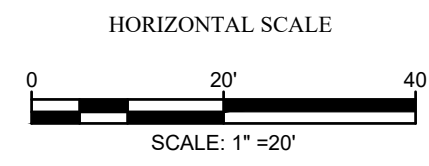
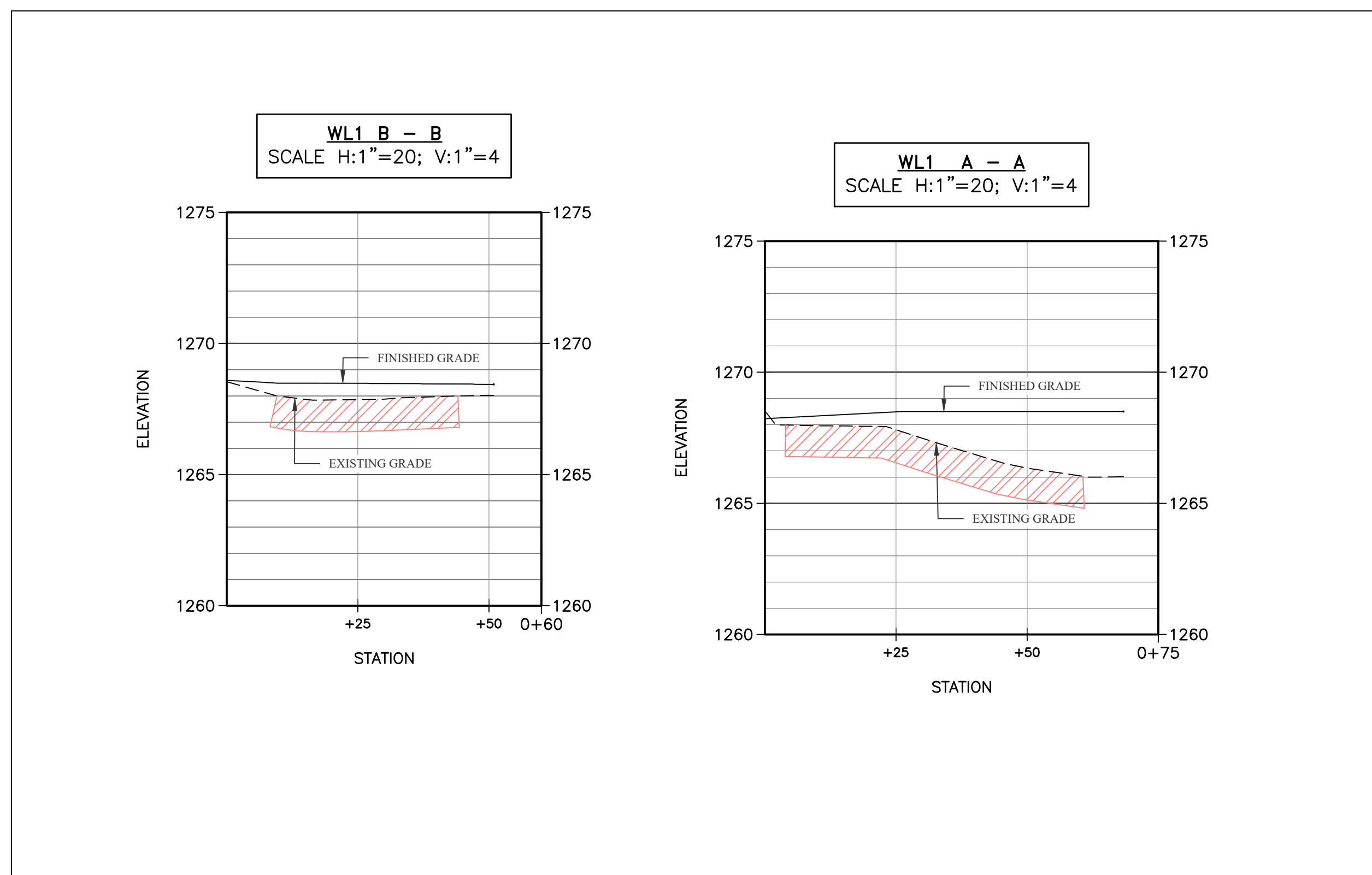
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WETLANDS: WL #1



WETLANDS: WL #2,3,9,10

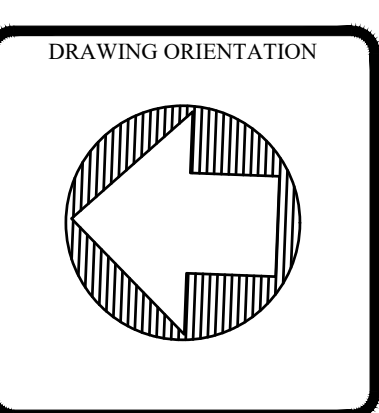


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DATE ISSUED:	02/18/2022
PROJECT STATUS:	
DESCRIPTION:	TOWNSHIP COMMENT LETTER DATED 11/30/2022
NO.	01
DATE	02/18/2022



PROJECT TITLE:
**LIBERTY POINTE
WATER OBSTRUCTIONS & ENCROACHMENT GENERAL PERMIT
ENVIRONMENTAL IMPACT PLAN ENLARGEMENTS**

CLIENT NAME & ADDRESS:
LIBERTY POINTE PARTNERS, LLC
3413 BABCOCK BLVD., PITTSBURGH, PA 15237

PROJECT LOCATION:
JEFFERSON TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

DRAWN BY: JLR
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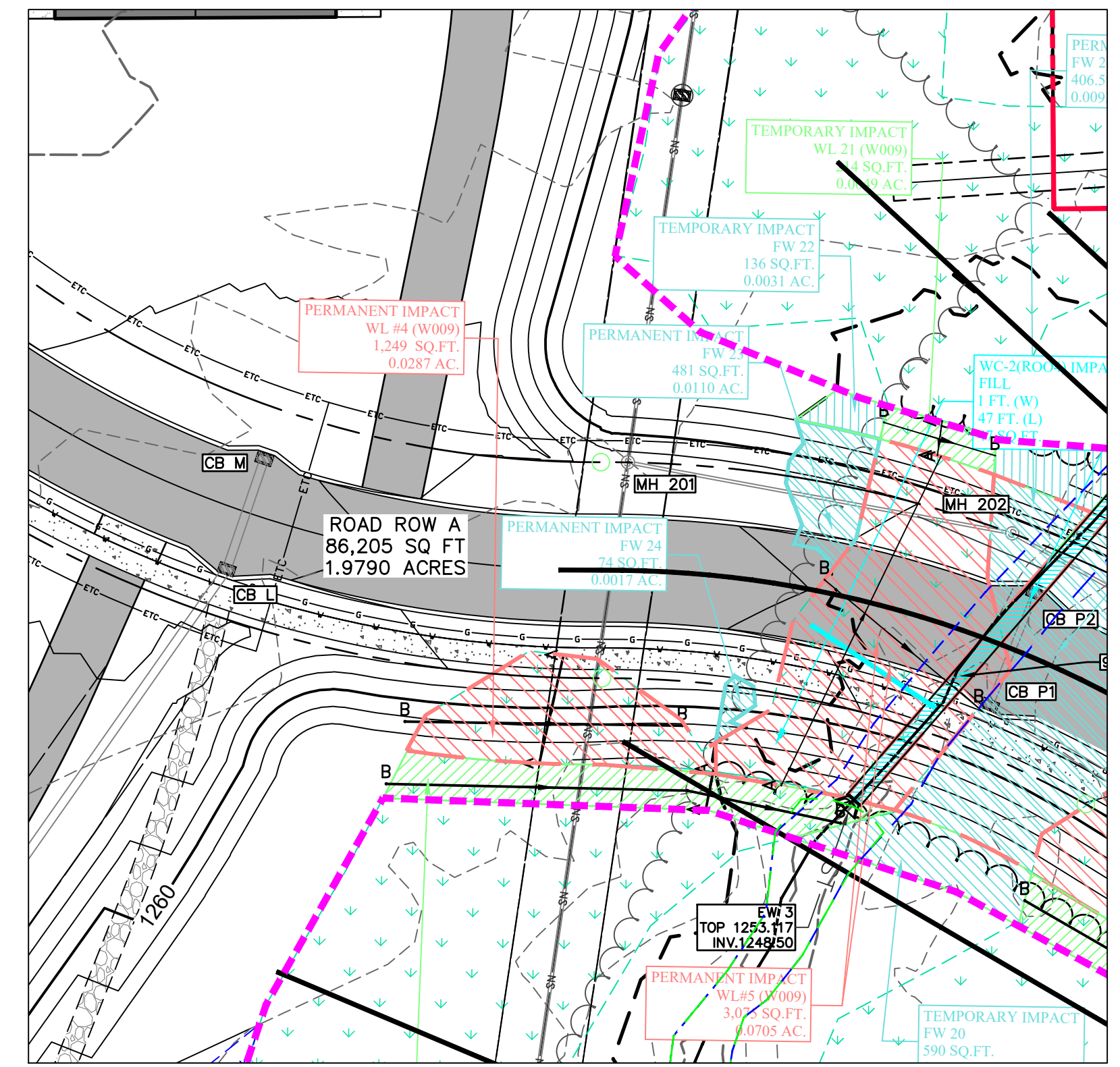
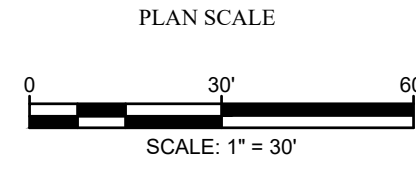
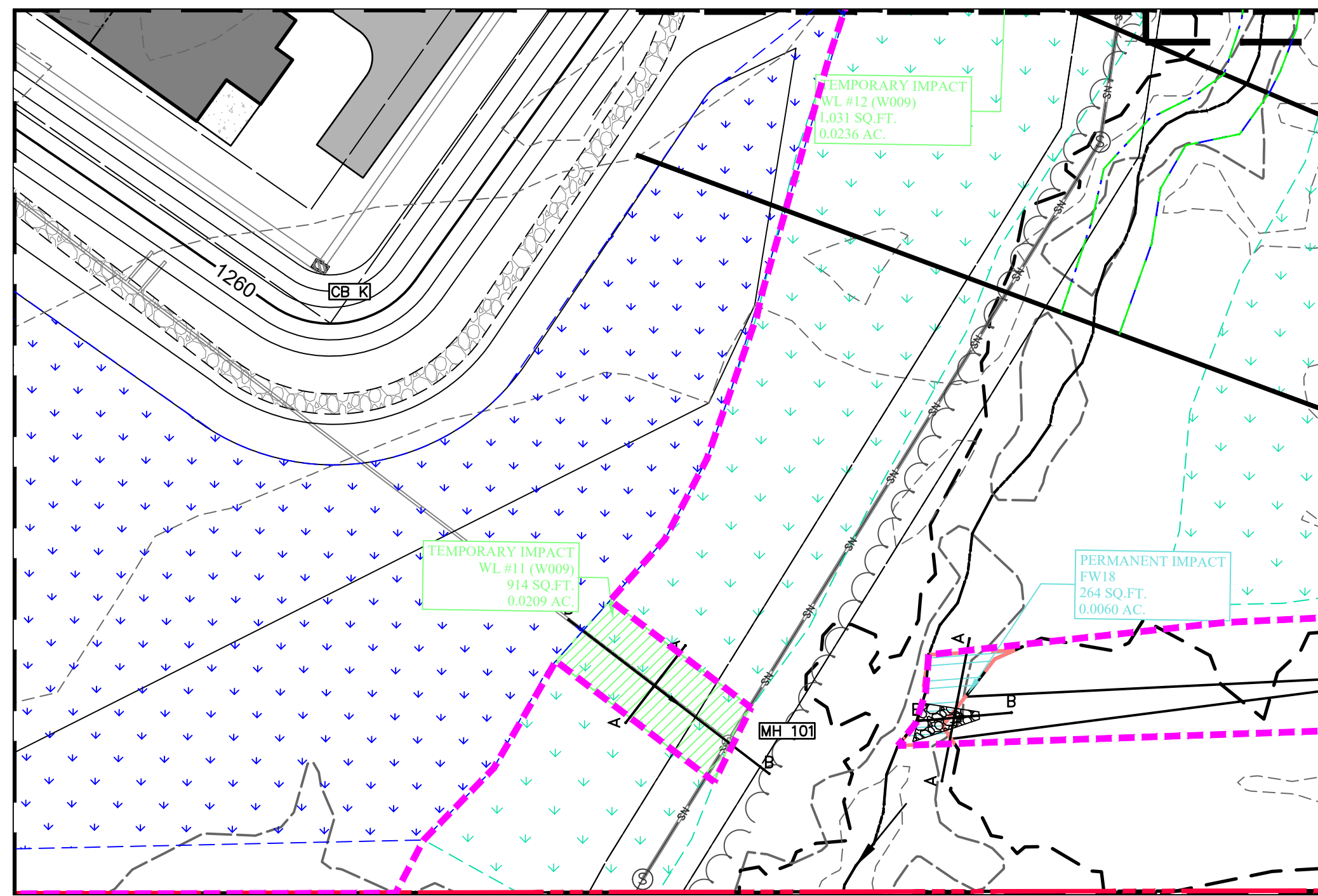
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HORIZ. SCALE: PER SCALE
VERT. SCALE: PER SCALE

SHEET: 4 OF 10

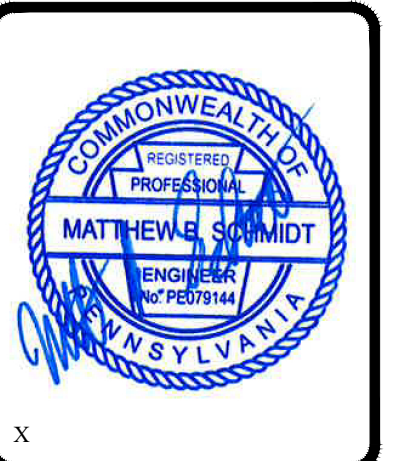
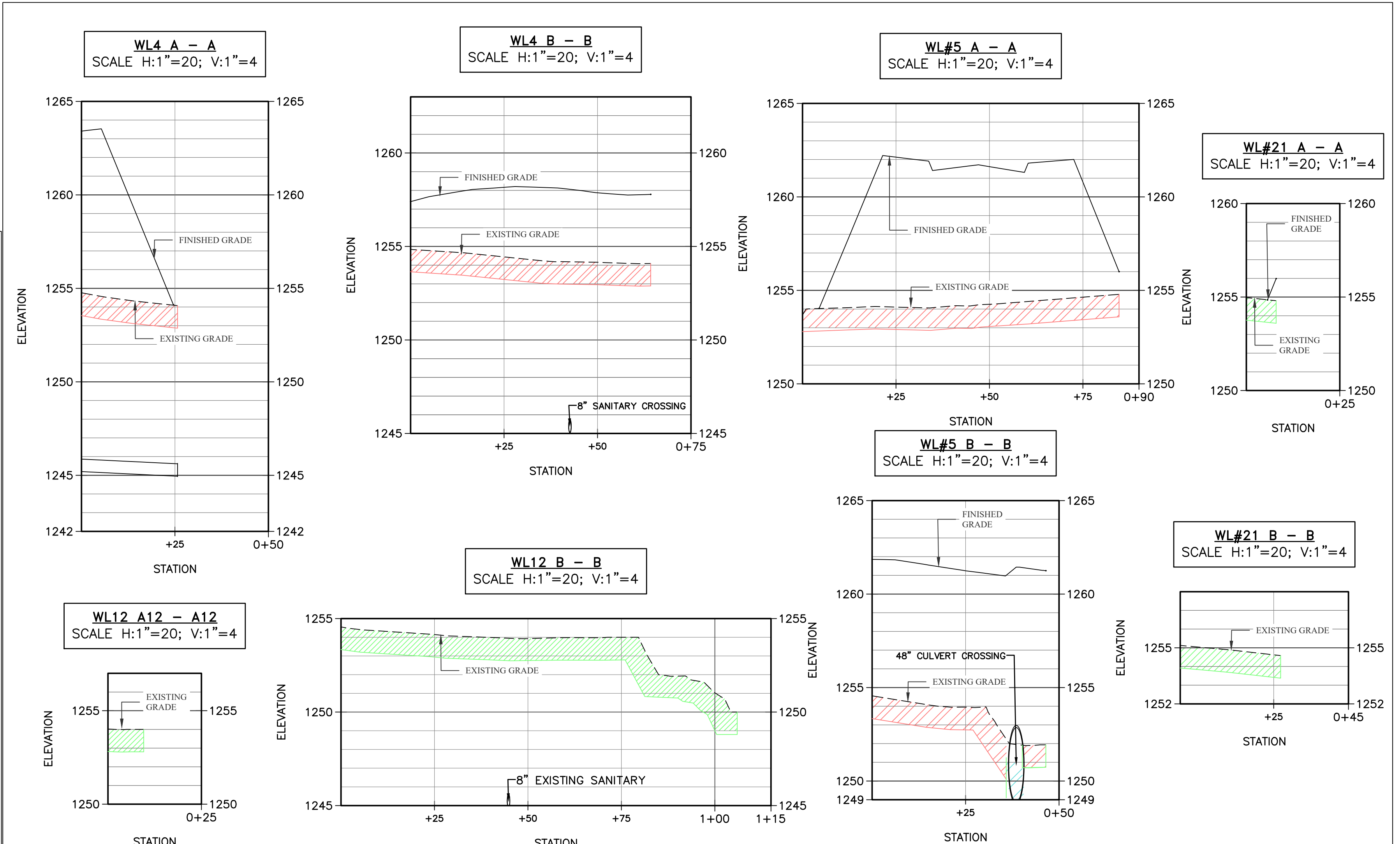
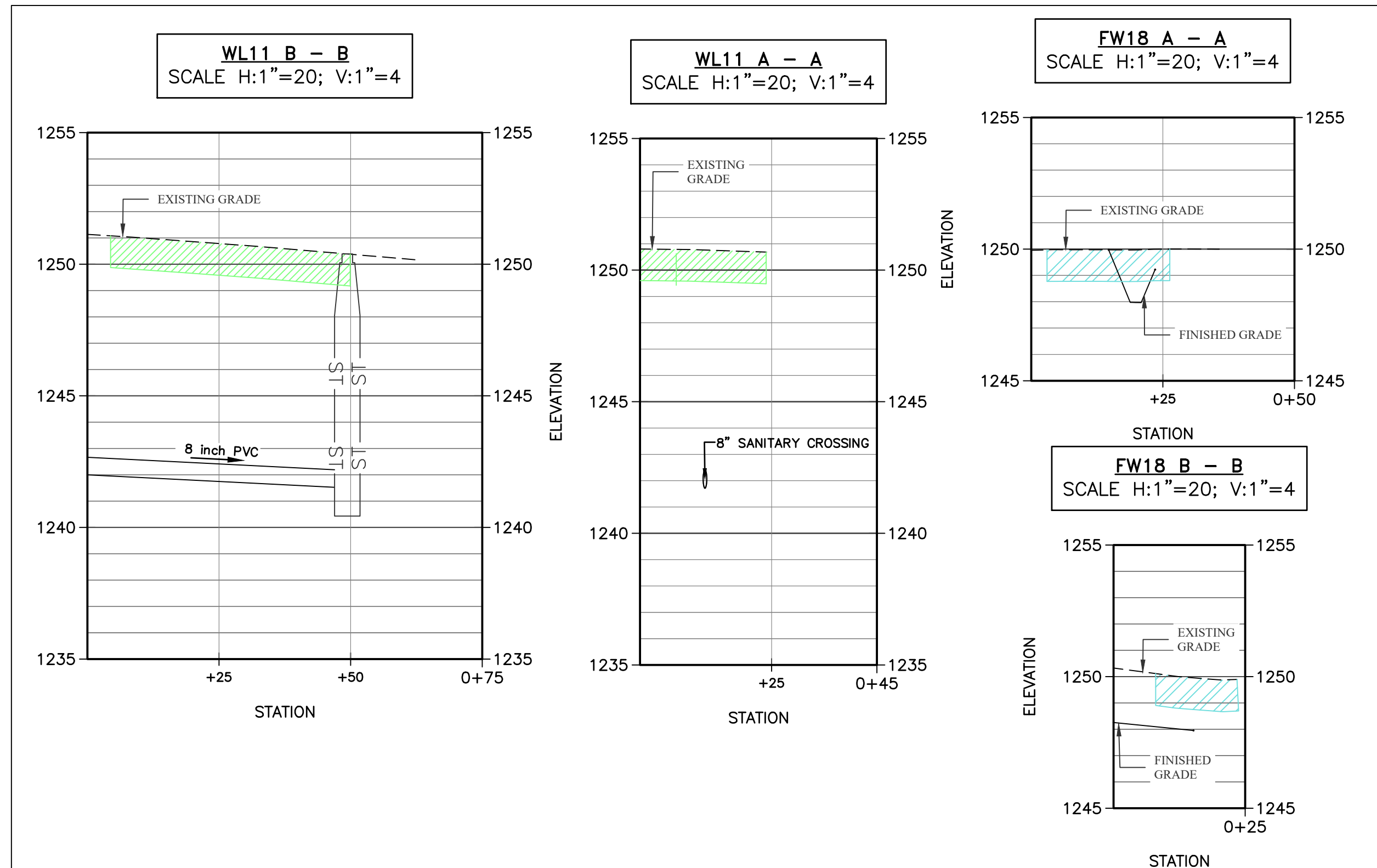
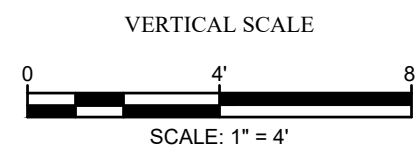
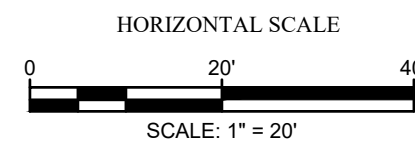
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PROJECT #: 13719

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WETLANDS: WL #11
FLOODWAY: FW #18

WETLANDS: WL #4, 5, 12, 21
FLOODWAYS: FW#22,23,24



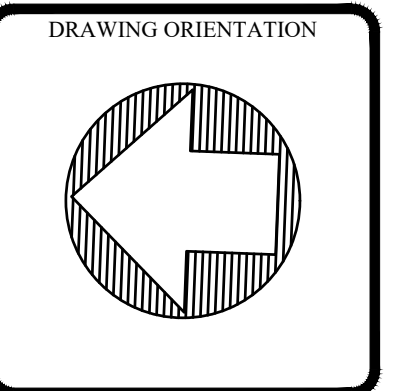
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NO.	REVISIONS	DATE	DESCRIPTION

PROJECT STATUS: _____



LIBERTY POINT
WATER OBSTRUCTIONS & ENCROACHMENT GENERAL PERMIT
ENVIRONMENTAL IMPACT PLAN ENLARGEMENTS

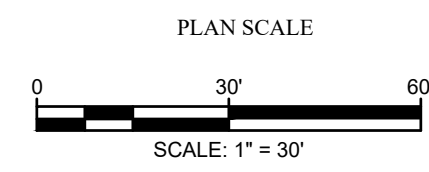
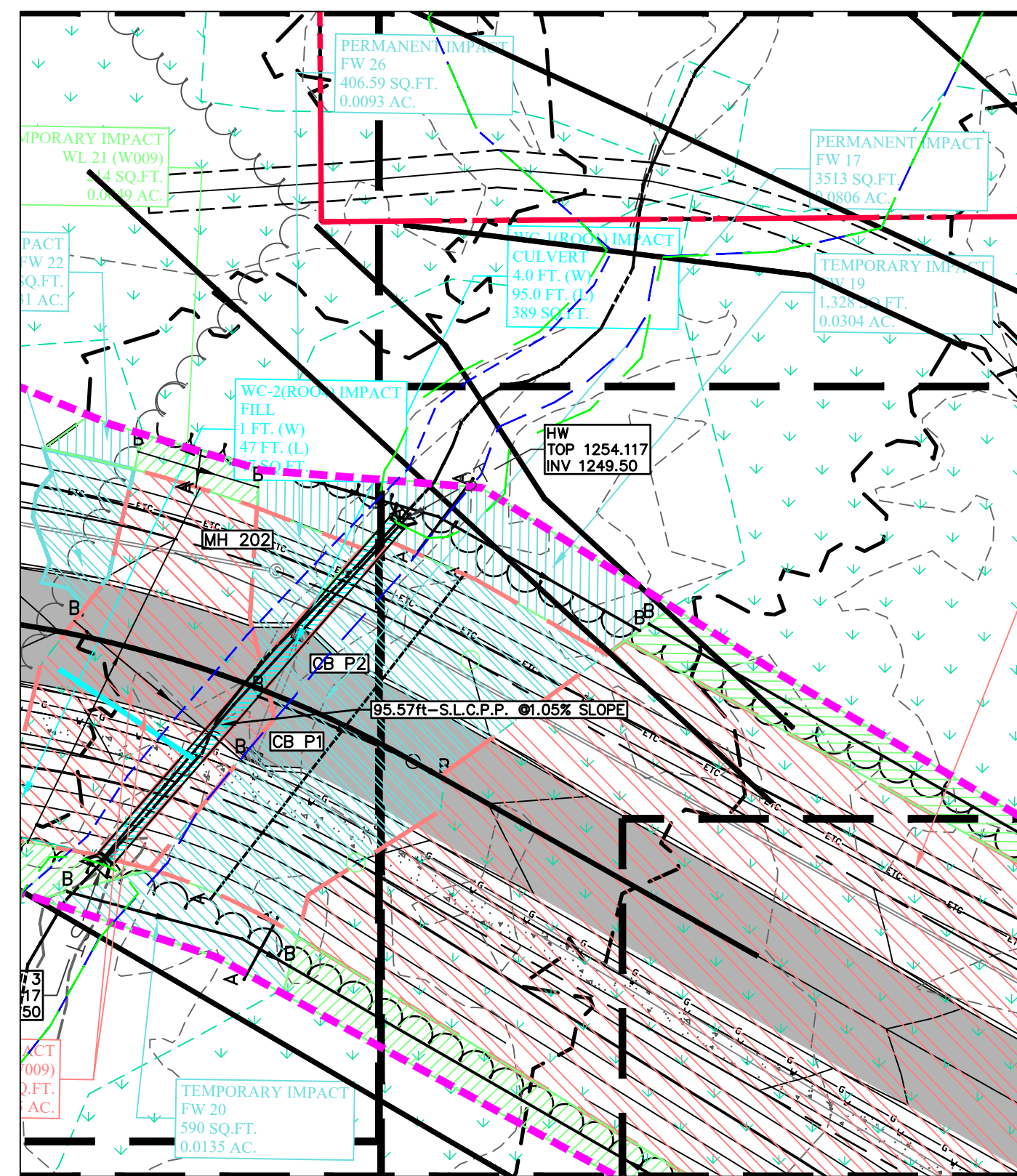
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PROJECT LOCATION:
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BUTLER COUNTY, PENNSYLVANIA

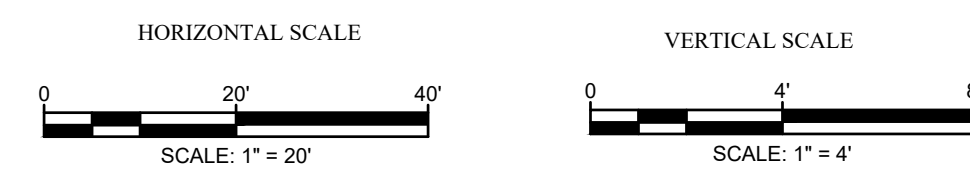
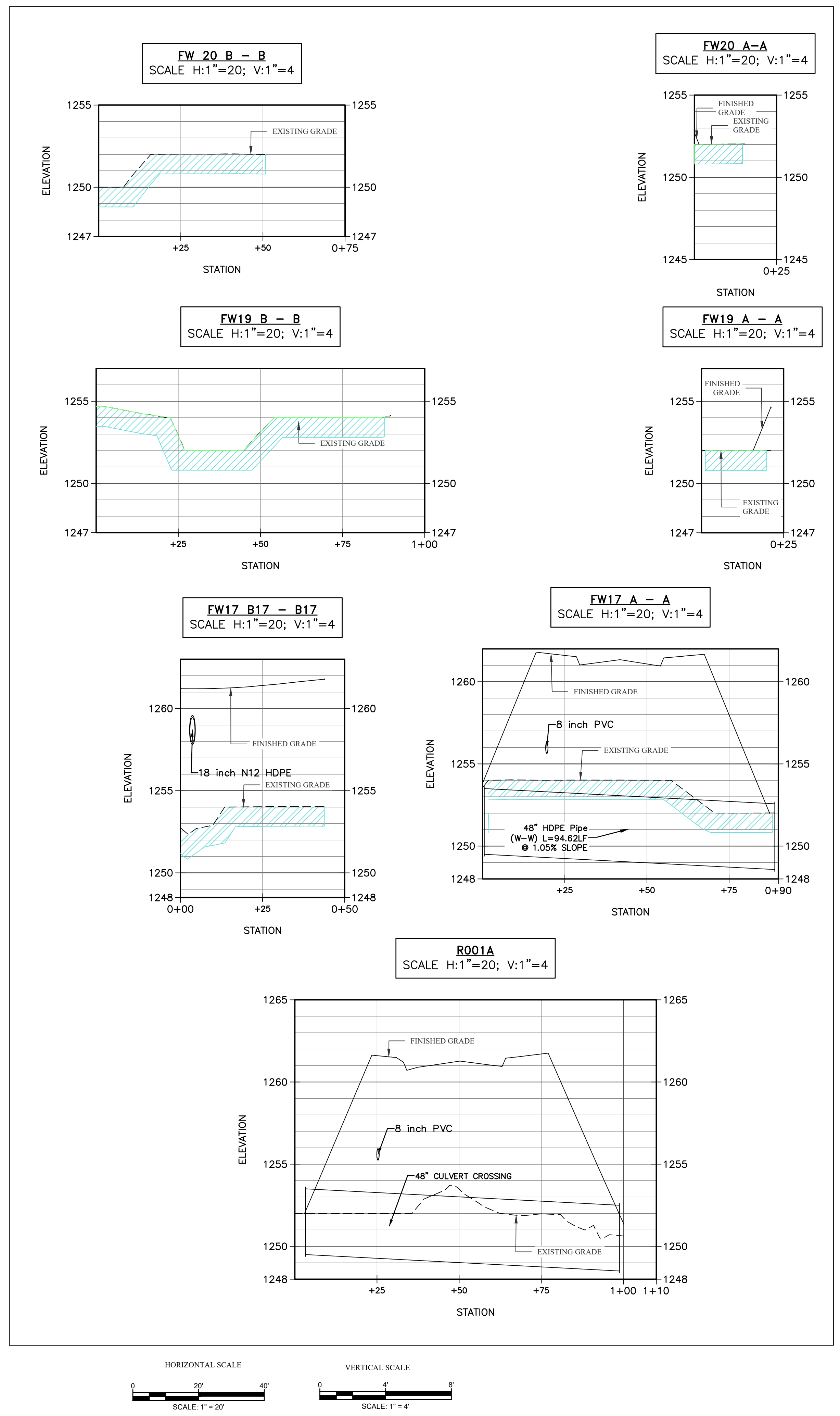
DRAWN BY: JLR CHECKED BY: MBS
CAD FILE: 13719-C-10X.DWG
HORZ. SCALE: PER SCALE VERT. SCALE: PER SCALE
SHEET: 5 OF 10

C.104
PROJECT #: 13719

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FLOODWAY: 17, 19, 20, 26
WATER CROSSING :R001



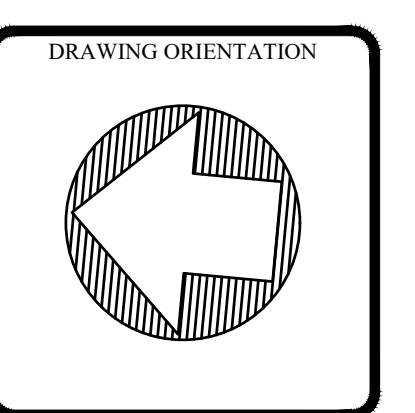
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NO.	DESCRIPTION	DATE

PROJECT STATUS: _____
DATE ISSUED: 02/18/2022



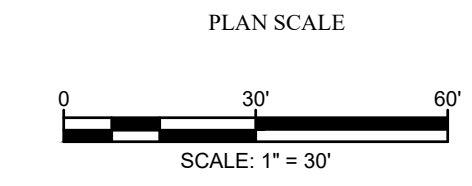
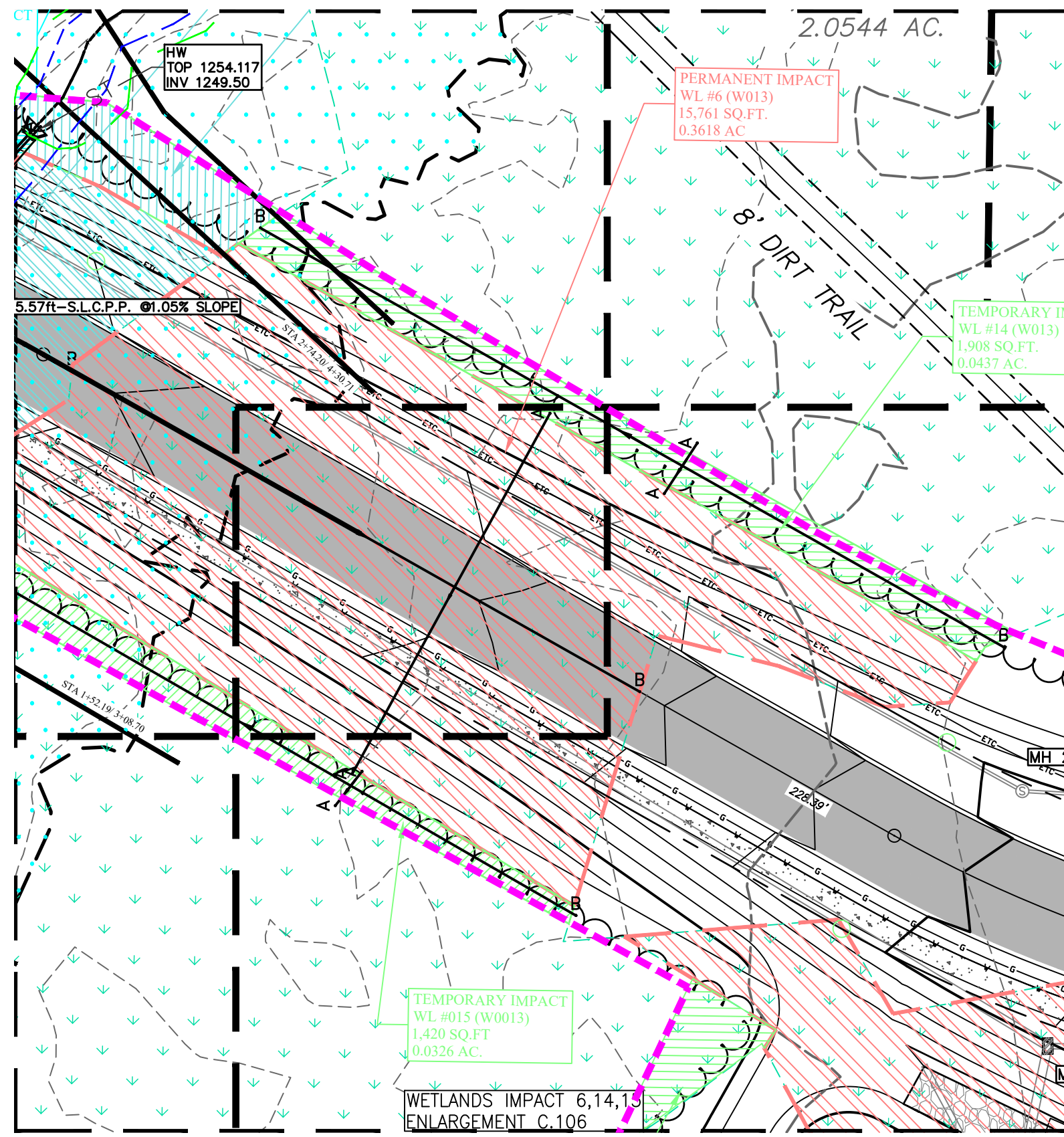
LIBERTY POINTE
WATER OBSTRUCTIONS & ENCROACHMENT GENERAL PERMIT
ENVIRONMENTAL IMPACT PLAN ENLARGEMENTS

CLIENT NAME & ADDRESS:
LIBERTY POINTE PARTNERS, LLC
3413 BABCOCK BLVD., PITTSBURGH, PA 15237

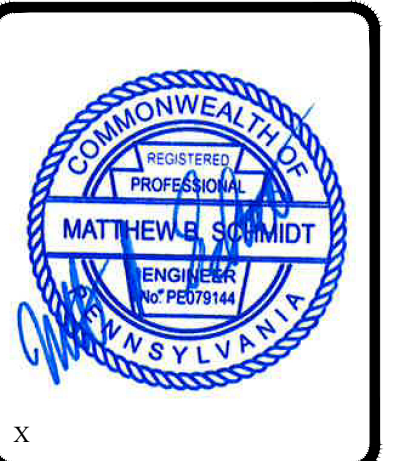
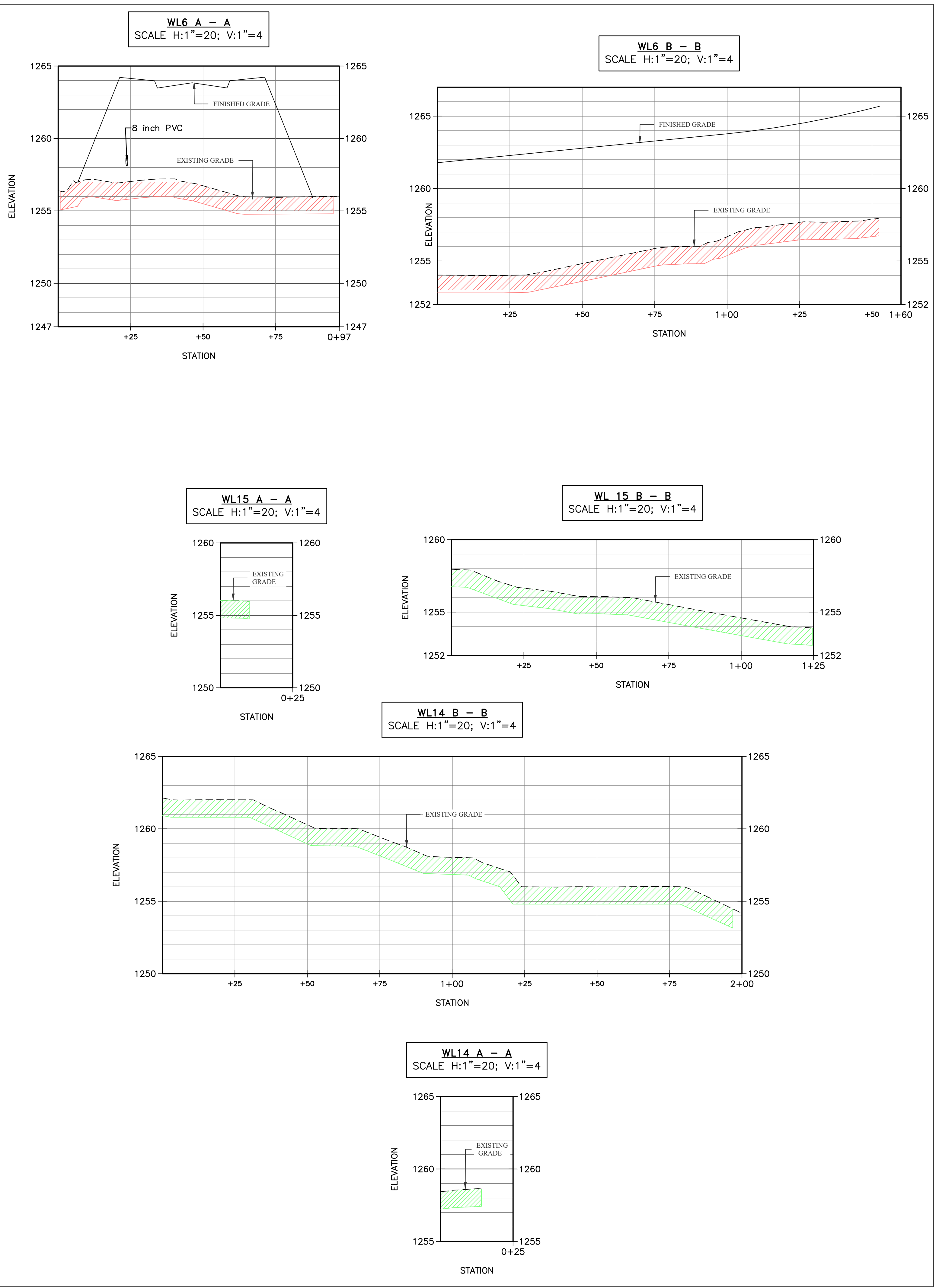
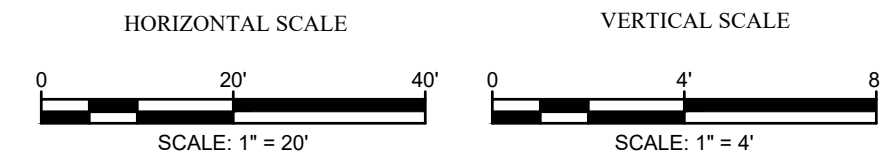
PROJECT LOCATION:
JEFFERSON TOWNSHIP
BUTLER COUNTY, PENNSYLVANIA

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CAD FILE: 13719-C.10X.DWG	HORZ. SCALE: VERT. SCALE:
SHEET: 6 OF 10	C.105
PROJECT #: 13719	

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WETLANDS: WL #6, 14, 15

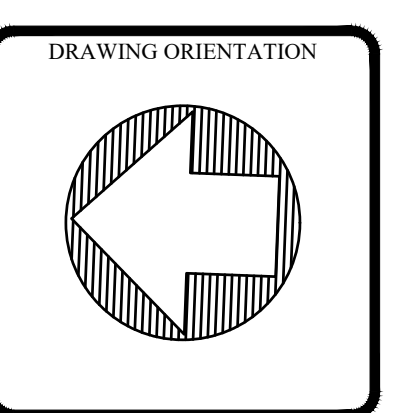


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DATE ISSUED: 02/18/2022	PROJECT STATUS:
REVISIONS:	DESCRIPTION
NO.	DATE



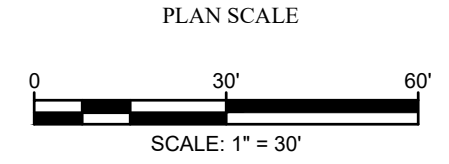
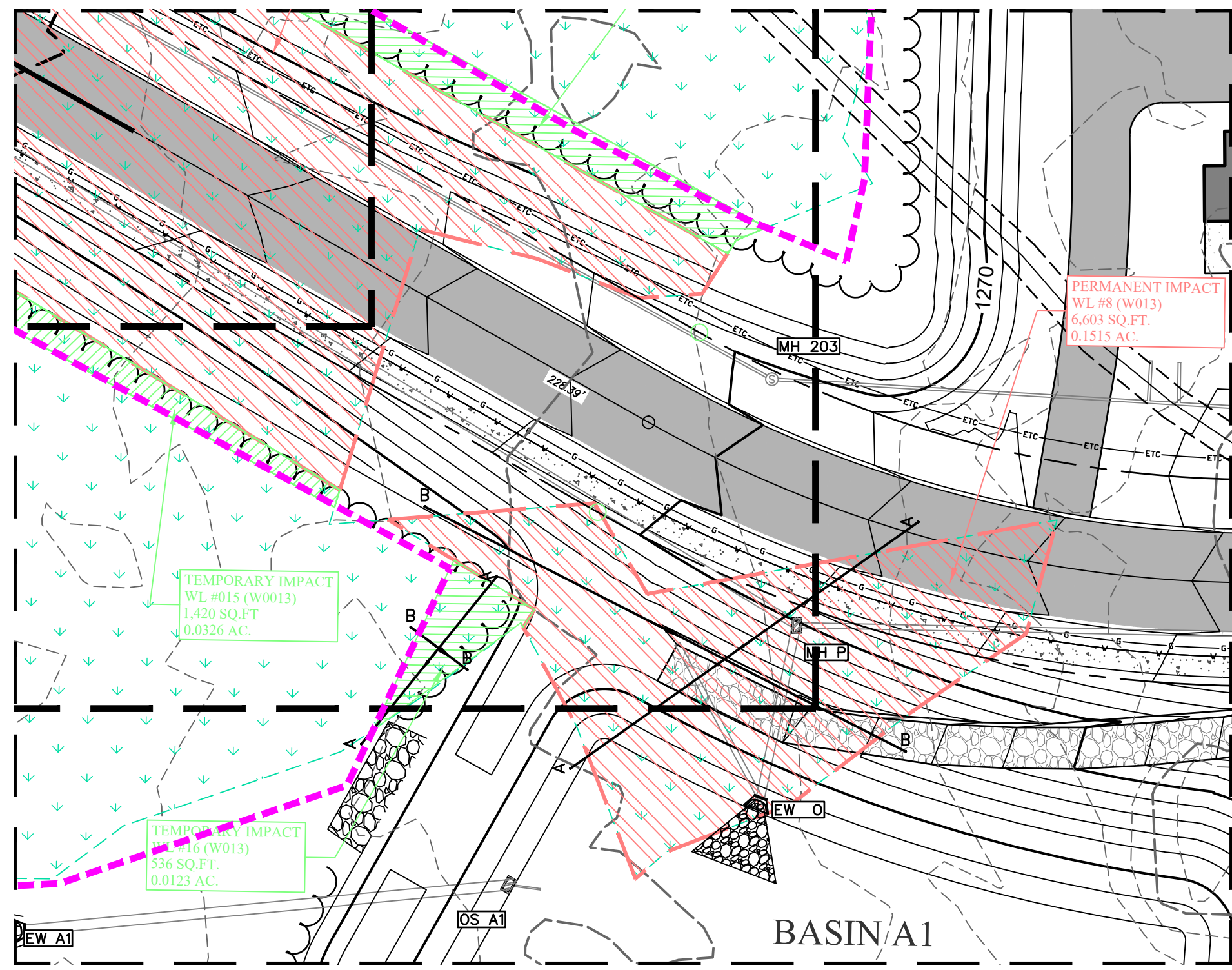
LIBERTY POINTE
WATER OBSTRUCTIONS & ENCROACHMENT GENERAL PERMIT
ENVIRONMENTAL IMPACT PLAN ENLARGEMENTS

CLIENT NAME & ADDRESS:
 LIBERTY POINTE PARTNERS, LLC
 3413 BABCOCK BLVD., PITTSBURGH, PA 15237

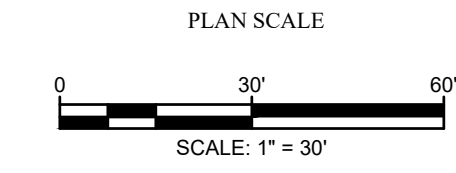
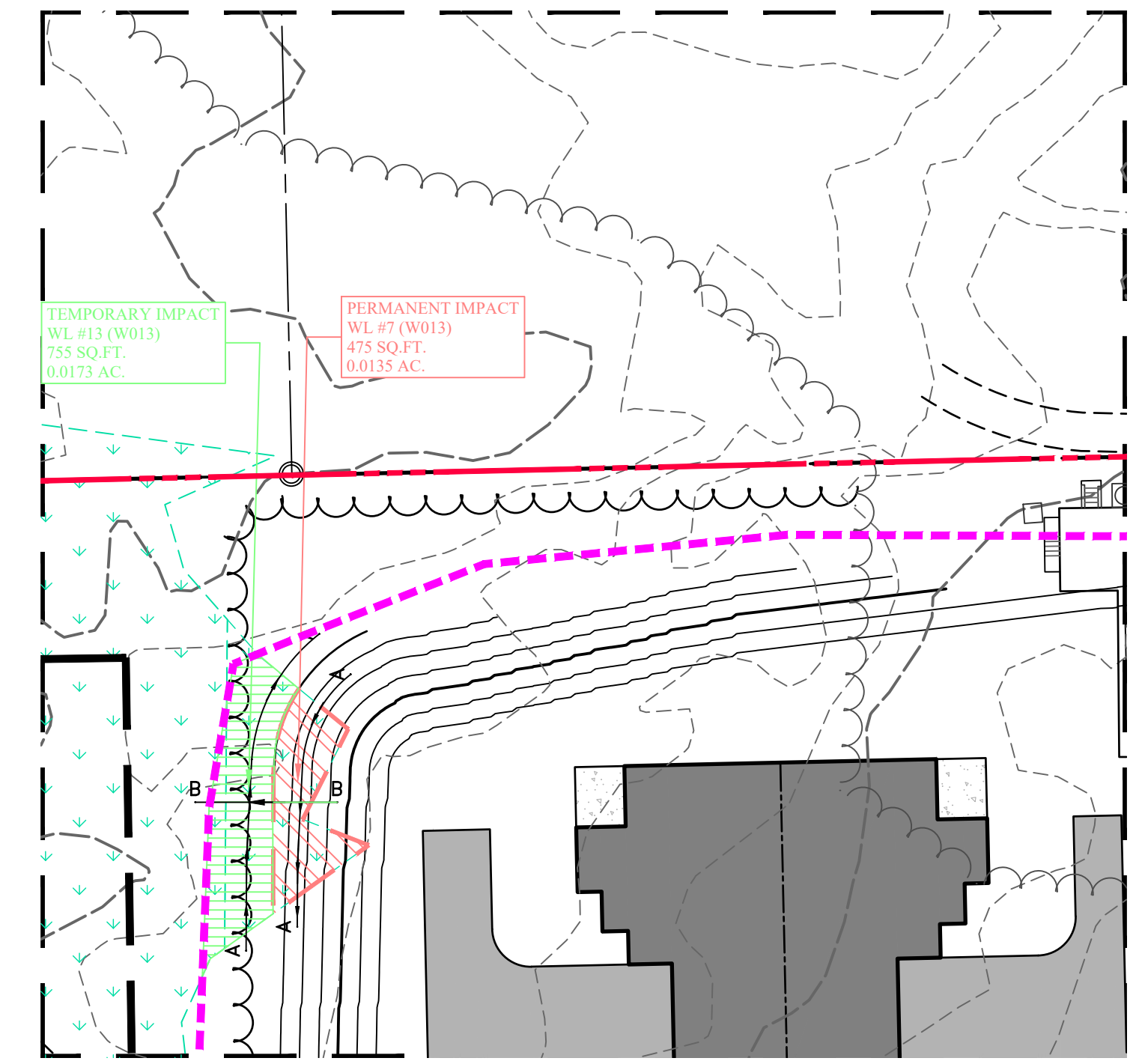
PROJECT LOCATION:
 JEFFERSON TOWNSHIP
 BUTLER COUNTY, PENNSYLVANIA

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HORZ. SCALE: PER SCALE	VERT. SCALE: PER SCALE
SHEET: 7 OF 10	
C.106	
PROJECT #: 13719	

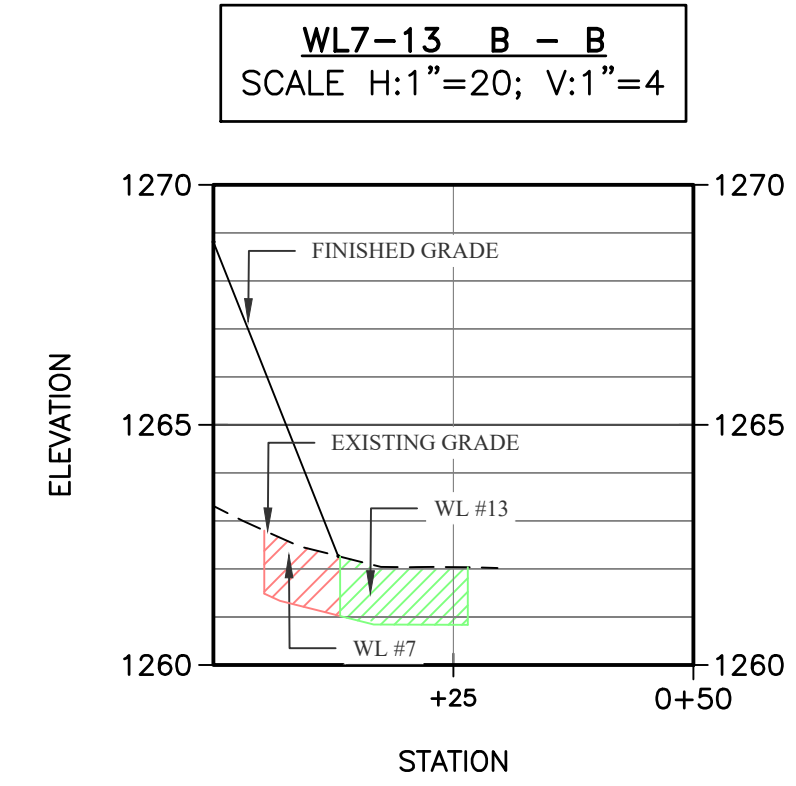
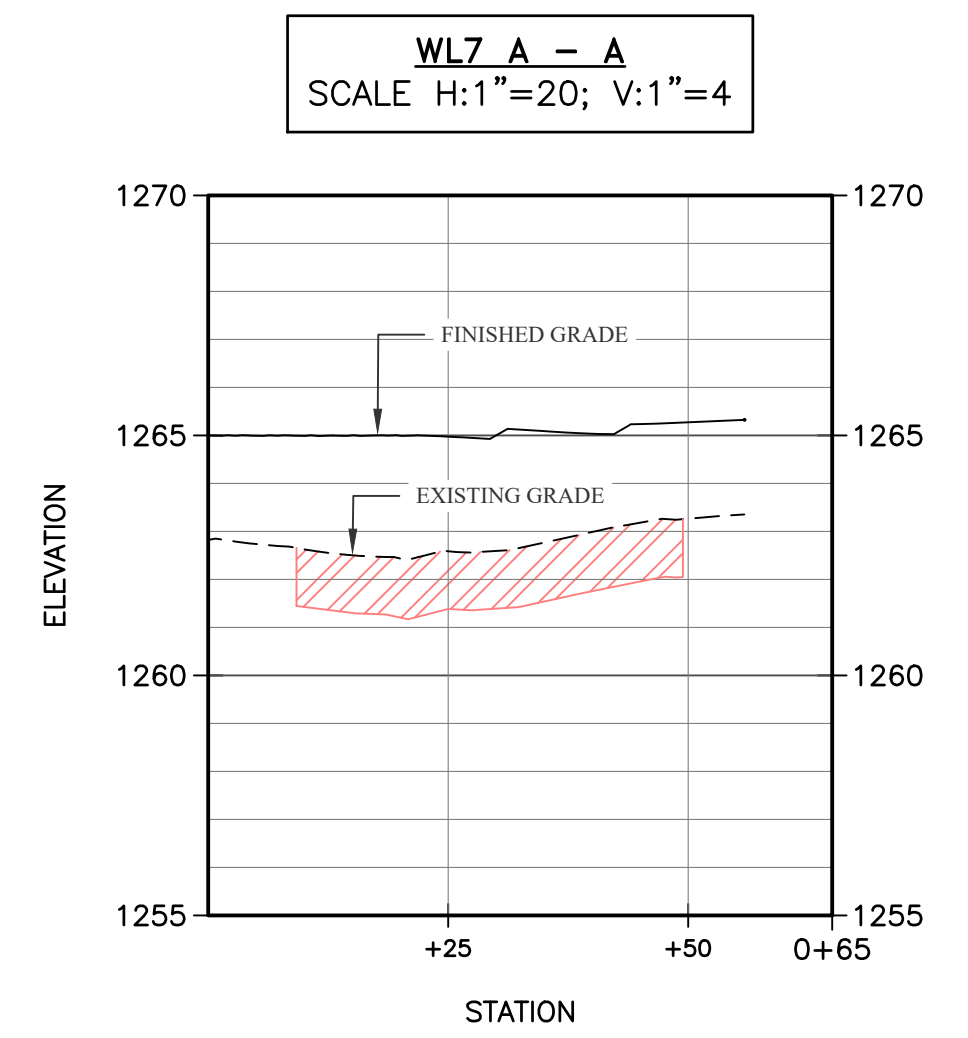
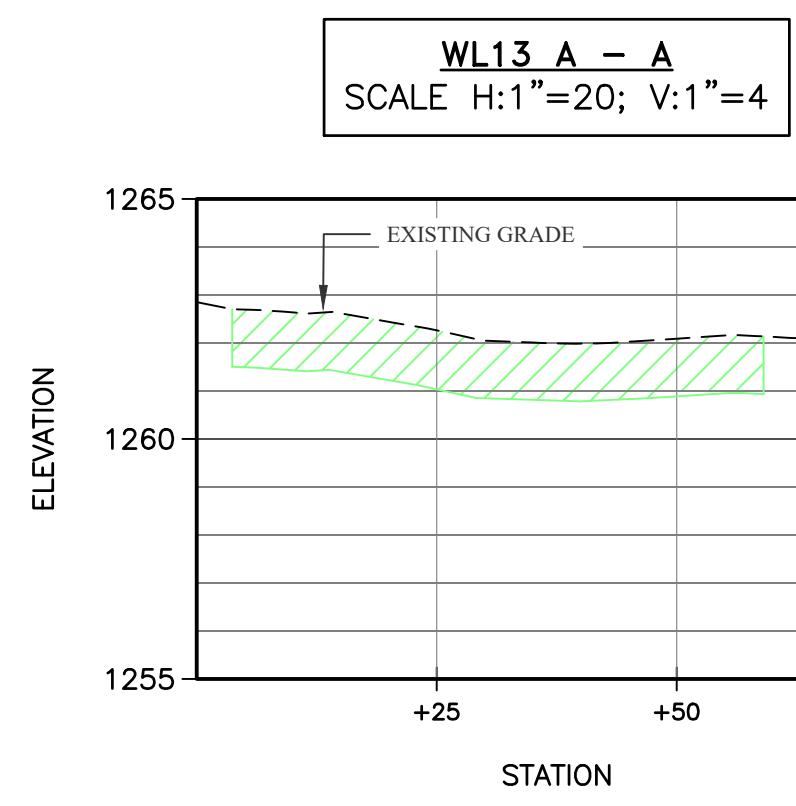
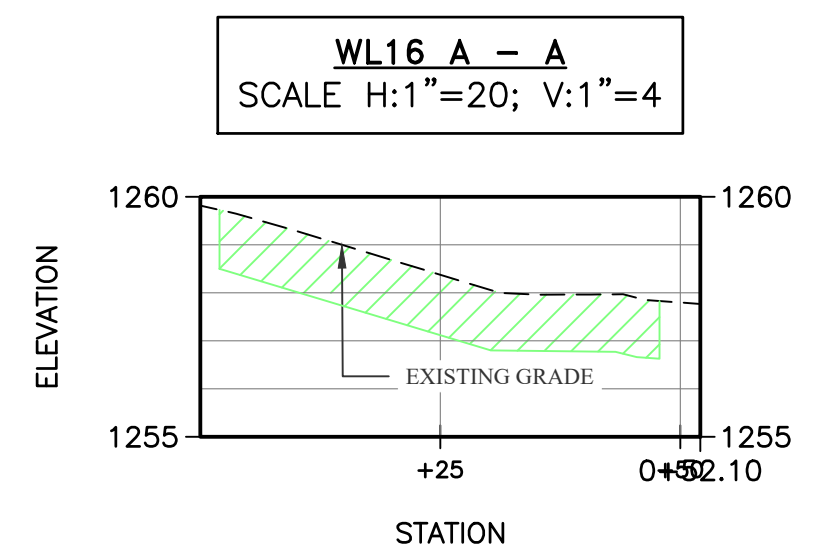
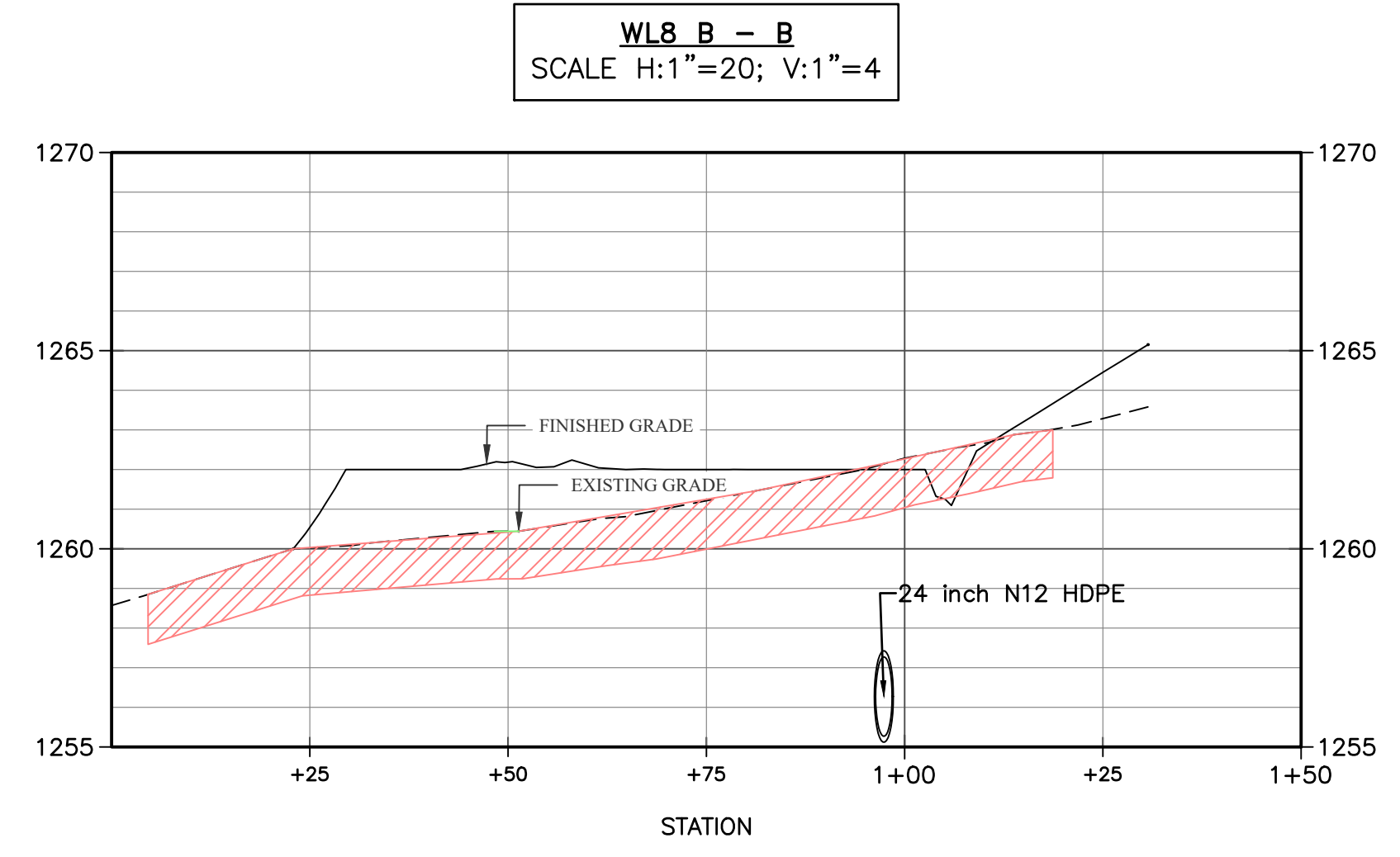
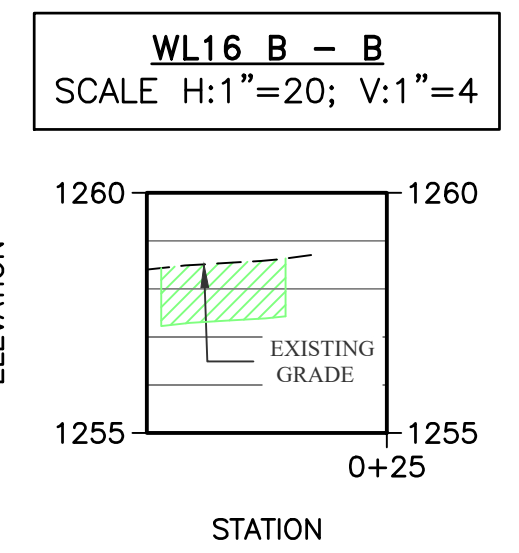
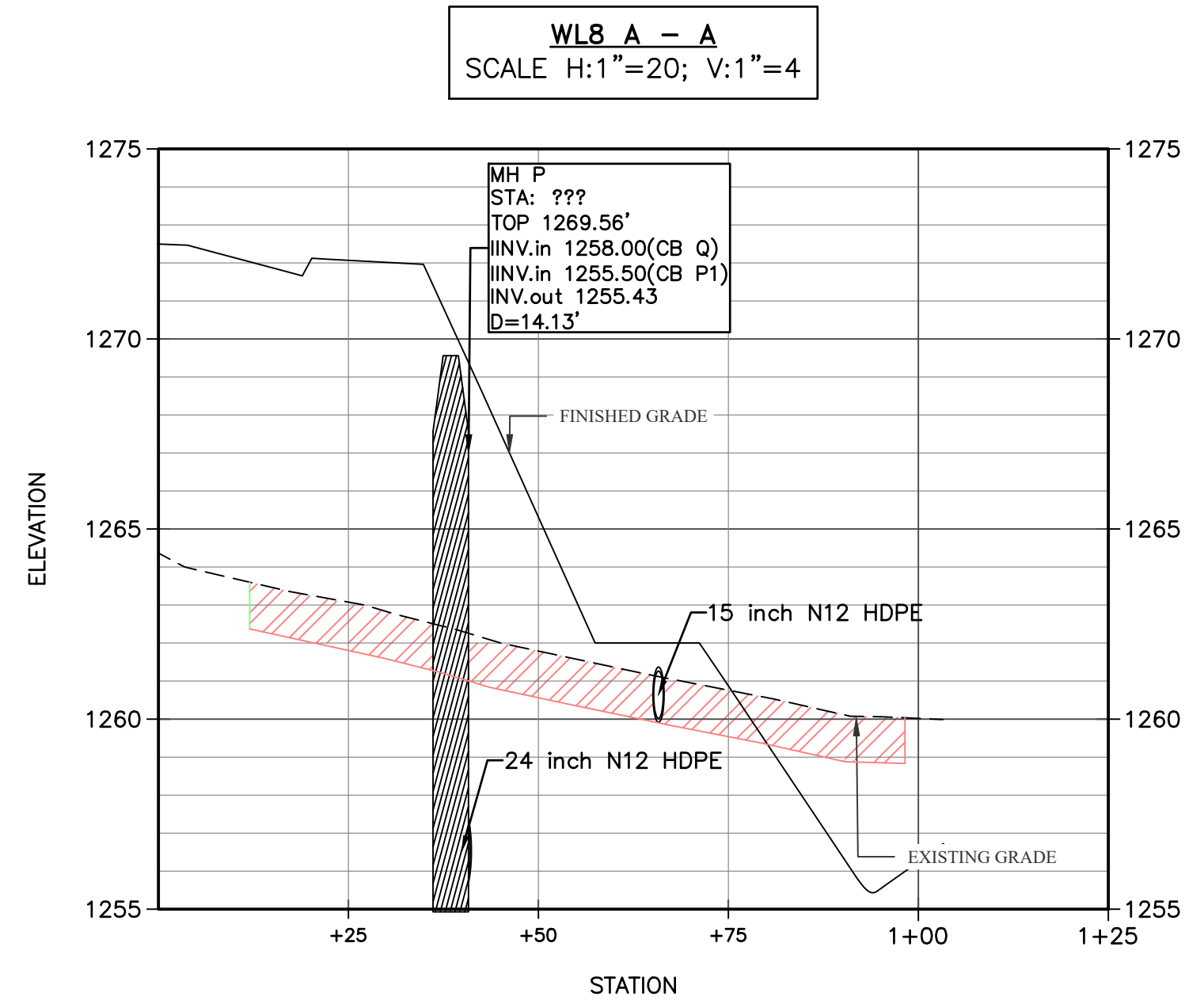
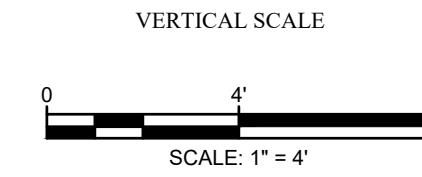
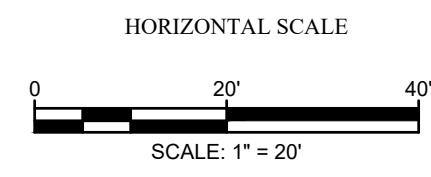
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WETLANDS: WL #8,16



WETLANDS: WL #7,13

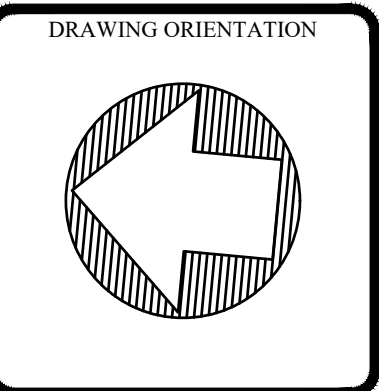


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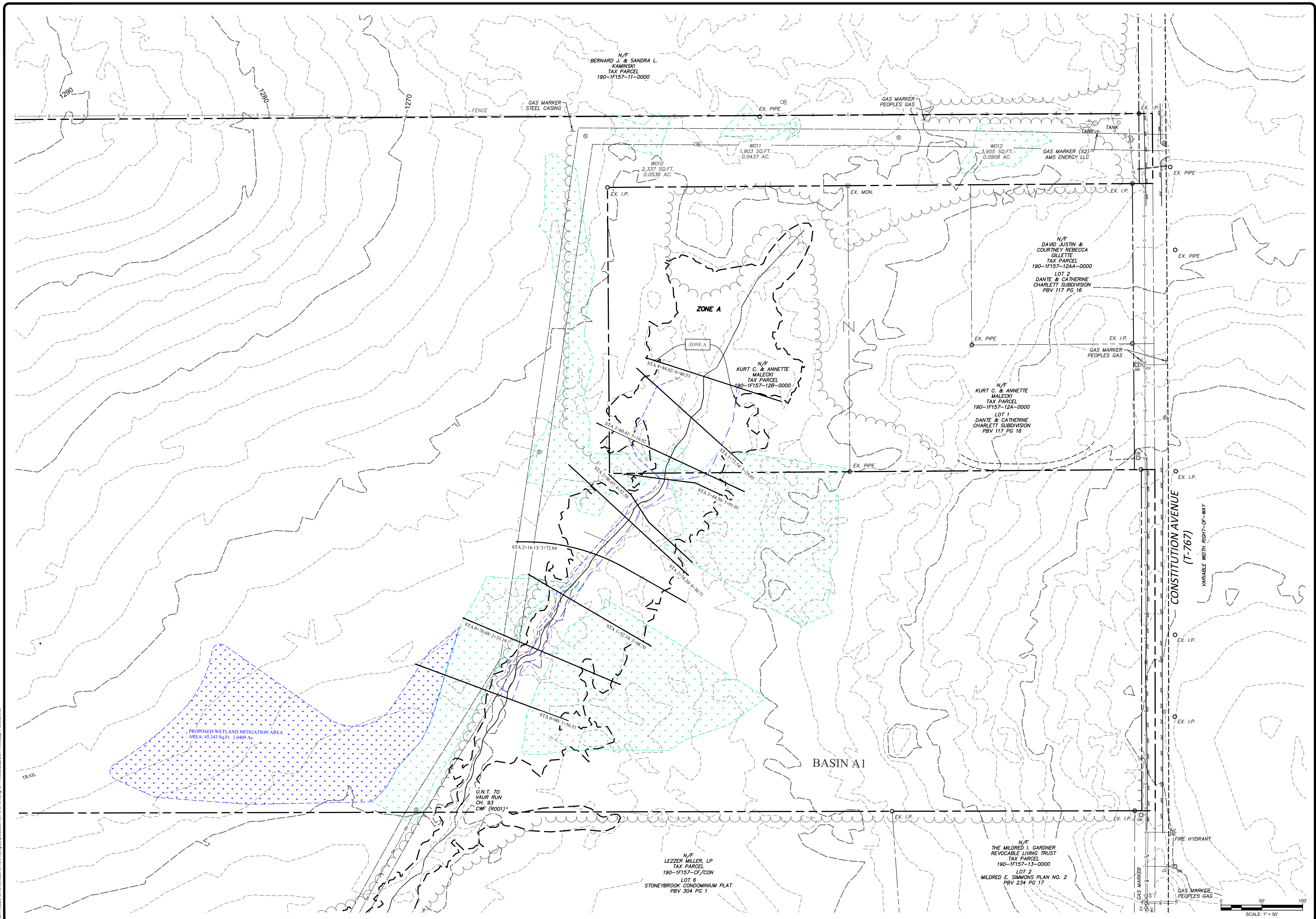
LIBERTY POINTE
WATER OBSTRUCTIONS & ENCROACHMENT GENERAL PERMIT
ENVIRONMENTAL IMPACT PLAN ENLARGEMENTS

PROJECT LOCATION:
 JEFFERSON TOWNSHIP
 BUTLER COUNTY, PENNSYLVANIA

CLIENT NAME & ADDRESS:
 LIBERTY POINTE PARTNERS, LLC
 3415 BABCOCK BLVD., PITTSBURGH, PA. 15237

DRAWN BY: JLR	CHECKED BY: MBS
CAD FILE:	13719-C.10X.DWG
HORIZ. SCALE: PER SCALE	VERT. SCALE: PER SCALE
SHEET: 8 OF 10	
C.107	
PROJECT #: 13719	

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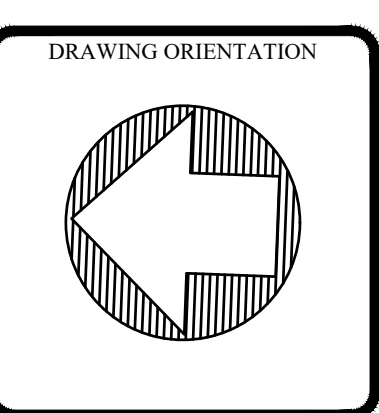


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NO.	DESCRIPTION	DATE
02	12/2022	
PROJECT STATUS:		



LIBERTY POINTE
WATER OBSTRUCTIONS & ENCROACHMENT GENERAL PERMIT
HEC RAS FLOOD STUDY EXISTING CONDITIONS

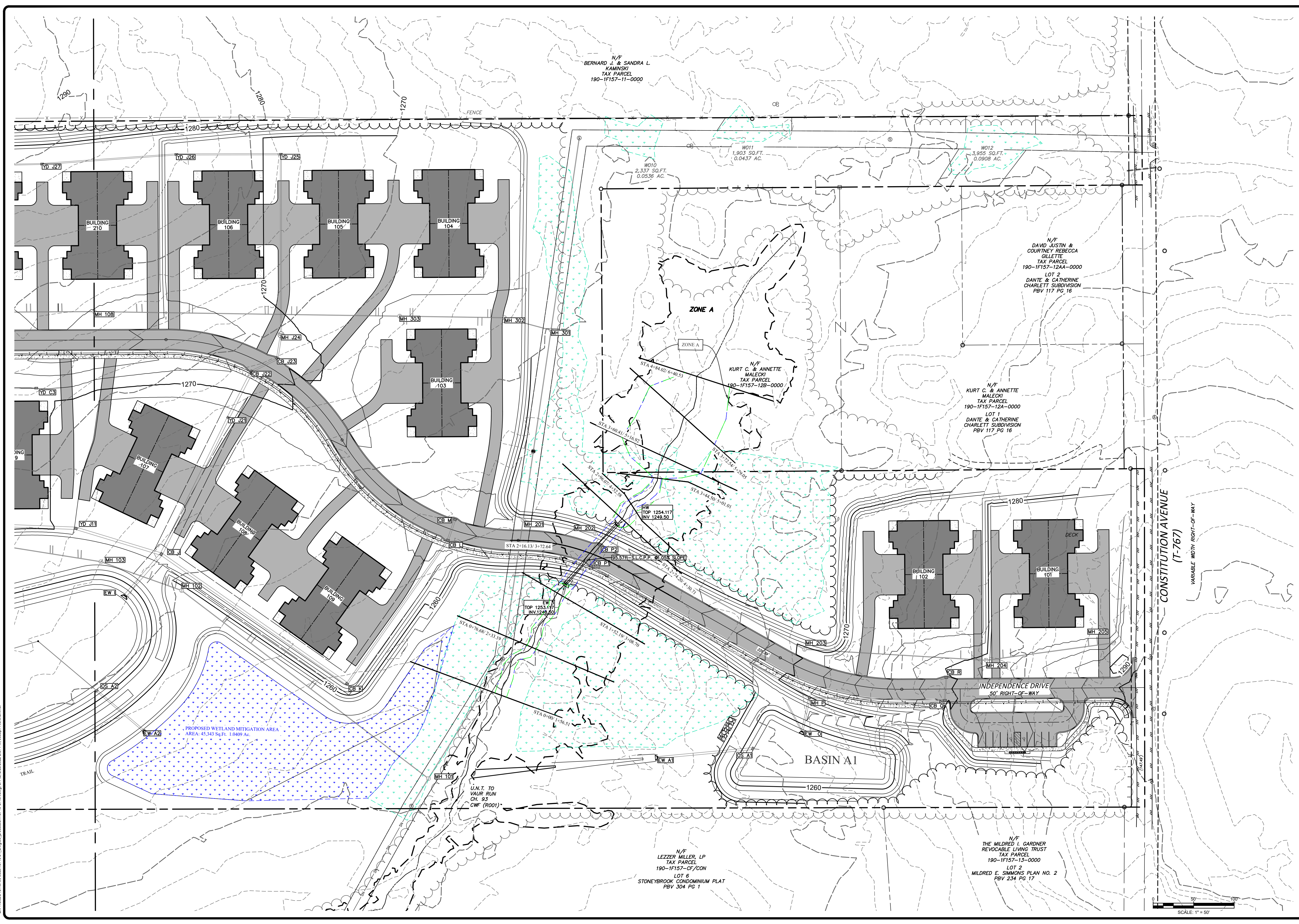
CLIENT NAME & ADDRESS:
 LIBERTY POINTE PARTNERS, LLC
 3413 BABCOCK BLVD., PITTSBURGH, PA 15237

PROJECT LOCATION:
 JEFFERSON TOWNSHIP
 BUTLER COUNTY, PENNSYLVANIA

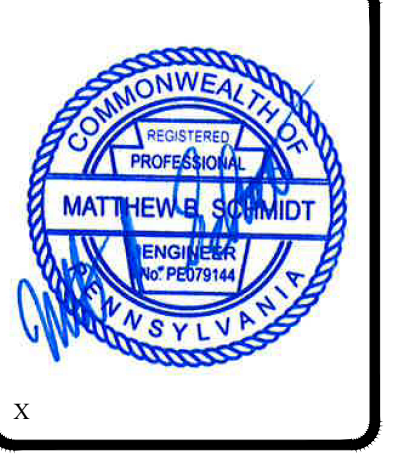
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SHEET: C.111	9 OF 10
PROJECT #: 13719	

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SCALE: 1" = 50'



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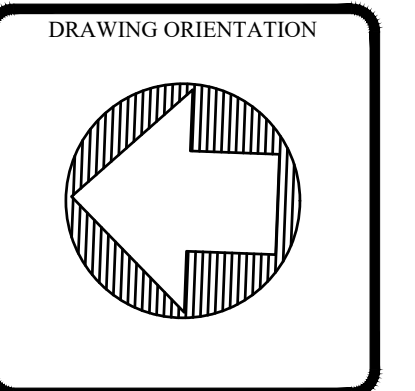


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DATE	DESCRIPTION	DATE
02/16/2022		



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HEC RAS FLOOD STUDY PROP. CONDITIONS

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PROJECT LOCATION:
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DRAWN BY: JLR	CHECKED BY: MBS
CAD FILE: 13719-C-112.DWG	
HORIZ. SCALE:	VERT. SCALE:
SHEET: C.112	10 OF 10
PROJECT #: 13719	

SCALE: 1" = 50'