

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-2014-1067 Date: November 20, 2018

Notice No. 18-43

Closing Date: December 20, 2018

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: FWH Development, LLC
 1028 Riviera Road
 Emlenton, Pennsylvania 16373

3. LOCATION: Unnamed tributaries to Kaufman Run and abutting and adjacent wetlands on the south side of the Route 228 and Myoma Road intersection in Adams Township, Butler County, Pennsylvania. Approximate center location of project is at 40.691728N, -80.047368W.

4. PURPOSE AND DESCRIPTION OF WORK: FWH Development proposes to develop approximately 57.1 acres of land with mixed use development that will include single and multi-family residential units and commercial development along Route 228. Various alternatives have been investigated by the applicant and they have selected Alternative 4 as the preferred option as it results in the least stream and wetland impacts while meeting the project purpose and need. According to the permit application the project will result in impacts to three streams for a total of 1,075 linear feet and seven wetlands for a total of 0.316 acre. The applicant has proposed to create five wetland mitigation areas on the site for a total of 0.344 acre. In order to offset the stream impacts the applicant has proposed the creation of 110 linear feet of ephemeral stream channel, relocation of 653 linear feet of Stream 2, and the proposed restoration of 372 linear feet of stream through riparian enhancement. The Project Location Map, Stream and Wetland Delineation Map, and Impact and Mitigation Map may be found at the following website by clicking on Public Notice number 18-43.

<http://www.lrp.usace.army.mil/Missions/Regulatory/PublicNotices.aspx>

5. ENCROACHMENT PERMIT: The applicant has obtained a Water Obstruction and Encroachment Permit (E10-491 issued on June 8, 2015) which includes 401 Water Quality Certification from the:

Pennsylvania Department of Environmental Protection
Northwest Regional Office
230 Chestnut Street
Meadville, Pennsylvania 16335

6. IMPACT ON NATURAL RESOURCES: The applicant conducted a review of the Pennsylvania Natural Diversity Inventory (PNDI- 661630 dated July 13, 2018) which resulted in No Known Impact and No Further Review Required for the PA Game Commission, PA Department of Conservation and Natural Resources, PA Fish and Boat Commission, and US Fish and Wildlife Service. 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 applicant conducted coordination with the Pennsylvania Historical and Museum Commission and received a historic structures clearance letter dated August 1, 2014 and archaeological resources clearance in a letter dated January 15, 2015. 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

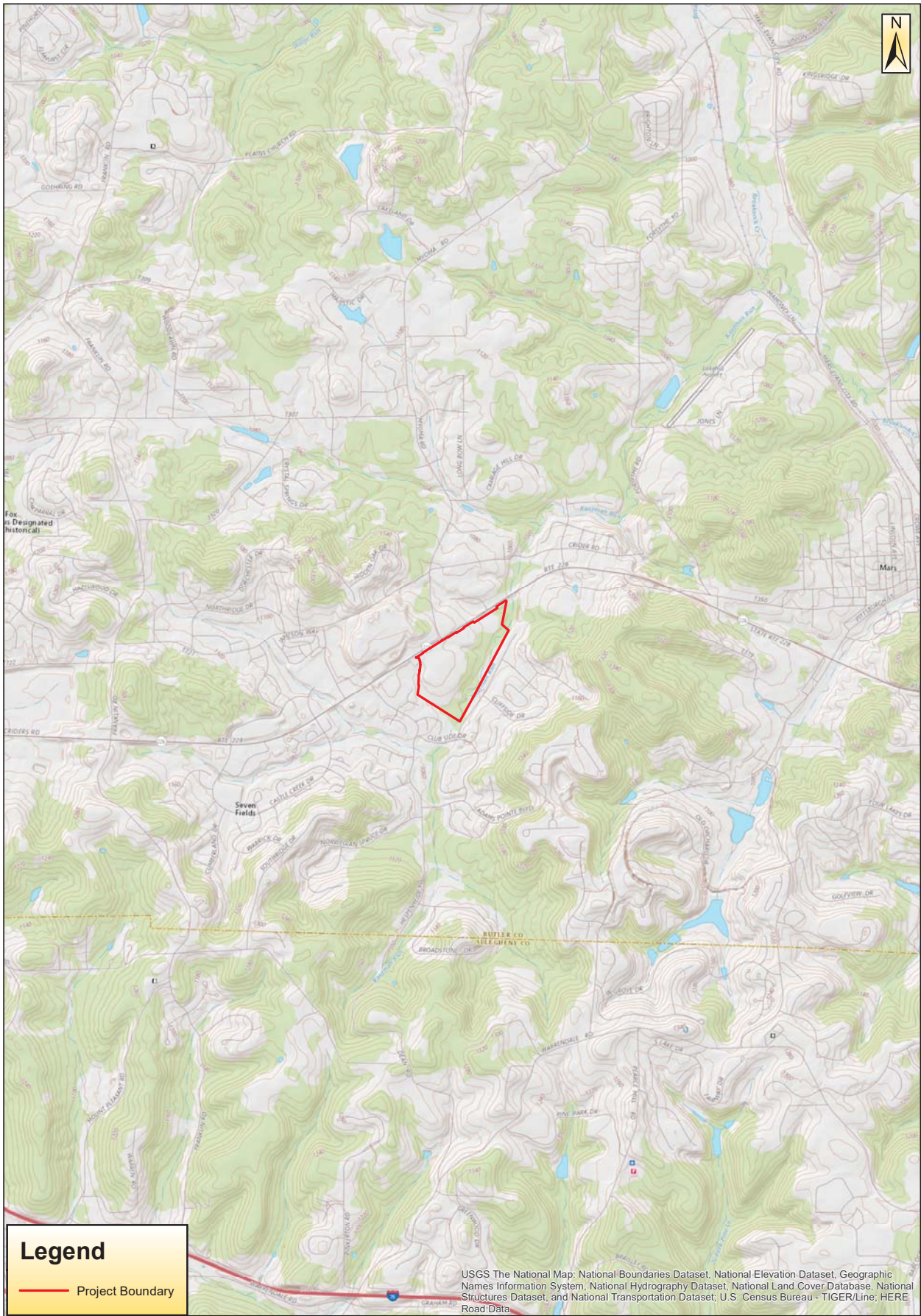
used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental 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. All responses to this notice should be directed to the Regulatory Division, attention Matthew Mason at the above address, by telephoning (412) 395-7129, or by e-mail at Matthew.R.Mason@usace.army.mil. Please refer to CELRP-OP-F 2014-1067 in all responses.

FOR THE DISTRICT ENGINEER:

//Signed//

Tyler Bintrim
North Branch Chief, Regulatory Division



Legend

— Project Boundary



Larson Design Group

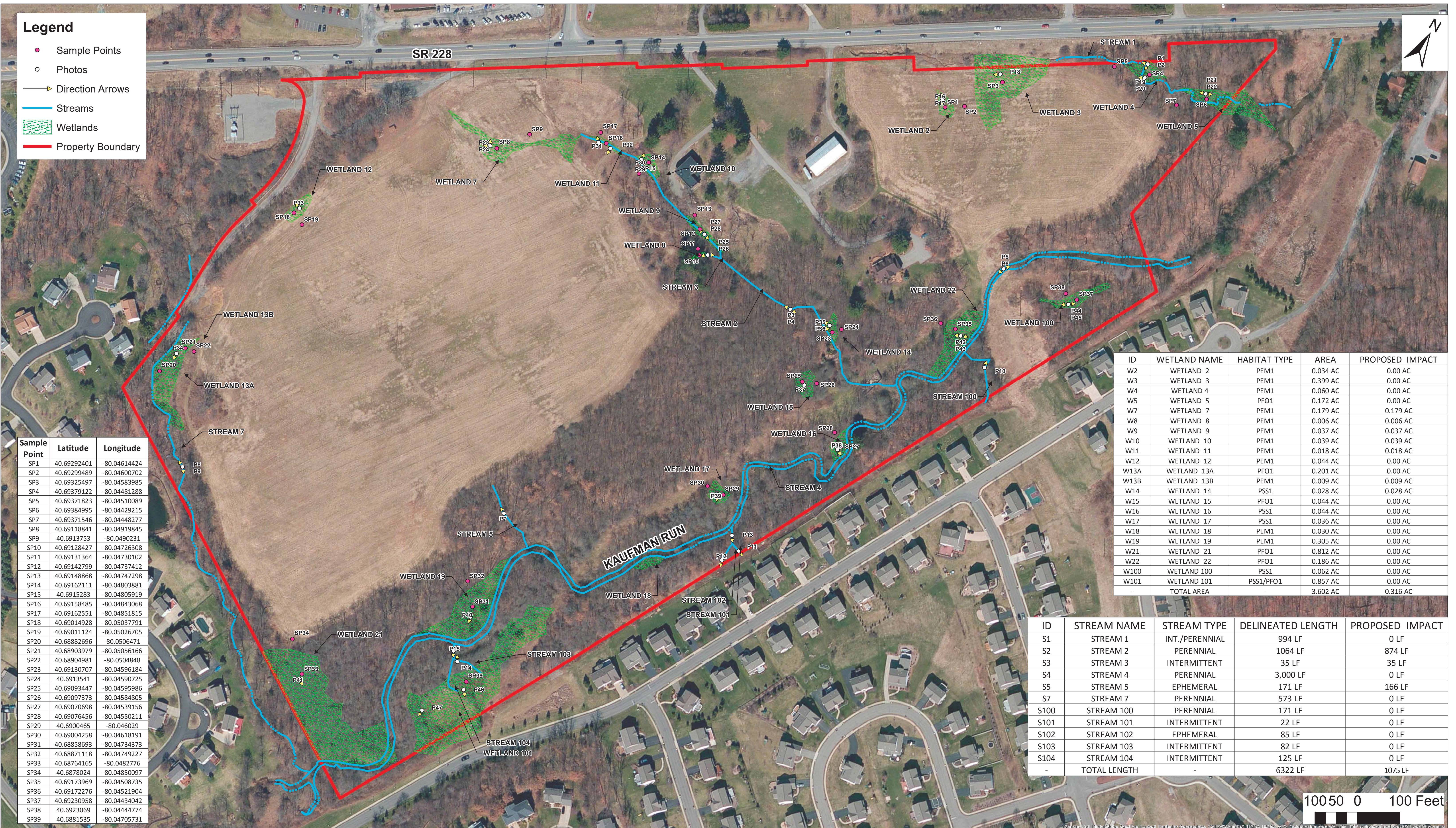
Architects Engineers Surveyors
 1000 Commerce Park Drive
 Suite 201
 Williamsport, PA 17701
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 TOLL FREE: 877.323.6603
 FAX: 570.323.9902
 www.larsondesigngroup.com

Whitetail Meadows Project Location Map

Adams Township
Butler County, PA

Date	7/9/2018
Designer	rdc
Project No.	8824-002
Scale	1 inch = 2,000 feet

- Legend**
- Sample Points
 - Photos
 - Direction Arrows
 - Streams
 - ▨ Wetlands
 - Property Boundary



Sample Point	Latitude	Longitude
SP1	40.69292401	-80.04614424
SP2	40.69299489	-80.04600702
SP3	40.69325497	-80.04583985
SP4	40.69379122	-80.04481288
SP5	40.69371823	-80.04510089
SP6	40.69384995	-80.04429215
SP7	40.69371546	-80.04448277
SP8	40.69118841	-80.04919845
SP9	40.6913753	-80.0490231
SP10	40.69128427	-80.04726308
SP11	40.69131364	-80.04730102
SP12	40.69142799	-80.04737412
SP13	40.69148868	-80.04747298
SP14	40.69162111	-80.04803881
SP15	40.6915283	-80.04805919
SP16	40.69158485	-80.04843068
SP17	40.69162551	-80.04851815
SP18	40.69014928	-80.05037791
SP19	40.69011124	-80.05026705
SP20	40.68882696	-80.0506471
SP21	40.68903979	-80.05056166
SP22	40.68904981	-80.0504848
SP23	40.69130707	-80.04596184
SP24	40.6913541	-80.04590725
SP25	40.69093447	-80.04595986
SP26	40.69097373	-80.04584805
SP27	40.69070698	-80.04539156
SP28	40.69076456	-80.04550211
SP29	40.6900465	-80.046029
SP30	40.69004258	-80.04618191
SP31	40.68858693	-80.04734373
SP32	40.68871118	-80.04749227
SP33	40.68764165	-80.0482776
SP34	40.6878024	-80.04850097
SP35	40.69173969	-80.04508735
SP36	40.69172276	-80.04521904
SP37	40.69230958	-80.04434042
SP38	40.6923069	-80.04444774
SP39	40.6881535	-80.04705731

ID	WETLAND NAME	HABITAT TYPE	AREA	PROPOSED IMPACT
W2	WETLAND 2	PEM1	0.034 AC	0.00 AC
W3	WETLAND 3	PEM1	0.399 AC	0.00 AC
W4	WETLAND 4	PEM1	0.060 AC	0.00 AC
W5	WETLAND 5	PFO1	0.172 AC	0.00 AC
W7	WETLAND 7	PEM1	0.179 AC	0.179 AC
W8	WETLAND 8	PEM1	0.006 AC	0.006 AC
W9	WETLAND 9	PEM1	0.037 AC	0.037 AC
W10	WETLAND 10	PEM1	0.039 AC	0.039 AC
W11	WETLAND 11	PEM1	0.018 AC	0.018 AC
W12	WETLAND 12	PEM1	0.044 AC	0.00 AC
W13A	WETLAND 13A	PFO1	0.201 AC	0.00 AC
W13B	WETLAND 13B	PEM1	0.009 AC	0.009 AC
W14	WETLAND 14	PSS1	0.028 AC	0.028 AC
W15	WETLAND 15	PFO1	0.044 AC	0.00 AC
W16	WETLAND 16	PSS1	0.044 AC	0.00 AC
W17	WETLAND 17	PSS1	0.036 AC	0.00 AC
W18	WETLAND 18	PEM1	0.030 AC	0.00 AC
W19	WETLAND 19	PEM1	0.305 AC	0.00 AC
W21	WETLAND 21	PFO1	0.812 AC	0.00 AC
W22	WETLAND 22	PFO1	0.186 AC	0.00 AC
W100	WETLAND 100	PSS1	0.062 AC	0.00 AC
W101	WETLAND 101	PSS1/PFO1	0.857 AC	0.00 AC
-	TOTAL AREA	-	3.602 AC	0.316 AC

ID	STREAM NAME	STREAM TYPE	DELINEATED LENGTH	PROPOSED IMPACT
S1	STREAM 1	INT./PERENNIAL	994 LF	0 LF
S2	STREAM 2	PERENNIAL	1064 LF	874 LF
S3	STREAM 3	INTERMITTENT	35 LF	35 LF
S4	STREAM 4	PERENNIAL	3,000 LF	0 LF
S5	STREAM 5	EPHEMERAL	171 LF	166 LF
S7	STREAM 7	PERENNIAL	573 LF	0 LF
S100	STREAM 100	PERENNIAL	171 LF	0 LF
S101	STREAM 101	INTERMITTENT	22 LF	0 LF
S102	STREAM 102	EPHEMERAL	85 LF	0 LF
S103	STREAM 103	INTERMITTENT	82 LF	0 LF
S104	STREAM 104	INTERMITTENT	125 LF	0 LF
-	TOTAL LENGTH	-	6322 LF	1075 LF



Architects Engineers Surveyors
 8050 Rowan Road
 Suite 504
 Cranberry Township, PA 16066
 PHONE: 724.591.8562
 TOLL FREE: 877.323.6603
 FAX: 570.323.9902
 www.larsondesigngroup.com

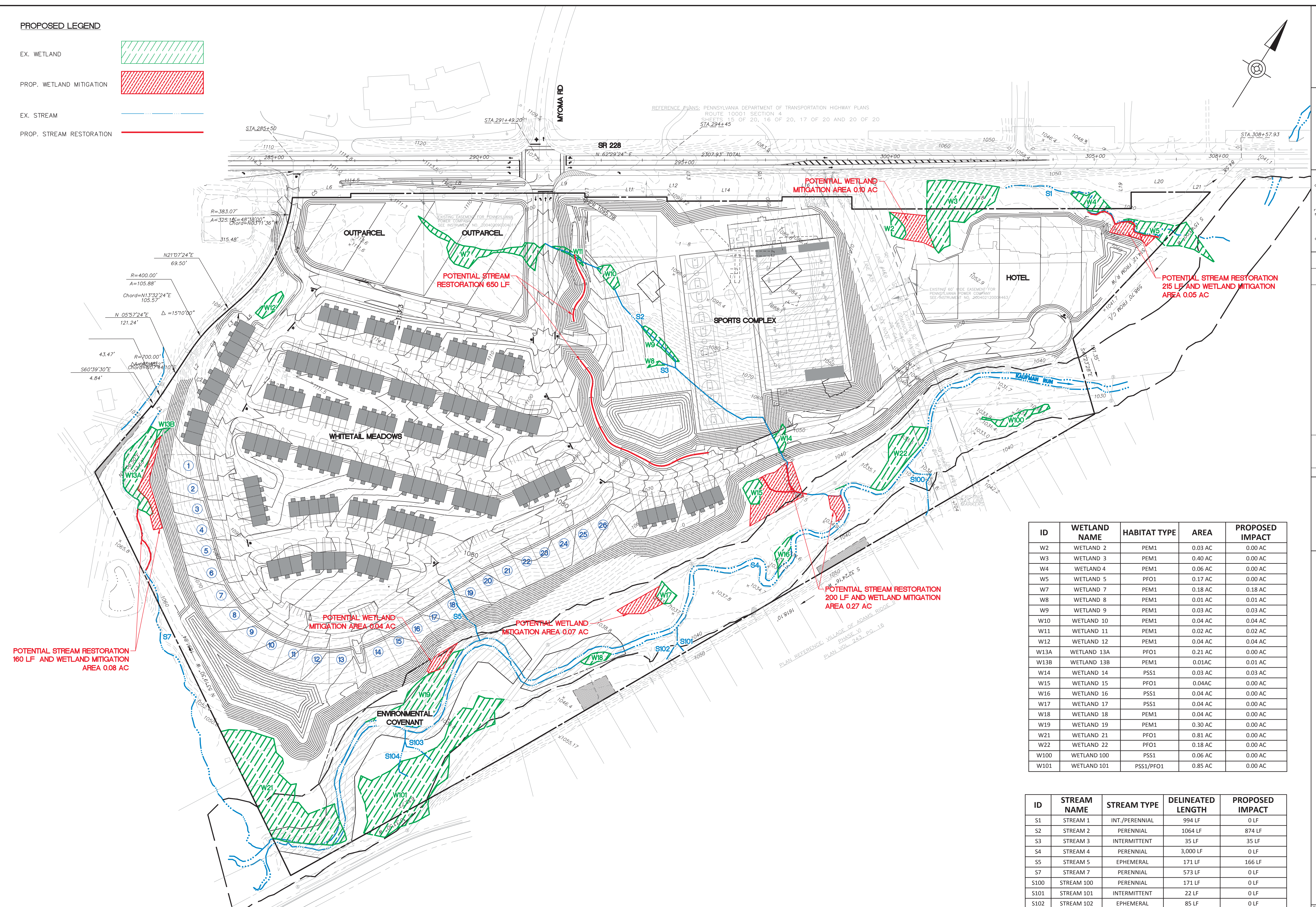
WHITETAIL MEADOWS STREAM AND WETLAND DELINEATION MAP

Adams Township, Butler County, PA

Date	12/16/2014
Designer	CAB
Project No.	8824-002
Scale	1"=100'

PROPOSED LEGEND

- EX. WETLAND
- PROP. WETLAND MITIGATION
- EX. STREAM
- PROP. STREAM RESTORATION



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NO.	DATE	REVISED SITE PLAN TO DEP. COMMENTS	BY	CHKD
01	10-2-2014		CAB	BRB
			BY	CHD



IMPACT AND MITIGATION MAP
WHITETAIL MEADOWS
 ADAMS TOWNSHIP, BUTLER COUNTY, PENNSYLVANIA
 Larson Design Group • Architects Engineers Surveyors
 8050 Rowan Road • Suite 504
 Coopersburg, PA 18066
 PHONE 724-591-5852 TOLL FREE 877-323-6603
 FAX 724-779-5044 • www.larsondesigngroup.com

ID	WETLAND NAME	HABITAT TYPE	AREA	PROPOSED IMPACT
W2	WETLAND 2	PEM1	0.03 AC	0.00 AC
W3	WETLAND 3	PEM1	0.40 AC	0.00 AC
W4	WETLAND 4	PEM1	0.06 AC	0.00 AC
W5	WETLAND 5	PFO1	0.17 AC	0.00 AC
W7	WETLAND 7	PEM1	0.18 AC	0.18 AC
W8	WETLAND 8	PEM1	0.01 AC	0.01 AC
W9	WETLAND 9	PEM1	0.03 AC	0.03 AC
W10	WETLAND 10	PEM1	0.04 AC	0.04 AC
W11	WETLAND 11	PEM1	0.02 AC	0.02 AC
W12	WETLAND 12	PEM1	0.04 AC	0.04 AC
W13A	WETLAND 13A	PFO1	0.21 AC	0.00 AC
W13B	WETLAND 13B	PEM1	0.01AC	0.01 AC
W14	WETLAND 14	PSS1	0.03 AC	0.03 AC
W15	WETLAND 15	PFO1	0.04AC	0.00 AC
W16	WETLAND 16	PSS1	0.04 AC	0.00 AC
W17	WETLAND 17	PSS1	0.04 AC	0.00 AC
W18	WETLAND 18	PEM1	0.04 AC	0.00 AC
W19	WETLAND 19	PEM1	0.30 AC	0.00 AC
W21	WETLAND 21	PFO1	0.81 AC	0.00 AC
W22	WETLAND 22	PFO1	0.18 AC	0.00 AC
W100	WETLAND 100	PSS1	0.06 AC	0.00 AC
W101	WETLAND 101	PSS1/PFO1	0.85 AC	0.00 AC

ID	STREAM NAME	STREAM TYPE	DELINEATED LENGTH	PROPOSED IMPACT
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S104	STREAM 104	INTERMITTENT	125 LF	0 LF

