



# 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 2021-23

Date: January 19, 2022

Notice No. 22-05

Closing Date: February 19, 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: Preston Auto Group  
1500 Wilmington Road  
New Castle, PA 16105
3. LOCATION: Wetlands within a 35-acre property located at 9140 Peach Street, Summit Township, Erie County, Pennsylvania (42.02320, -80.05700)
4. PURPOSE AND DESCRIPTION OF WORK: The applicant proposes to permanently discharge dredged or fill material into 3.67 acres of six wetlands associated with ten acres of earth disturbance for the development of a new automobile sales and service facility. The applicant proposes to mitigate for impacts to waters of the U.S. by constructing a 5.82 acre wetland mitigation site on the same property.
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 may affect, but is not likely to adversely affect endangered species or threatened species, or result in destruction or adverse modification of habitat of such species which has been determined to be critical. 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). If the U.S. Fish and Wildlife Service concurs with the may affect, not likely to adversely affect determination please respond with written concurrence.

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 used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are

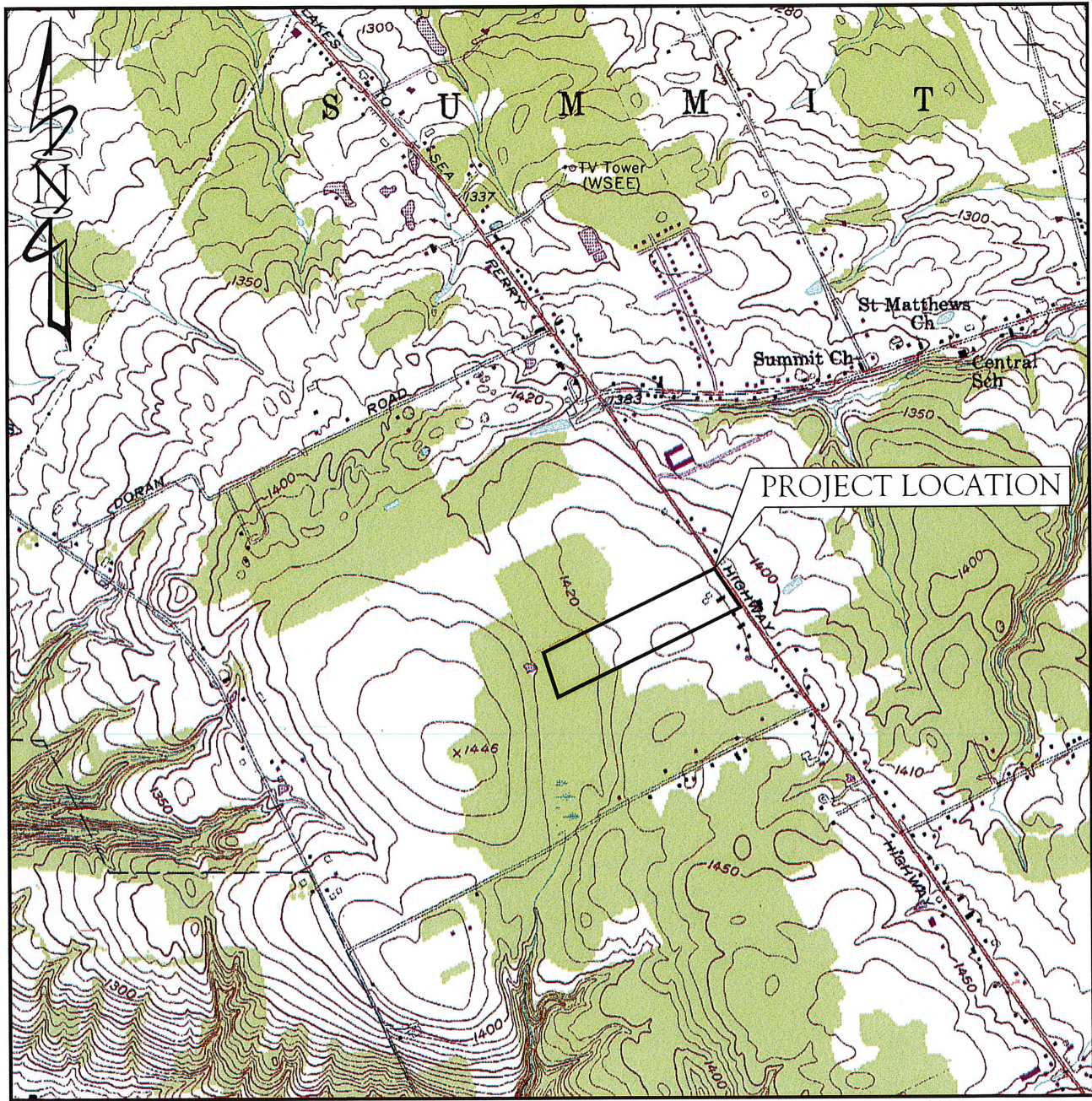
also used to determine the overall public interest of the proposed activity. The evaluation of the impact of the activity on the public interest will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency, under the authority of Section 404(b) of the Clean 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. Matthew Gilbert by telephoning (412) 395-7189, or by e-mail at [matthew.c.gilbert@usace.army.mil](mailto:matthew.c.gilbert@usace.army.mil)  
Please refer to CELRP-RG 2021-23 in all responses.

FOR THE DISTRICT ENGINEER:

//SIGNED//

Tyler J. Bintrim  
Chief, North Branch  
Regulatory Division



# LOCATION MAP

ERIE SOUTH, Pa QUADRANGLE  
 7.5-MINUTE SERIES (TOPOGRAPHIC)  
 0 1000 2000 4000 feet  
 SCALE: 1"=2000'  
 CONTOUR INTERVAL 10 feet

SUMMIT TOWNSHIP, ERIE COUNTY, PENNSYLVANIA



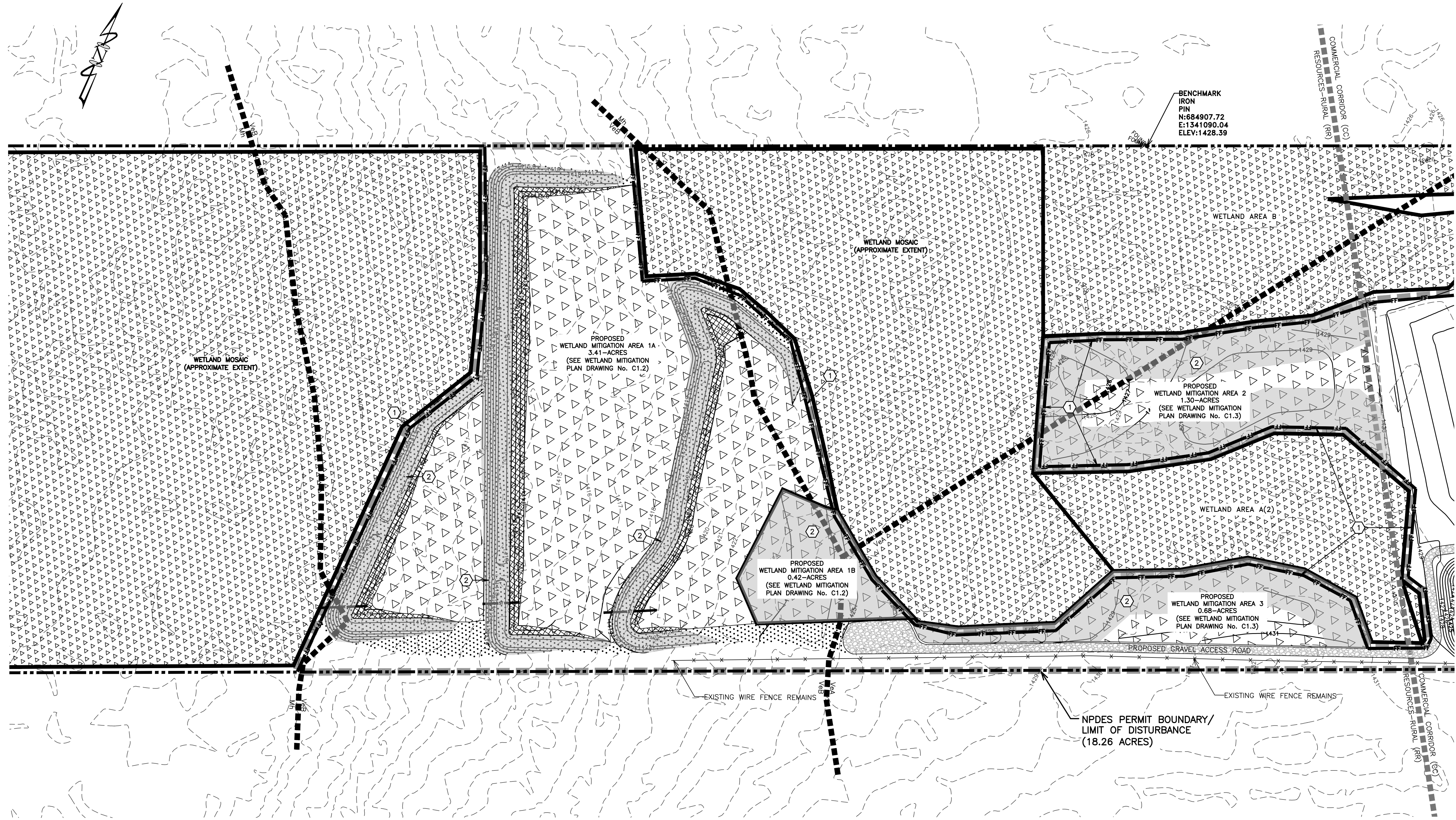
Porter Consulting Engineers, P.C.  
 Developing Engineered Solutions To Meet Your Project Needs

552 State Street  
 Meadville, Pennsylvania 16335  
 Phone: (814) 337-4447  
 Fax: (814) 333-3760

2702 Zuck Road  
 Erie, Pennsylvania 16506  
 Phone: (814) 455-5544  
 Fax: (814) 455-6033

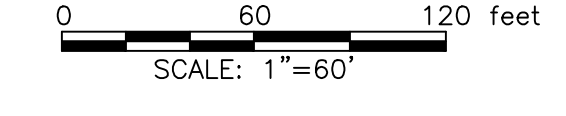
PRESTON AUTO GROUP  
 ERIE TOYOTA DEVELOPMENT

Checked by: DANIEL C. THUMM	Approved by: L. ASHLEY PORTER, P.E.
Drawn by: DANIEL C. THUMM	Date: 12/2/2020
Scale: SHOWN	Drawing No.: Figure 1



**EROSION AND SEDIMENTATION CONTROL PLAN**

KEYED NOTES	
DESCRIPTION	
① SUPER FILTER FABRIC BARRIER - SEE DETAIL	
② EROSION CONTROL BLANKET INSTALLATION - SEE DETAIL	



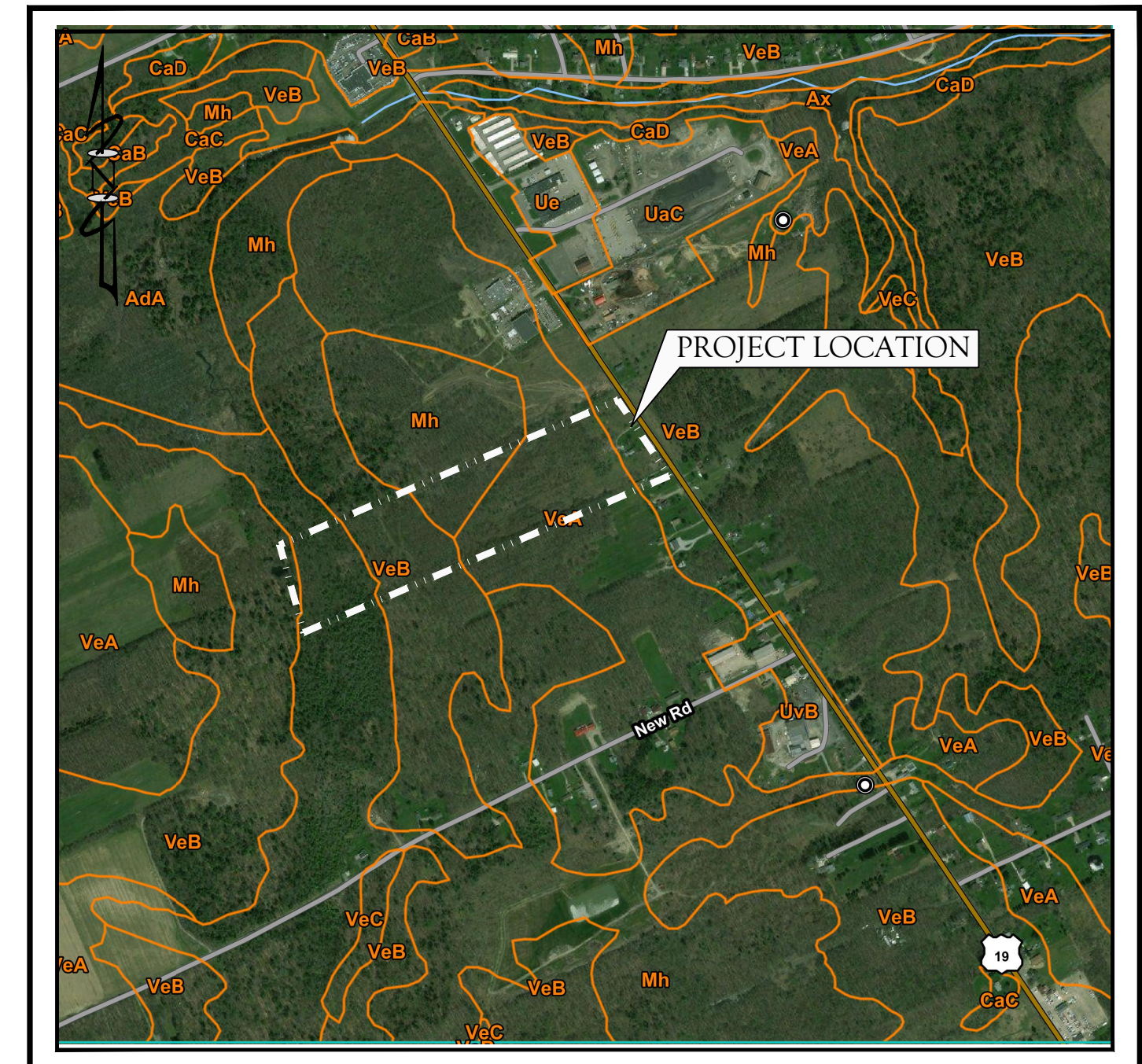
LEGEND	
	IRON PIN FOUND
	EXISTING EDGE OF WOODED AREA
	EXISTING FENCE
	SUBJECT PROPERTY LINE
	NPDES PERMIT BOUNDARY/ LIMIT OF DISTURBANCE
	ZONING DISTRICT LINE (APPROXIMATE)
	SOIL BOUNDARY LINE (APPROXIMATE)
	EXISTING CONTOURS (APPROXIMATE)
	PROPOSED CONTOURS (APPROXIMATE)
	EXISTING WETLAND AREA (SEE IMPORTANT WETLAND NOTE)
	PROPOSED WETLAND MITIGATION AREA
	DETAIL REFERENCE NUMBER
	DETAIL SHEET REFERENCE
	SUPER FILTER FABRIC BARRIER
	EROSION CONTROL BLANKET

**TEMPORARY AND PERMANENT SEEDING SPECIFICATIONS**

SPECIFICATIONS: The Department recommends the use of the Penn State Agronomy Guide as the standard to use for selection of species, seed specifications, mixtures, liming and fertilizing, time of seeding, and seeding methods. Specifications for these items may also be obtained from Penn DOT's Publication #408, Section 800 or by contacting the applicable county conservation district. Upon selection of a reference, that reference must be used to provide all specifications for seeding, mulching, and soils amendments. The following specifications will be used for the this project:

Seeding Dates	Species*	Seeding Date	Rowgrass	%
March to Aug 15	Pure Live Seed	24	20	10/acre
	Application Rate	10-15	10	10/acre
	Fertilizer Type	0-0-0	0	10/acre
	Fertilizer Appl. Rate	1	1	10/acre
	Liming Rate	Minimum or sufficient for pH 5.5 to 6.0	0	10/acre
(Permanent)	Pure Live Seed	SEE WETLAND MITIGATION PLAN	SEE WETLAND MITIGATION PLAN	10/acre
	Application Rate	SEE WETLAND MITIGATION PLAN	SEE WETLAND MITIGATION PLAN	10/acre
	Fertilizer Type	SEE WETLAND MITIGATION PLAN	SEE WETLAND MITIGATION PLAN	10/acre
	Fertilizer Appl. Rate	SEE WETLAND MITIGATION PLAN	SEE WETLAND MITIGATION PLAN	10/acre
	Liming Rate	SEE WETLAND MITIGATION PLAN	SEE WETLAND MITIGATION PLAN	10/acre
(Permanent-Steep Slope) (3:1)	Pure Live Seed	SEE WETLAND MITIGATION PLAN	SEE WETLAND MITIGATION PLAN	10/acre
	Application Rate	SEE WETLAND MITIGATION PLAN	SEE WETLAND MITIGATION PLAN	10/acre
	Fertilizer Type	SEE WETLAND MITIGATION PLAN	SEE WETLAND MITIGATION PLAN	10/acre
	Fertilizer Appl. Rate	SEE WETLAND MITIGATION PLAN	SEE WETLAND MITIGATION PLAN	10/acre
	Liming Rate	SEE WETLAND MITIGATION PLAN	SEE WETLAND MITIGATION PLAN	10/acre

\*If more than one species is used, indicate application rate for each species.



**SOILS MAP** [HTTPS://WEBSOILSURVEY.NRC.S.USA.GOV](https://websoilsurvey.nrcs.usda.gov)

**SOILS CLASSIFICATION**

- MH MILL SILT LOAM, 0% TO 2% SLOPES
- VeA VENANGO SILT LOAM, 0% TO 3% SLOPES
- VeB VENANGO SILT LOAM, 3% TO 8% SLOPES

**IMPORTANT EROSION AND SEDIMENTATION CONTROL PLAN CONSISTENCY NOTE:**

THE E&S PLAN FOR THE WETLAND MITIGATION CONSTRUCTION SHOWN HEREON HAS BEEN REPRODUCED FROM THE OVERALL E&S PLAN PREPARED FOR THE TOYOTA OF ERIE DEVELOPMENT NPDES CONSTRUCTION ACTIVITIES PERMIT APPLICATION. SAID NPDES PERMIT APPLICATION IS BEING SUBMITTED CONCURRENTLY WITH THE SUBJECT CHAPTER 105 APPLICATION, AND NO CONSTRUCTION CAN BEGIN UNTIL BOTH CHAPTER 105 AND NPDES PERMIT AUTHORIZATIONS HAVE BEEN ISSUED. UPON COMMENCEMENT OF PROJECT CONSTRUCTION, THE PROPOSED WETLAND MITIGATION CONSTRUCTION SHALL BE COMPLETED CONCURRENTLY WITH UNDERTAKING THE PROPOSED WETLAND IMPACTS FOR THE PROJECT AND PRIOR TO PROPOSED DEVELOPMENT.

- WETLAND MITIGATION AREA 1A CONSTRUCTION SEQUENCE:**
1. PLACEMENT OF TEMPORARY EROSION AND SEDIMENTATION CONTROL AS SHOWN HEREON TO PROTECT DOWN-GRADIENT AREAS AND ADJACENT WETLANDS.
  2. CLEARING AND GRUBBING AS NECESSARY TO CONSTRUCT THE EMBANKMENT AREAS.
  3. CONSTRUCTION OF THE EMBANKMENT AREAS, INCLUDING SPILLWAYS AND INSTALLATION OF WATER LEVEL CONTROL PIPING AND DISCHARGE APRONS.
  4. SEEDING, MULCHING, AND PLANTING OF ALL PRESCRIBED AREAS AS SHOWN HEREON.
  5. REMOVAL OF TEMPORARY EROSION AND SEDIMENTATION CONTROLS UPON ESTABLISHMENT OF PERMANENT VEGETATIVE COVER. THE STANDARD FOR ESTABLISHMENT OF PERMANENT VEGETATION COVER SHALL BE A UNIFORM COVERAGE OR DENSITY OF 70% ACROSS THE DISTURBED AREA.

- WETLAND MITIGATION AREAS 1B, 2, AND 3 CONSTRUCTION SEQUENCE:**
1. PLACEMENT OF TEMPORARY EROSION AND SEDIMENTATION CONTROL AS SHOWN HEREON TO PROTECT DOWN-GRADIENT AREAS AND ADJACENT WETLANDS.
  2. CLEARING/GRUBBING AND GRADING OF WETLAND MITIGATION AREAS.
  3. PLACEMENT AND TILLING OF ORGANIC MATTER/COMPOST INTO EXPOSED SOIL SURFACE.
  4. SEEDING, MULCHING, AND PLANTING OF ALL PRESCRIBED AREAS AS SHOWN HEREON.
  5. REMOVAL OF TEMPORARY EROSION AND SEDIMENTATION CONTROLS UPON ESTABLISHMENT OF PERMANENT VEGETATIVE COVER. THE STANDARD FOR ESTABLISHMENT OF PERMANENT VEGETATION COVER SHALL BE A UNIFORM COVERAGE OR DENSITY OF 70% ACROSS THE DISTURBED AREA.

**IMPORTANT WETLAND NOTE**

THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE SIGNAGE AND/OR BARRIER FENCING TO INDICATE SENSITIVE AREAS (WETLAND AREAS) WITH NO ADMITTANCE TO CONSTRUCTION EQUIPMENT OR TO BE USED AS A STOCKPILE AREA.

No.	Date	Revisions	By

**Engineer's Seal**

**IMPORTANT NOTES**

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**PROPERTY OWNER/APPLICANT**  
 GOLD SHIELD REALTY, LLC  
 1500 WILMINGTON ROAD  
 NEW CASTLE, PA 16105  
 INSTRUMENT No. 2021-028412

**PROJECT DEVELOPER**  
 PRESTON AUTO GROUP  
 1500 WILMINGTON ROAD  
 NEW CASTLE, PA 16105

**PROJECT LOCATION**  
 9140 PEACH STREET  
 WATERSFORD, PA 16844  
 PARCEL No. 40019083001200

**CALL BEFORE YOU DIG!**

PENNSYLVANIA LAW REQUIRES  
 3 WORKING DAYS NOTICE FOR  
 CONSTRUCTION PHASE AND 10 WORKING  
 DAYS IN DESIGN STAGE - STOP CALL

POCS SERIAL NUMBER  
**20203380430**

**PA1**  
 SYSTEM, INC.  
 1-800-242-1776

**PCE**  
 Porter Consulting Engineers, P.C.  
 Developing Engineered Solutions To Meet Your Project Needs

**PRESTON AUTO GROUP**  
 TOYOTA OF ERIE DEVELOPMENT  
 CHAPTER 105 JOINT PERMIT APPLICATION  
 EROSION AND SEDIMENTATION CONTROL PLAN

**SUMMIT TOWNSHIP, ERIE COUNTY, PENNSYLVANIA**

File No.: 12530-2101-H	Drawn by: CODEY DEETER	Drawing No.:
Scale: SHOWN	Checked by:	<b>C1.1</b>
Date: 11/15/2021	Approved by:	