



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

Public Notice

In Reply Refer to
Notice No. below

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

Application No. 200502233

Date: October 26, 2006

Notice No. 06-51

Closing Date: November 26, 2006

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 Rivers and Harbors Act of 1899.
2. **APPLICANT:** J.V. Ferrara
Valley View Properties, Ltd.
1204 Palmetto Drive
Hubbard, Ohio 44425
3. **LOCATION:** The project is located on an approximately 53 acre parcel within the Little Yankee Creek Watershed, adjacent to the Pine Lakes Golf Course, in Hubbard, Trumbull County, Ohio.
4. **PURPOSE AND DESCRIPTION OF WORK:** The applicant proposes to construct a residential development with approximately 98 lots. The applicant's preferred alternative, which is also the minimum degradation alternative, would impact 2,899 l.f. of unnamed tributaries to Little Yankee Run (this total includes 1,560 l.f. of stream that was impacted without a Department of the Army permit) notice.. The preferred alternative/minimal degradation alternative would also impact portions of W-1, W-4, W-5, W-6, and W-8 for a total of 0.90 acres of wetland impacts. Drawings of the maximum, minimal, and non-degradation alternatives are attached to this public notice.
5. **IMPACT ON NATURAL RESOURCES:** The District Engineer has consulted the most recently available information and has determined that the project is not likely to affect the continued existence of any endangered species or threatened species, or result in the 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).
6. **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).

7. 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.

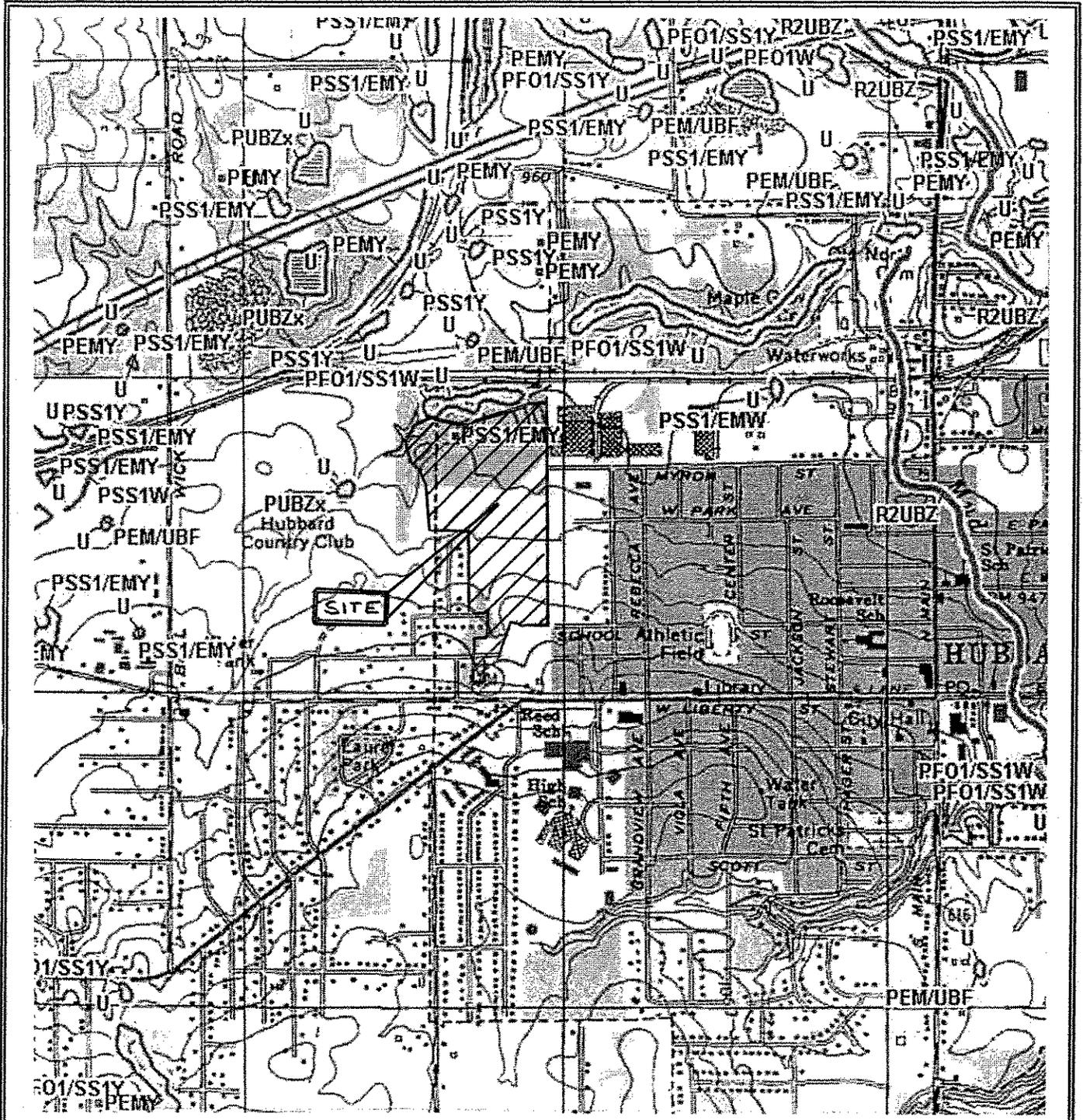
8. EVALUATION: Interested parties are invited to state any objections they may have to the proposed work. The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect 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.

9. 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 Branch, attn Christina Schroeder, at the above address. Please refer to CELRP-OP-F 200502233 in all responses.

FOR THE DISTRICT ENGINEER:

/signed/

Michael J. Cummings, Jr.
Chief, Regulatory Branch



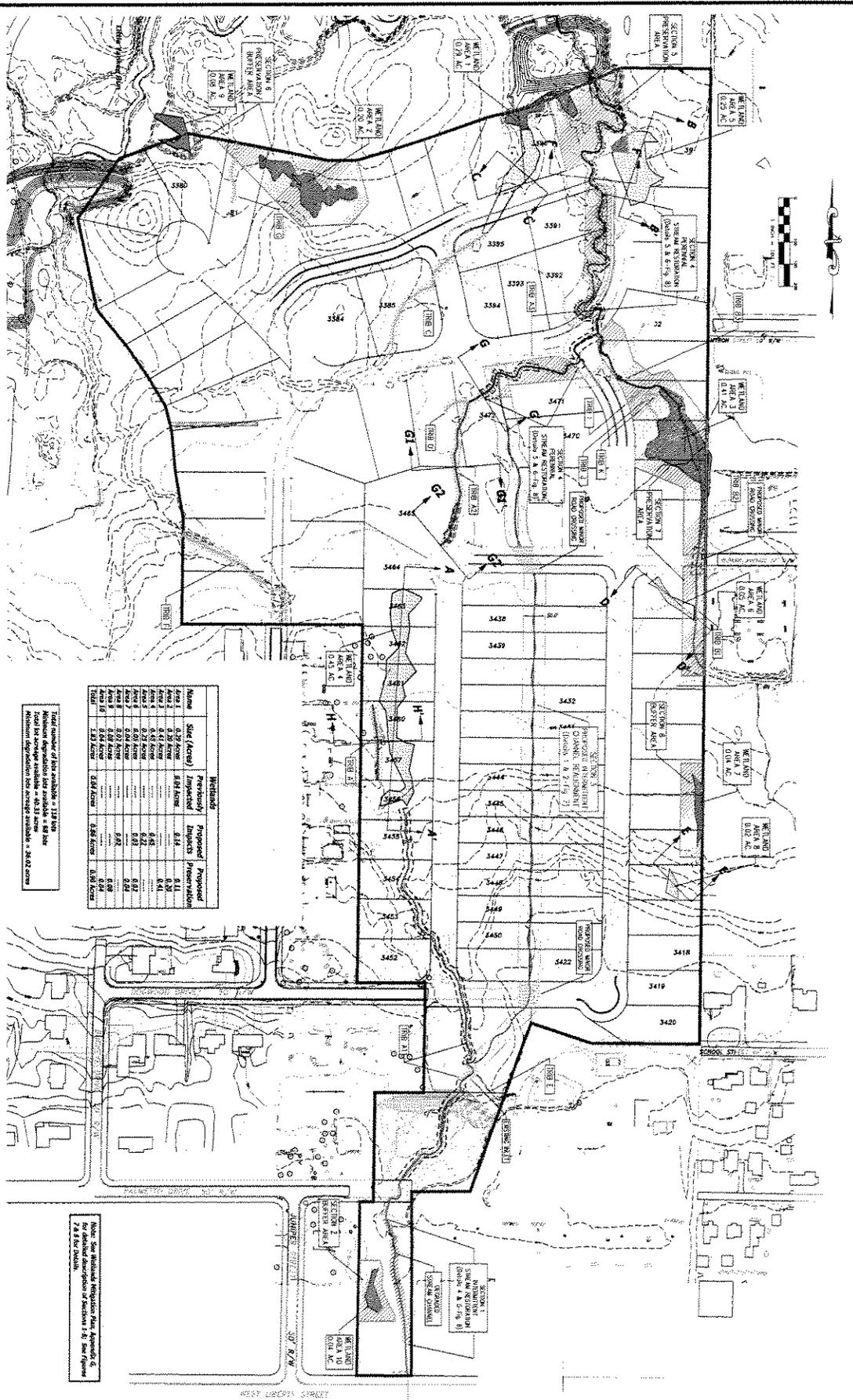
NORTH
Sept. 2005

**WETLANDS IN PROJECT VICINITY
 ESTATES AT PINE LAKES PROPERTY**

City of Hubbard, Trumbull County, Ohio
 National Wetlands Inventory (NWI)
 U. S. Fish and Wildlife Service
 Sharon West, OH-PA Quadrangle

Figure 3

Scale
1"=1,500'



LEGEND:

[Symbol]	PROPOSED ROADWAY
[Symbol]	EXISTING ROADWAY
[Symbol]	PROPOSED DRIVEWAY
[Symbol]	EXISTING DRIVEWAY
[Symbol]	PROPOSED SIDEWALK
[Symbol]	EXISTING SIDEWALK
[Symbol]	PROPOSED UTILITY
[Symbol]	EXISTING UTILITY
[Symbol]	PROPOSED FENCE
[Symbol]	EXISTING FENCE
[Symbol]	PROPOSED CURB
[Symbol]	EXISTING CURB
[Symbol]	PROPOSED CONCRETED DRIVEWAY
[Symbol]	EXISTING CONCRETED DRIVEWAY
[Symbol]	PROPOSED CONCRETED SIDEWALK
[Symbol]	EXISTING CONCRETED SIDEWALK
[Symbol]	PROPOSED CONCRETED DRIVEWAY AND SIDEWALK
[Symbol]	EXISTING CONCRETED DRIVEWAY AND SIDEWALK
[Symbol]	PROPOSED CONCRETED DRIVEWAY AND SIDEWALK WITH CURB
[Symbol]	EXISTING CONCRETED DRIVEWAY AND SIDEWALK WITH CURB
[Symbol]	PROPOSED CONCRETED DRIVEWAY AND SIDEWALK WITH CURB AND FENCE
[Symbol]	EXISTING CONCRETED DRIVEWAY AND SIDEWALK WITH CURB AND FENCE
[Symbol]	PROPOSED CONCRETED DRIVEWAY AND SIDEWALK WITH CURB AND FENCE AND UTILITY
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[Symbol]	EXISTING CONCRETED DRIVEWAY AND SIDEWALK WITH CURB AND FENCE AND UTILITY AND SIDEWALK AND DRIVEWAY

Name	State (Acres)	Proposed Projects	Proposed Preservation
Area 1	0.37 Acres	0.14	0.23
Area 2	0.46 Acres	0.14	0.32
Area 3	0.46 Acres	0.14	0.32
Area 4	0.46 Acres	0.14	0.32
Area 5	0.46 Acres	0.14	0.32
Area 6	0.46 Acres	0.14	0.32
Area 7	0.46 Acres	0.14	0.32
Area 8	0.46 Acres	0.14	0.32
Area 9	0.46 Acres	0.14	0.32
Area 10	0.46 Acres	0.14	0.32
Area 11	0.46 Acres	0.14	0.32
Total	5.18 Acres	1.14	3.04

Total number of lots available = 112 lots
Total lot acreage available = 46.33 acres
Minimum degradation for average residential = 26.02 acres

Name	A.C.L.	Lot Area (Acres)	Proposed Project	Proposed Preservation	Proposed Project	Proposed Preservation	Proposed Project	Proposed Preservation
Area 1	0.37	0.37	0.14	0.23	0.14	0.23	0.14	0.23
Area 2	0.46	0.46	0.14	0.32	0.14	0.32	0.14	0.32
Area 3	0.46	0.46	0.14	0.32	0.14	0.32	0.14	0.32
Area 4	0.46	0.46	0.14	0.32	0.14	0.32	0.14	0.32
Area 5	0.46	0.46	0.14	0.32	0.14	0.32	0.14	0.32
Area 6	0.46	0.46	0.14	0.32	0.14	0.32	0.14	0.32
Area 7	0.46	0.46	0.14	0.32	0.14	0.32	0.14	0.32
Area 8	0.46	0.46	0.14	0.32	0.14	0.32	0.14	0.32
Area 9	0.46	0.46	0.14	0.32	0.14	0.32	0.14	0.32
Area 10	0.46	0.46	0.14	0.32	0.14	0.32	0.14	0.32
Area 11	0.46	0.46	0.14	0.32	0.14	0.32	0.14	0.32
Total	5.18	5.18	1.14	3.04	1.14	3.04	1.14	3.04

Notes: See attached Worksheet for Areas 1 through 11 for detailed description of proposed lots and features.

ESTATES AT PINE LAKES
FIGURE 2
PROPOSED SITE PLAN/
MINIMAL DEGRADATION ALTERNATIVE

DEVELOPED BY:
VALLEY VIEW PROPERTIES, LTD.
C/O J.V. FERRARA
3204 PALMETTO DR
HUBBARD, OHIO 44425
PHONE: (330) 448-6866

PART OF G.L. NO. 5-43 & 44
CITY OF HUBBARD
HUBBARD TOWNSHIP
TRUMBULL COUNTY, OHIO

WESTERN RESERVE LAND CONSULTANTS, INC.
8560 Market Street, Boardman, Ohio 44512
Phone: 330-965-2337 Fax: 330-965-6188

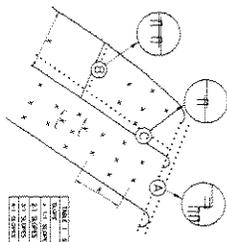
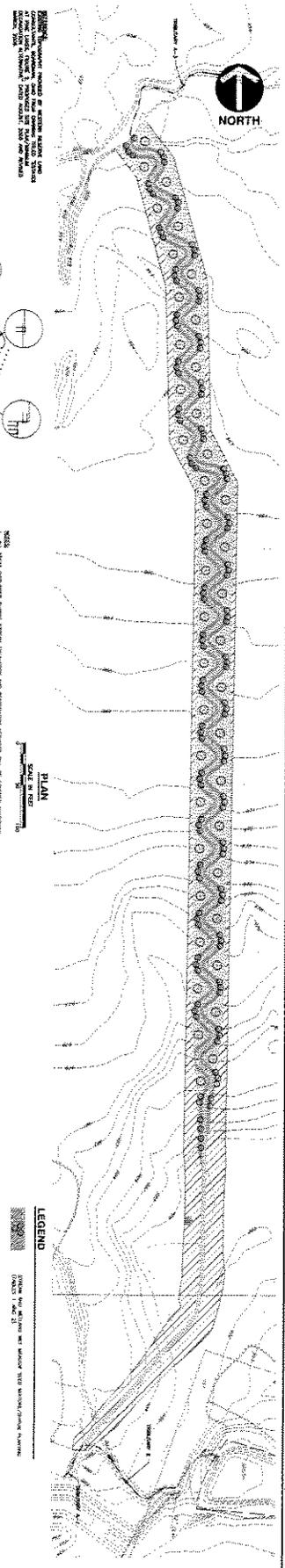


TABLE 1: EROSION CONTROL MATS

MAT TYPE	LENGTH	WIDTH	THICKNESS	WEIGHT
A	10'	10'	1.5"	150 LBS
B	10'	10'	1.5"	150 LBS
C	10'	10'	1.5"	150 LBS
D	10'	10'	1.5"	150 LBS
E	10'	10'	1.5"	150 LBS
F	10'	10'	1.5"	150 LBS
G	10'	10'	1.5"	150 LBS
H	10'	10'	1.5"	150 LBS
I	10'	10'	1.5"	150 LBS
J	10'	10'	1.5"	150 LBS
K	10'	10'	1.5"	150 LBS
L	10'	10'	1.5"	150 LBS
M	10'	10'	1.5"	150 LBS
N	10'	10'	1.5"	150 LBS
O	10'	10'	1.5"	150 LBS
P	10'	10'	1.5"	150 LBS
Q	10'	10'	1.5"	150 LBS
R	10'	10'	1.5"	150 LBS
S	10'	10'	1.5"	150 LBS
T	10'	10'	1.5"	150 LBS
U	10'	10'	1.5"	150 LBS
V	10'	10'	1.5"	150 LBS
W	10'	10'	1.5"	150 LBS
X	10'	10'	1.5"	150 LBS
Y	10'	10'	1.5"	150 LBS
Z	10'	10'	1.5"	150 LBS

- NOTES:
1. EROSION CONTROL MATS SHALL BE INSTALLED AND MAINTAINED AS SHOWN ON THESE PLANS.
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DETAIL 2
BIODEGRADABLE EROSION CONTROL MATS

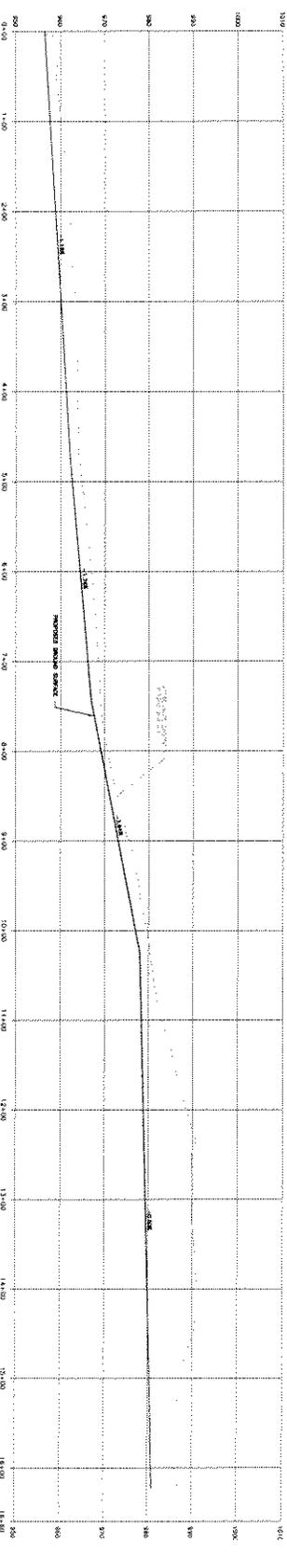


TABLE 2: STRIP PLANTING SPECIES

SPECIES NAME	PLANTING RATE	PLANTING METHOD
...

TABLE 3: REGIONAL CORRIDOR TREE SPECIES

SPECIES NAME	PLANTING RATE	PLANTING METHOD
...

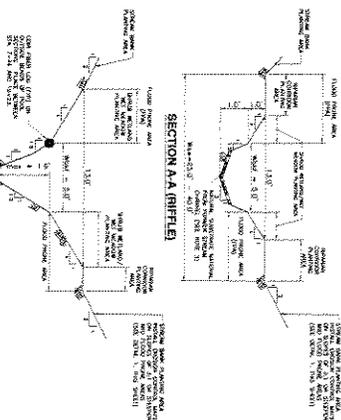
TABLE 1: STORM AND WETLAND MAT WETLAND SOD MATS

SOD MAT TYPE	LENGTH	WIDTH	THICKNESS	WEIGHT
A	10'	10'	1.5"	150 LBS
B	10'	10'	1.5"	150 LBS
C	10'	10'	1.5"	150 LBS
D	10'	10'	1.5"	150 LBS
E	10'	10'	1.5"	150 LBS
F	10'	10'	1.5"	150 LBS
G	10'	10'	1.5"	150 LBS
H	10'	10'	1.5"	150 LBS
I	10'	10'	1.5"	150 LBS
J	10'	10'	1.5"	150 LBS
K	10'	10'	1.5"	150 LBS
L	10'	10'	1.5"	150 LBS
M	10'	10'	1.5"	150 LBS
N	10'	10'	1.5"	150 LBS
O	10'	10'	1.5"	150 LBS
P	10'	10'	1.5"	150 LBS
Q	10'	10'	1.5"	150 LBS
R	10'	10'	1.5"	150 LBS
S	10'	10'	1.5"	150 LBS
T	10'	10'	1.5"	150 LBS
U	10'	10'	1.5"	150 LBS
V	10'	10'	1.5"	150 LBS
W	10'	10'	1.5"	150 LBS
X	10'	10'	1.5"	150 LBS
Y	10'	10'	1.5"	150 LBS
Z	10'	10'	1.5"	150 LBS

HABITAT TYPES

HABITAT TYPE	PLANTING RATE	PLANTING METHOD
...

- NOTES:
1. EROSION CONTROL MATS SHALL BE INSTALLED AND MAINTAINED AS SHOWN ON THESE PLANS.
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 10. EROSION CONTROL MATS SHALL BE INSTALLED AND MAINTAINED AS SHOWN ON THESE PLANS.



DETAIL 1
TYPICAL STREAM SECTIONS

Revision Record

No.	Date	Description
1	7/19/07	AS SHOWN
2	DUB	
3	JLM	
4	DEAT	

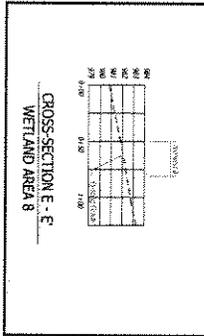
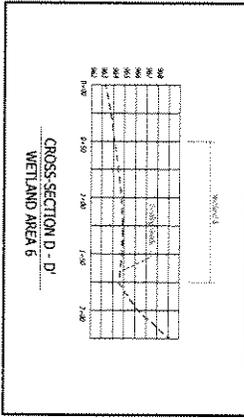
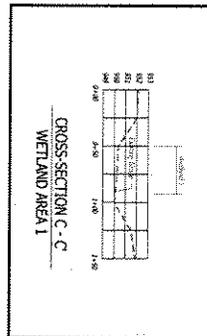
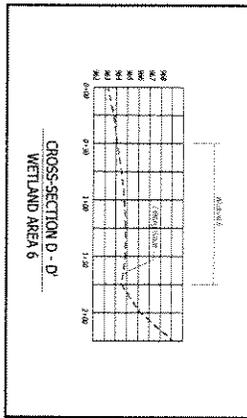
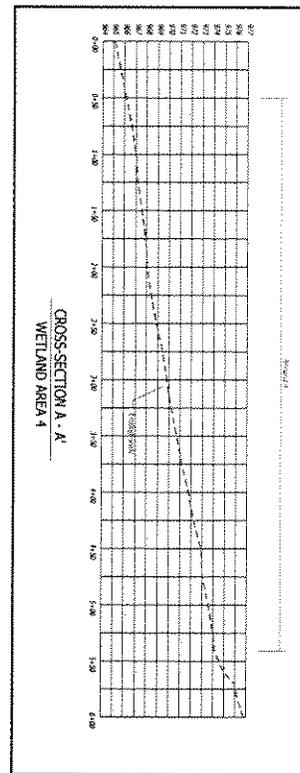
PINE LAKES ESTATES
CONCEPTUAL STREAM AND WETLAND MITIGATION
STREAM CHANNEL REALIGNMENT
CITY OF HUBBARD
TRUMBULL COUNTY, OHIO

CEC
Civil & Environmental Consultants, Inc.
333 Residon Road - Pittsburgh, PA 15202
(412)242-2324 (P)401363-2324

Project #
080-084
Drawing #
FIGURE 7

WETLAND CROSS SECTIONS

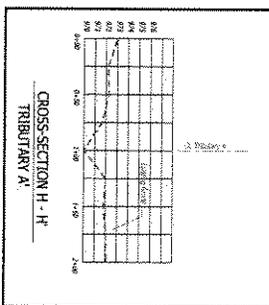
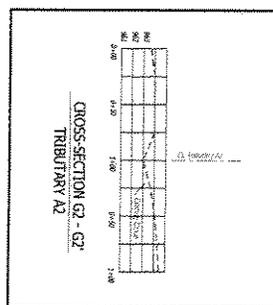
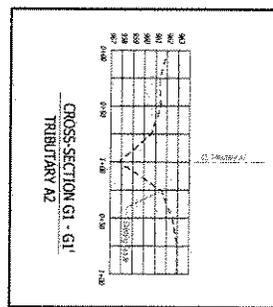
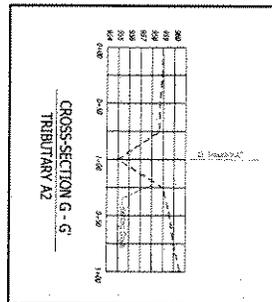
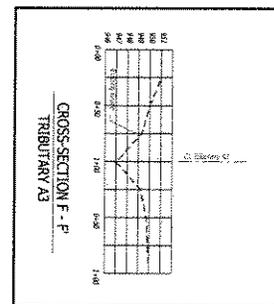
FIGURE 3



Note: Proposed grades to be determined by individual contractor.

PERENNIAL/INTERMITTENT STREAM CROSS SECTIONS

FIGURE 4



Note: Proposed grades to be determined by individual contractor.

ESTATES AT PINE LAKES FIGURES 3 & 4 WETLANDS CROSS SECTIONS & PERENNIAL/INTERMITTENT STREAM CROSS SECTIONS		DEVELOPED BY: VALLEY VIEW PROPERTIES, LTD. C/O J.V. FERRARA 1204 PALMETTO DR HUBBARD, OHIO 44215 PHONE: (330) 448-6886	WESTERN RESERVE LAND CONSULTANTS, INC. 8586 Market Street, Boardman, Ohio 44512 Phone: 330-965-2337 Fax: 330-965-6188
PART OF G.L. NO. 5 43 & 44 CITY OF HUBBARD HUBBARD TOWNSHIP TRUMBULL COUNTY, OHIO	REVISIONS: NO. DATE 1 01/15/08 2 02/12/08 3 03/10/08 4 04/08/08 5 05/06/08 6 06/03/08 7 07/01/08 8 08/01/08 9 09/01/08 10 10/01/08 11 11/01/08 12 12/01/08	CLIENT: VALLEY VIEW PROPERTIES, LTD. PROJECT NO.: 08-14-08 DRAWING NO.: 11-01-08 DATE: 11-01-08 DRAWN BY: JEFFREY W. WILSON CHECKED BY: JEFFREY W. WILSON APPROVED BY: JEFFREY W. WILSON	PROJECT NO.: 08-14-08 DRAWING NO.: 11-01-08 DATE: 11-01-08 DRAWN BY: JEFFREY W. WILSON CHECKED BY: JEFFREY W. WILSON APPROVED BY: JEFFREY W. WILSON