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. 2007-231 Date: April 28, 2015

Notice No. 15-6 Closing Date: May 29, 2015

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: High Tech Corridor Development, LLC.
600 White Oaks Boulevard Bridgeport, WV 26330

3. LOCATION: Adjacent to White Oaks Business Park located in the City of Bridgeport, Harrison County, West Virginia. (39°20'14.59"N, 80°13'42.82"W)

4. PURPOSE AND DESCRIPTION OF WORK: High Tech Corridor Development, LLC. (HTCD) proposes to construct (5) non-contiguous pads, totaling 30.2 acres which could be further subdivided based on market demand. This includes the connection of White Oaks Boulevard with SR 131 to provide for safe traffic flow along with an alternative emergency vehicle access point. The topography of the site is generally sloping, which is typical for West Virginia, with some pads or lots requiring substantial site work as a prerequisite to development. The proposed project poses potential impacts to four Unnamed Tributaries to Thomas Fork and 3 Wetlands as follows.

- Construction of White Oaks Boulevard itself will result in 1,305 LF of stream impact and 0.106 acres of wetland impacts.

- Construction of the pad sites will result in 1,290 LF of stream impact as well as 0.083 acres of wetland impact.

In total, the proposed permanent impacts total 2,595 LF of streams and 0.189 acres of wetlands. The proposed impacted areas are located within the Booth's Creek watershed. The applicant proposes to offset the proposed impacts through off-site mitigation. The mitigation sites are located a little over a mile north of the project along route 131. The mitigation sites are identified as Morgan #1 Site and Morgan #2 Site.

Mitigation activities proposed at the Morgan #1 site includes the following:

- 600 LF of restoration to Shinns Run
- 180 LF of restoration to an unnamed tributary to Shinns Run

- 1.04 acres of riparian buffer establishment
- 0.15 acres of wetland restoration
- 0.31 acres of wetland buffer establishment

Mitigation activities proposed at the Morgan #2 site includes the following:

- 855 LF of restoration to Shinns Run
- 475 LF of restoration to an unnamed tributary to Shinns Run
- 0.36 acres of riparian buffer establishment
- 2.00 acres of wetland enhancement

In total the proposed mitigation will provide 2,110 LF of stream restoration, 1.40 acres of riparian buffer establishment, 2.00 acres of wetland enhancement, and 0.31 acres of wetland buffer establishment.

5. WEST VIRGINIA CERTIFICATION: This permit decision will not be made until the State of West Virginia, Division of Environmental Protection (WV DEP) issues, denies, or waived State Certification. This public notice does not serve as application to the WV DEP for certification required by Section 401 of the Clean Water Act. The applicant must apply directly to the WVDEP for individual water quality certification. The WVDEP will also consider whether or not the proposed activity will comply with section 301, 302, 303, 306, 307 of the Clean Water Act or any other appropriate State laws.

Ms. Wilma Reip, 401 Program Manager
Phone: 304-962-0499 ext. 1599
E-mail: Wilma.reip@wv.gov

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 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, comments can be mailed to:

U.S. Army Corps of Engineers, Pittsburgh District
1000 Liberty Avenue
Pittsburgh, PA 15222-4186
Re. Public Notice

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 Branch, attn. Jared Pritts at the above address, by telephone (412) 395-7251, or by e-mail at jared.n.pritts@usace.army.mil Please refer to 2007-231 in all responses.

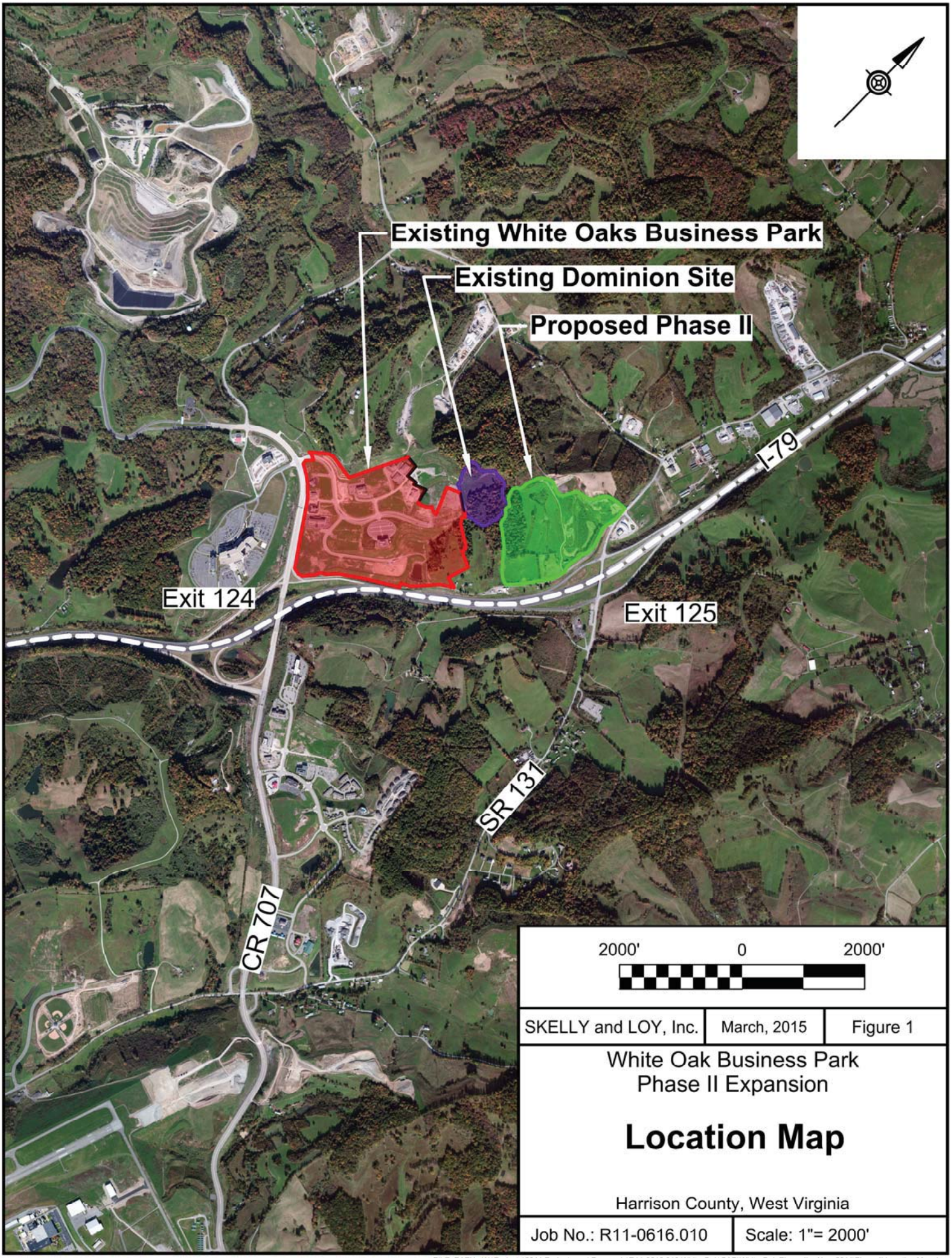
FOR THE DISTRICT ENGINEER:

//SIGNED//

Karen A. Kochenbach

Chief, Southern Section

Regulatory Branch



SKELLY and LOY, Inc.	March, 2015	Figure 1

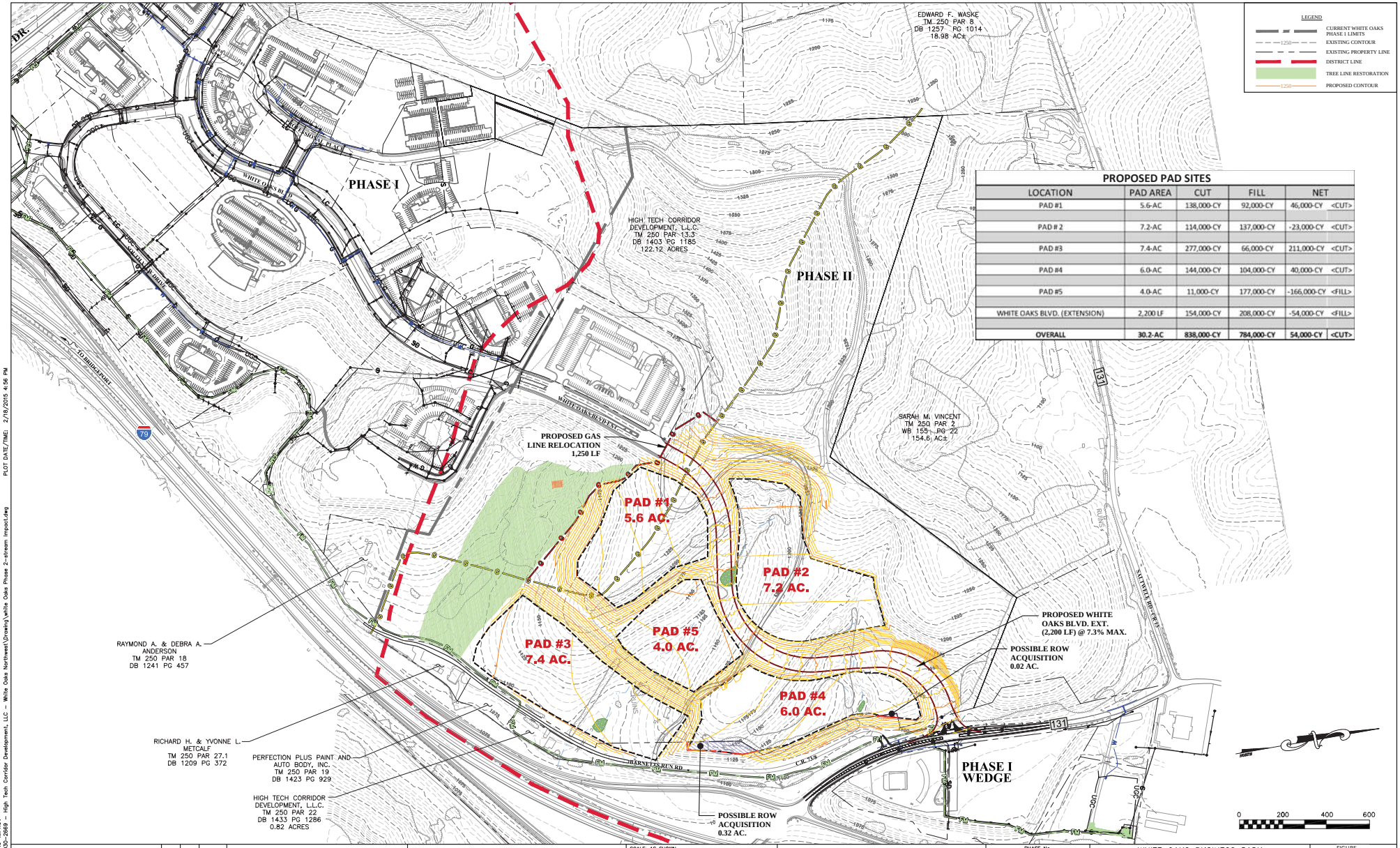
White Oak Business Park
Phase II Expansion

Location Map

Harrison County, West Virginia

Job No.: R11-0616.010	Scale: 1"= 2000'

FILE PATH : W:\Projects\2011 Projects and Proposals\R11-0616.010 White Oak\CAD\White Oak Phase II - Nov. 2014\Phase II Location Map.dwg



PROPOSED PAD SITES

LOCATION	PAD AREA	CUT	FILL	NET	
PAD #1	5.6-AC	138,000-CY	92,000-CY	46,000-CY	<CUT>
PAD # 2	7.2-AC	114,000-CY	137,000-CY	-23,000-CY	<CUT>
PAD #3	7.4-AC	277,000-CY	66,000-CY	211,000-CY	<CUT>
PAD #4	6.0-AC	144,000-CY	104,000-CY	40,000-CY	<CUT>
PAD #5	4.0-AC	11,000-CY	177,000-CY	-166,000-CY	<FILL>
WHITE OAKS BLVD. (EXTENSION)	2,200 LF	154,000-CY	208,000-CY	-54,000-CY	<FILL>
OVERALL	**30.2-AC**	**838,000-CY**	**784,000-CY**	**54,000-CY**	**<CUT>**

LAYOUT TAB: PRO-IMPROV
CAD FILE: R:\030-2669 - High Tech Corridor Development, LLC - White Oaks Northwest\Drawing\white Oaks Phase 2-stream impact.dwg
PLOT DATE/TIME: 2/18/2015 4:56 PM

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NO.	BY	DATE	DESCRIPTION

SCALE: AS SHOWN
DRAWN: JP DATE: 09-22-14
CHECKED: MN DATE: 09-22-14
APPROVED: DATE:
SURVEY DATE:
SURVEY BY:
FIELD BOOK No.:

THRASHER
THE THRASHER GROUP INC.
PHONE (304) 624-4108
(FAX) (304) 624-7831
600 WHITE OAKS BOULEVARD, BRIDGEPORT, WV 26330

PHASE No.
CONTRACT No.
PROJECT No. 1-01-030-2669

WHITE OAKS BUSINESS PARK
BRIDGEPORT, WEST VIRGINIA
CONCEPTUAL DESIGN
PHASE II EXISTING LAND IMPROVEMENT MAP
GRADING PLAN

FIGURE 3

Notes:

1. Aerial Base Mapping shown on map is from Bing Mapping.
2. The Phase II Work Area is created from Information provided by Thrasher Engineering.
3. The Mitigation Areas are from site visits by Thrasher Engineering.
4. The Watershed and Stream Locations are from Aerial Mapping and from Public Domain Contour Mapping

500 0 500 1000
SCALE: 1"= 1000'

SKELLY and LOY, Inc.	April., 2014	SHEET 1

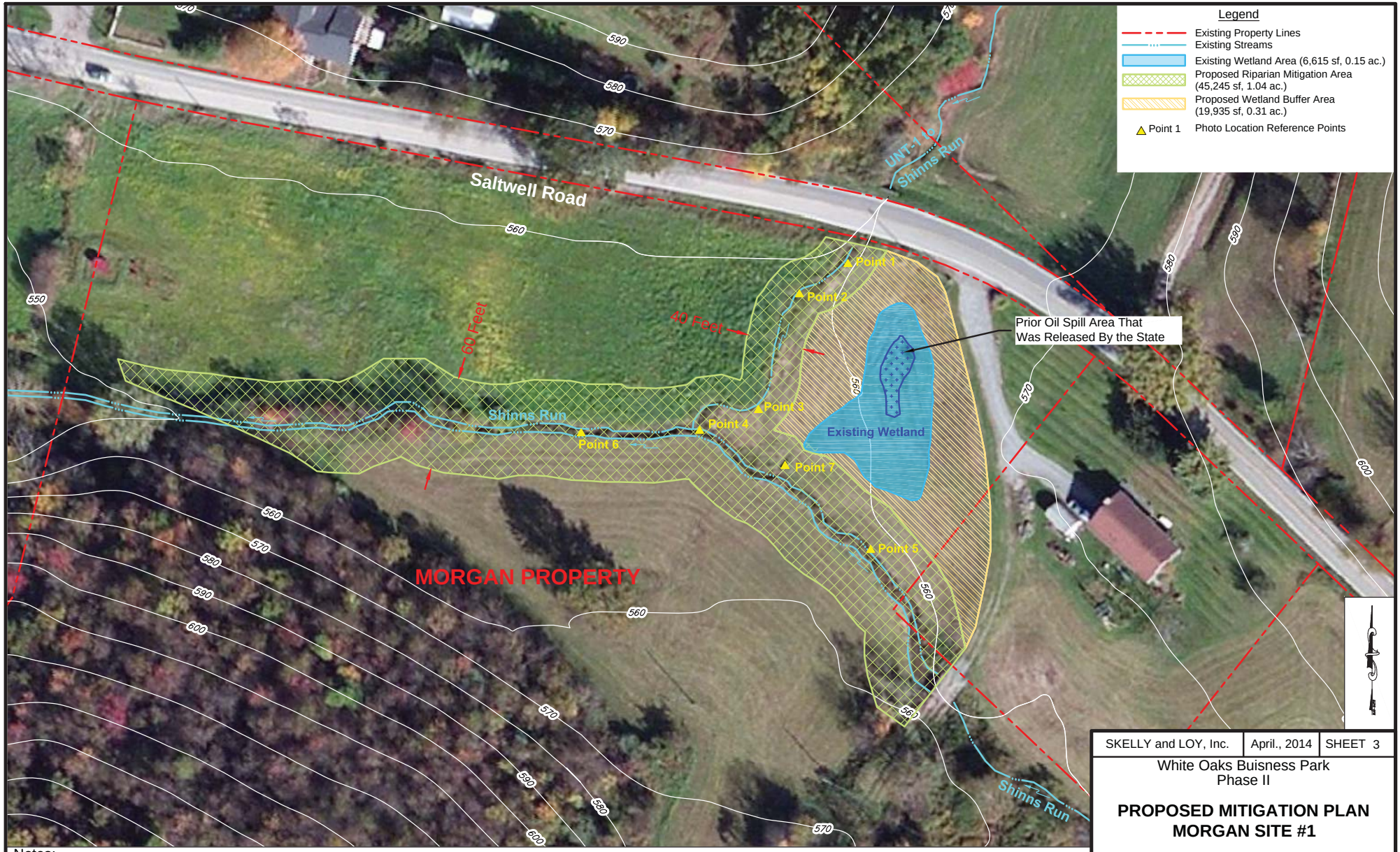
White Oaks Buisness Park
Phase II

PROPOSED PROJECT AND MITIGATION SITES LOCATION MAP

Bridgeport
Harrison County, West Virginia

Job No.: R11-0616.010	Scale: As Noted

Dwg: W:\Projects\2011 Projects and Proposals\R11-0616.010 White Oak\CAD\White Oak Phase II - Nov. 2014\CADD\White Oaks Morgan Site.dwg By: KSeltzer



Notes:
1. Aerial Base Mapping shown on map is from Bing Mapping.
2. The Work Area is created from Information provided by Thrasher Engineering.
3. The Wetland Area is from a site visit by Thrasher Engineering.
4. Property Lines are from Harrison County Tax Mapping

30 0 30 60
SCALE: 1"=60'

SKELLY and LOY, Inc.	April., 2014	SHEET 3

White Oaks Buisness Park
Phase II

PROPOSED MITIGATION PLAN
MORGAN SITE #1

Bridgeport
Harrison County, West Virginia

Job No.: R11-0616.010	Scale: As Noted

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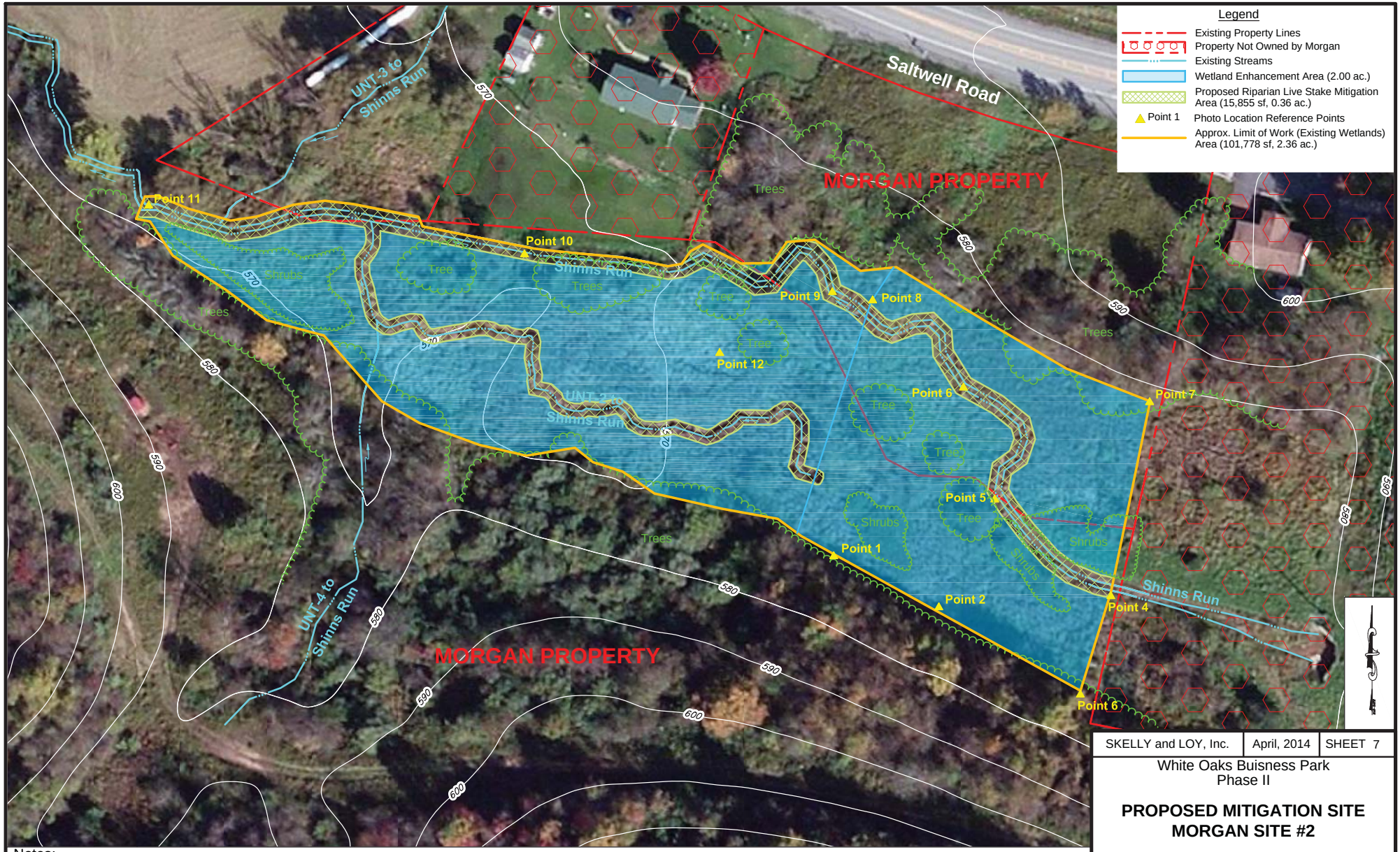

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3. The Wetland Mitigation Areas are from site visits by Thrasher Engineering.
4. Property Lines are from Harrison County Tax Mapping

30 0 30 60
SCALE: 1"=60'

SKELLY and LOY, Inc.	April, 2014	SHEET 7

White Oaks Buisness Park
Phase II

PROPOSED MITIGATION SITE
MORGAN SITE #2

Bridgeport
Harrison County, West Virginia

Job No.: R11-0616.010	Scale: As Noted

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