

**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. 2017-1643

Date: August 20, 2018

Notice No. 18-31

Closing Date: September 19, 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:** North Eastwood, LLC
5577 Youngstown-Warren Road
Niles, Ohio 44446

3. **LOCATION:** Unnamed tributaries to Mosquito Creek, and wetlands in Howland Township, Niles, Trumbull County, Ohio.

4. **PURPOSE AND DESCRIPTION OF WORK:** The applicant proposes to discharge fill into 15.44 acres of forested wetland and 0.9 acre of non-forested wetland in addition to 1,727.5 feet of unnamed tributaries to Mosquito Creek for the construction of a medical office building, a medical educational center, an assisted living and memory care facility, an office building, a mid-rise apartment building, a doctor's office building, and an additional building designed to accommodate the expansion requirements of St. Joseph's main hospital facility and appurtenant features. Compensatory mitigation for unavoidable impacts to aquatic resources is proposed through purchase of 32.0 wetland credits from an In-Lieu Fee Provider. In addition, preservation of 25.26 acres of Category 3 wetlands, 0.15 acre of Category 2 wetland, 0.35 acre of wetland buffers, and 4,860 linear feet of stream is also proposed. Drawings of the proposed project are attached to this notice.

5. **WATER QUALITY CERTIFICATION:** A Permit will not be granted until Water Quality Certification is received or waived from:

Ohio Environmental Protection Agency (Ohio EPA)
Section 401 Coordinator
PO Box 1049
Columbus, Ohio 43266-0149
Telephone Number: 614-644-2001

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. The applicant

performed a bat mist-net study which did not catch listed bat species. Likewise an eastern massasauga rattlesnake habitat assessment was performed which did not identify potential habitat for the snake. 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. In addition a Cultural Resources Literature Review was performed dated April 2018. The literature review identified the Seely Cemetery (OGS#11626) located southeast of the project on the opposite side of State Route 46 and one remaining Ohio Historic Inventory house at 1524 State Route 46 which is approximately 1,750 feet to the east of the project. 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, attn. Tyler Bintrim at the above address, by telephoning (412) 395-7115, or by e-mail at tyler.j.bintrim@usace.army.mil. Please refer to CELRP-RG 2017-1643 in all responses.

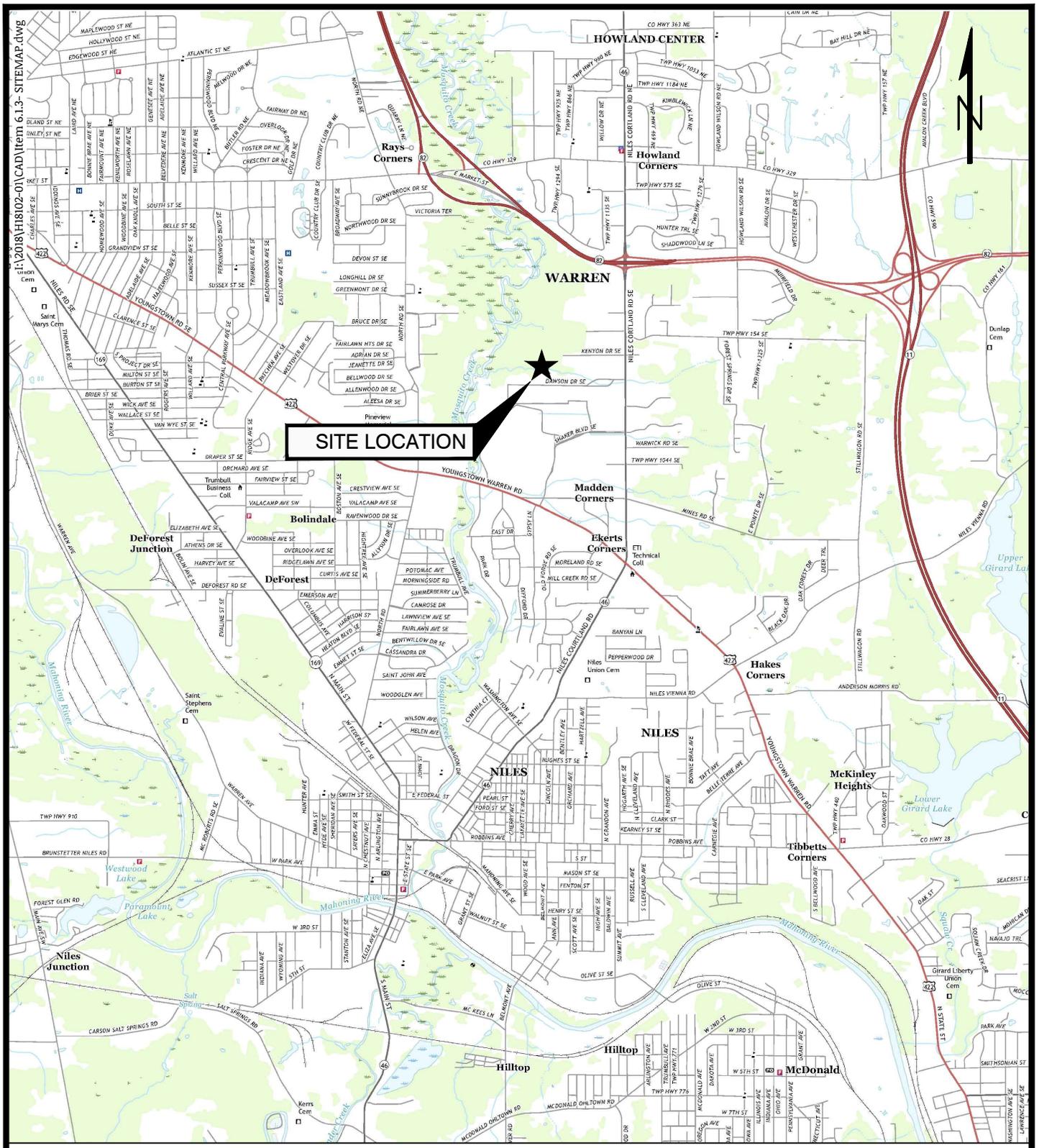
FOR THE DISTRICT ENGINEER:

//SIGNED//

By Jon Coleman for:

Scott A. Hans
Chief, Regulatory Division

11:2018\H18102-01\CAD\Item 6.1.3-SITEMAP.dwg



SITE LOCATION

Scale: 1" = 4,000'



HZW Environmental
Consultants

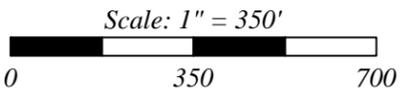
ITEM 6.1.3
VICINITY MAP
ENTERPRISE PARK
HOWLAND TOWNSHIP, TRUMBULL COUNTY, OHIO

I:\2018\18102-01\CAD\Item 6.1.2 - RESOURCE MAP(AERIAL).dwg



LEGEND

-  STUDY AREA (106.7 ACRES)
-  STREAM
-  FORESTED WETLAND
-  EMERGENT WETLAND



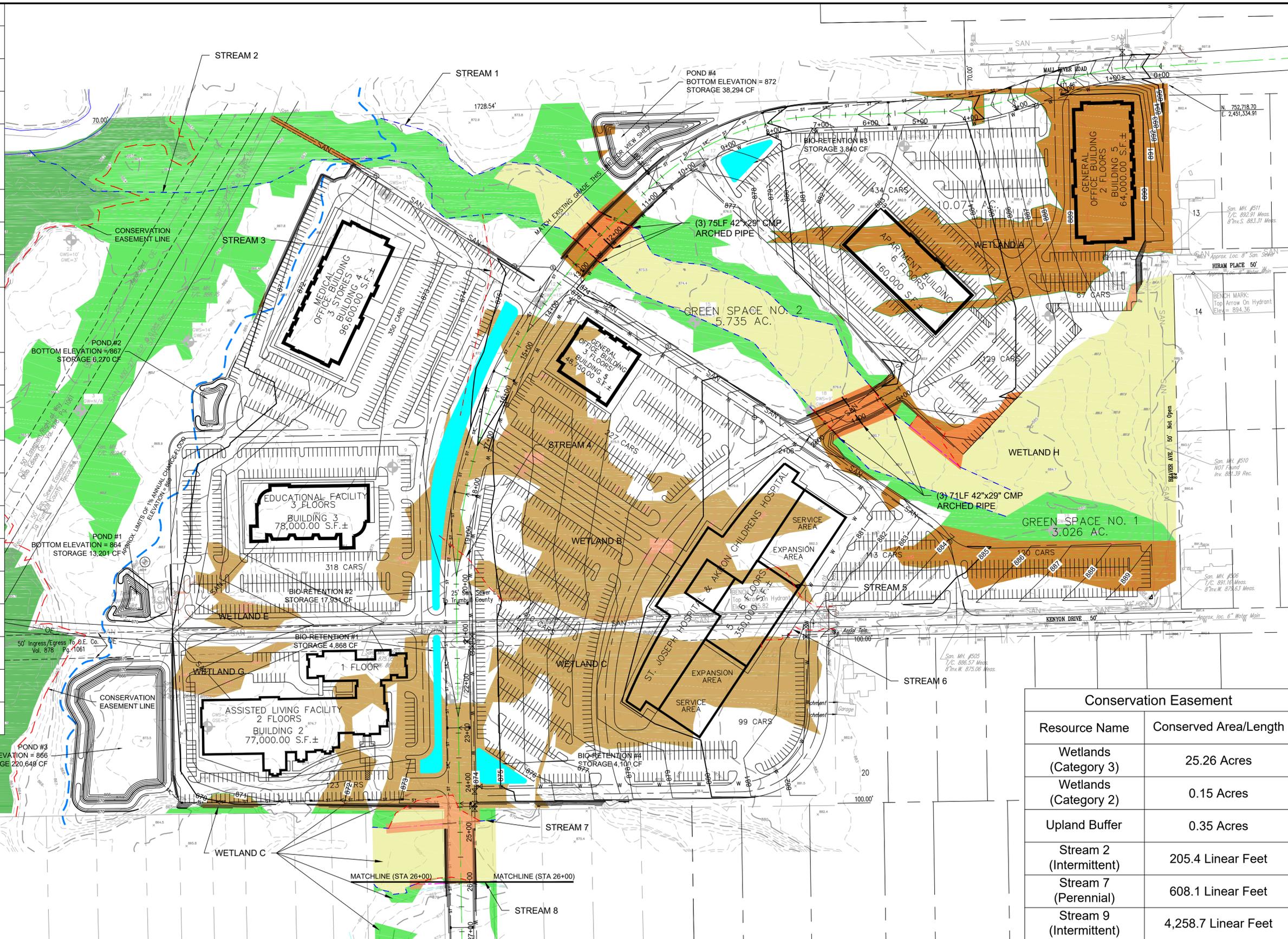
* Generated using 2017 Bing Aerial



REVISION INFORMATION:	DATE:	CHECKED:	DRAWN:

Wetland Impacts	
Wetland Name	Permanent Impacts (AC)
Wetland A (Forested)	3.45
Wetland #B (Forested)	5.11
Wetland C (Forested)	4.41
(Emergent)	0.31
Wetland D (Forested)	0.26
Wetland E (Forested)	0.33
Wetland G (Forested)	0.34
Wetland H (Forested)	1.54
(Emergent)	0.59
Total	16.34

Stream Impacts	
Stream Name	Permanent Impacts (LF)
Stream 1 (Intermittent)	300.0
Stream 2 (Intermittent)	155.0
Stream 3 (Intermittent)	412.6
Stream 4 (Ephemeral)	184.7
Stream 5 (Intermittent)	171.3
Stream 6 (Intermittent)	173.9
Stream 7 (Perennial)	200.0
Stream 8 (Intermittent)	130.0
Total	1,727.5

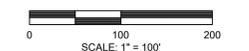


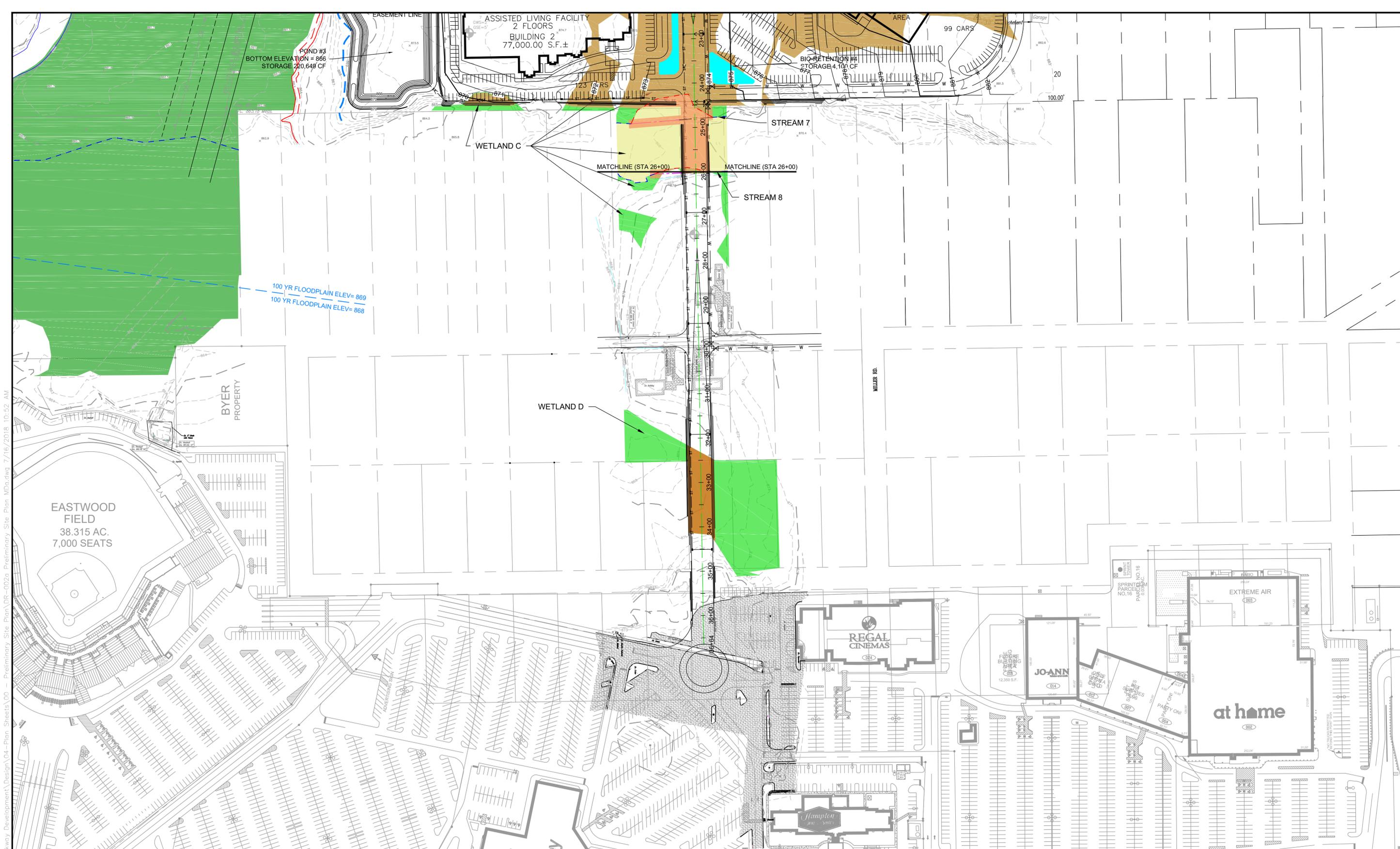
Conservation Easement	
Resource Name	Conserved Area/Length
Wetlands (Category 3)	25.26 Acres
Wetlands (Category 2)	0.15 Acres
Upland Buffer	0.35 Acres
Stream 2 (Intermittent)	205.4 Linear Feet
Stream 7 (Perennial)	608.1 Linear Feet
Stream 9 (Intermittent)	4,258.7 Linear Feet

EXISTING LEGEND	
--- 1100 ---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	EXISTING PROPERTY LINE
---	EXISTING EASEMENT
---	EXISTING EDGE OF ROAD
---	EXISTING STRUCTURE
---	EXISTING GAS LINE
W	EXISTING WATER LINE
⊗	EXISTING WATER VALVE
SAN	EXISTING SANITARY LINE
⊙	EXISTING SANITARY MANHOLE
ST	EXISTING STORM SEWER
⊠	EXISTING CATCH BASIN
OE	EXISTING OVERHEAD ELECTRIC LINE
⊙	EXISTING POWER POLE
---	EXISTING FORESTED WETLANDS (CAT 1 OR 2)
---	EXISTING FORESTED WETLANDS (CAT 3)
---	EXISTING EMERGENT WETLANDS (CAT 3)
---	EXISTING SIGN
---	LIMITS OF DISTURBANCE

PROPOSED LEGEND	
---	MAJOR CONTOUR
---	MINOR CONTOUR
SAN	PROPOSED SANITARY LINE
⊙	PROPOSED SANITARY MANHOLE
G	PROPOSED GAS LINE
W	PROPOSED WATER LINE
⊗	PROPOSED WATER VALVE
⊙	PROPOSED FIRE HYDRANT
ST	PROPOSED STORM SEWER
T	PROPOSED TELECOMM LINE
UE	PROPOSED UNDERGROUND ELECTRIC
---	PROPOSED BIO-RETENTION
---	PROPOSED STREAM CHANNEL MODIFICATION

NOTE: DRAWING WAS CREATED ON 22X34 PAPER. 11X17 DRAWINGS ARE HALF SCALE. REFER TO SCALE BAR FOR PROPER SCALING.





WALLACEPANCHER GROUP
 1085 S. Hermitage Rd.
 Hermitage, PA 16148
 Phone: (724) 981-0155
 Engineering and Environmental Professionals
 www.wallacepancher.com

PREPARED FOR:
 NORTH EASTWOOD, LLC
 5577 YOUNGSTOWN WARREN ROAD
 NILES, OH 44446

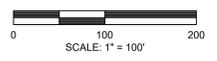
NOT FOR CONSTRUCTION

DATE	CHECKED	DRAWN	REVISION INFORMATION	SEAL
06/27/18				

EXISTING LEGEND	
--- 1100 ---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
- - - - -	EXISTING PROPERTY LINE
- - - - -	EXISTING EASEMENT
---	EXISTING EDGE OF ROAD
▭	EXISTING STRUCTURE
— G —	EXISTING GAS LINE
— W —	EXISTING WATER LINE
⊗	EXISTING WATER VALVE
SAN	EXISTING SANITARY LINE
⊙	EXISTING SANITARY MANHOLE
ST	EXISTING STORM SEWER
▭	EXISTING CATCH BASIN
— OE —	EXISTING OVERHEAD ELECTRIC LINE
⊙	EXISTING POWER POLE
— W _a —	EXISTING SOILS
▭ (Green)	EXISTING FORESTED WETLANDS (CAT 1 OR 2)
▭ (Light Green)	EXISTING FORESTED WETLANDS (CAT 3)
▭ (Yellow-Green)	EXISTING EMERGENT WETLANDS (CAT 3)
— T —	EXISTING SIGN
— LOD —	LIMITS OF DISTURBANCE

PROPOSED LEGEND	
— 1200 —	MAJOR CONTOUR
---	MINOR CONTOUR
SAN	PROPOSED SANITARY LINE
⊙	PROPOSED SANITARY MANHOLE
G	PROPOSED GAS LINE
— W —	PROPOSED WATER LINE
⊗	PROPOSED WATER VALVE
⊙	PROPOSED FIRE HYDRANT
— ST —	PROPOSED STORM SEWER
— T —	PROPOSED TELECOMM LINE
— UE —	PROPOSED UNDERGROUND ELECTRIC
▭ (Cyan)	PROPOSED BIO-RETENTION
▭ (Blue)	PROPOSED STREAM CHANNEL MODIFICATION

NOTE: DRAWING WAS CREATED ON 22X34 PAPER. 11X17 DRAWINGS ARE HALF SCALE. REFER TO SCALE BAR FOR PROPER SCALING.



LAYOUT AND ROAD EXTENSION
 [Proposed Project]

DATE: 06/27/18
 PROJ. NO.: 21120
 SHEET NO.: 02

P:\Projects\21120 Enterprise Parkway Development\Design\04-Plan_Sheets\00 - Preliminary Site Plan\02a Preliminary Site Plan.Mxd.dwg, 7/16/2018, 10:52 AM