

# 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- 339

Date: October 15, 2009

Notice No. 09-51

Closing Date: November 15, 2009

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: Stone Bridge Land Corporation  
200 Victoria Road, Building 4  
Youngstown, OH 44515

3. AGENT: Wallace & Pancher, Inc.  
`085 South Hermitage Road  
Hermitage, PA 16148

4. LOCATION: North of Canfield OH. Herbert Road/Shields Road intersection to Timber Run Road, Canfield Township, Mahoning County. Ohio. 41°03'1.38"N ; -80°46'35.96"W

5. PURPOSE AND DESCRIPTION OF WORK: The applicant proposes to construct an additional 56 lots of residential housing on 40 acres at the Stone Bridge Estates in the City of Canfield. Project impacts include the removal of the majority of trees, as well as 0.13 acres of palustrine emergent, scrub-shrub, and forested wetlands and 1,390 linear feet of stream. Compensatory wetland mitigation includes the creation of an additional 0.2 acres of palustrine emergent and forested wetland onto existing Wetland C.

Compensatory stream mitigation includes relocation a portion of the eastern reach of UNT 1 to Sawmill Creek to the north. The western reach of UNT 1 to Sawmill Creek will be restored by daylighting the stream and relocating this reach to the back of proposed home lots. The relocated sections of stream are designed replicate natural stream characteristic. A five (5) foot vegetated buffer will be maintained on each bank of UNT 1 to Sawmill Creek. The vegetated buffer and the stream will be protected in perpetuity through an environmental covenant agreement.

An additional 650 linear feet of stream mitigation will be completed along Sawmill Creek, just south of the project area. Mitigation on Sawmill Creek will be achieved through extensive plantings of live shrub stakes within exposed banks of the stream.

Drawings of the proposed project and including offsite mitigation are attached to this notice.

6. 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

7. 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).

8. 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).

9. 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.

10. 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).

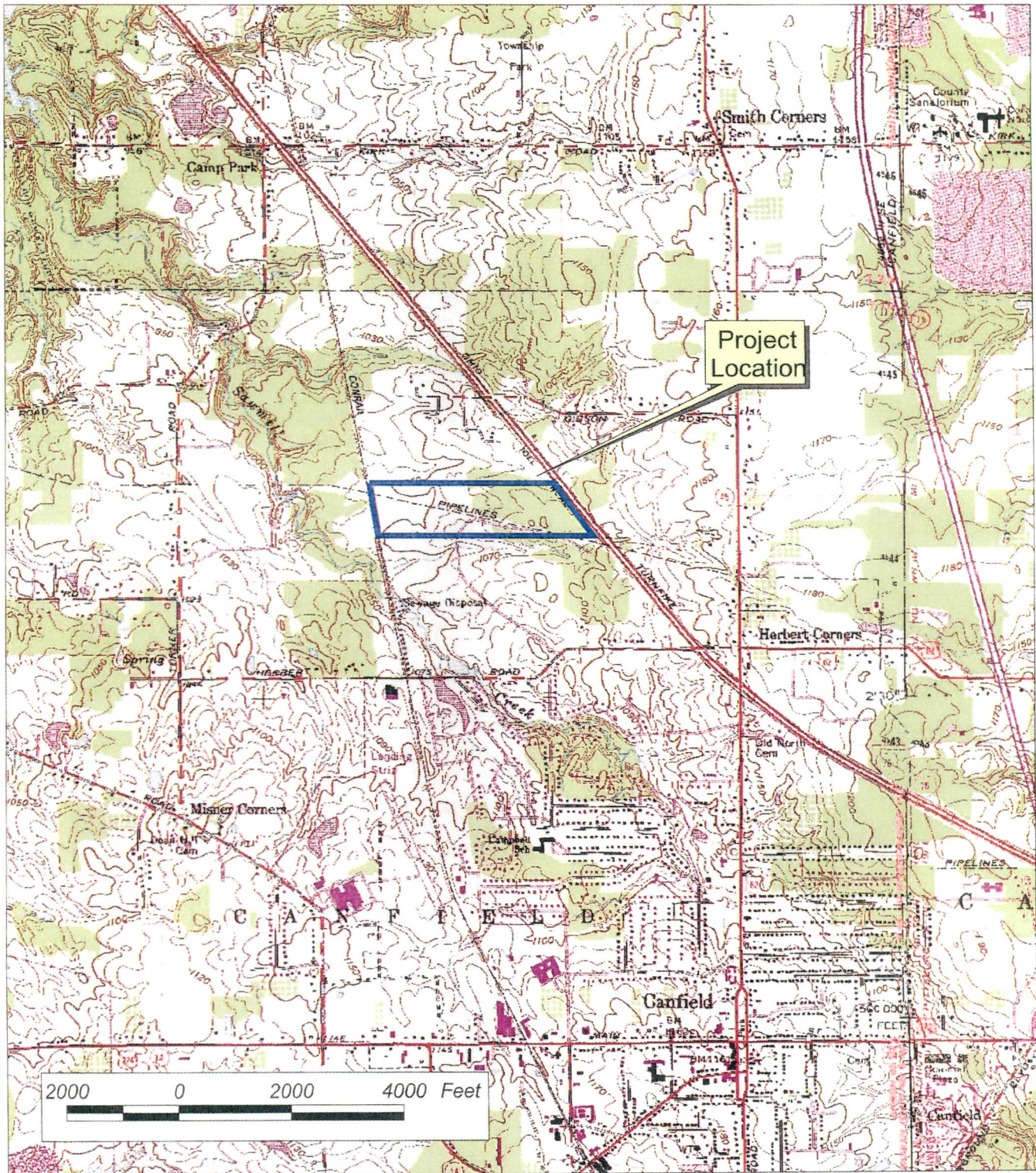
11. RESPONSES: A permit will be granted unless its issuance is found to be contrary to the public interest. Written statements concerning the proposed activity should be received in this office on or before the closing date of this Public Notice in order to become a part of the record and to be considered 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. Michael Fodse at the above address, by telephoning (412) 395-7575, or by e-mail at [Michael.M.Fodse@usace.army.mil](mailto:Michael.M.Fodse@usace.army.mil). Please refer to CELRP-OP-F 2009-1840 in all responses.

FOR THE DISTRICT ENGINEER:

/signed/  
for

Scott A. Hans  
Chief, Regulatory Branch





**Stone Bridge Plats 8 & 9, Charles Masters & Company  
Canfield Township, Mahoning County, OH**

Figure 1  
Project Location Map

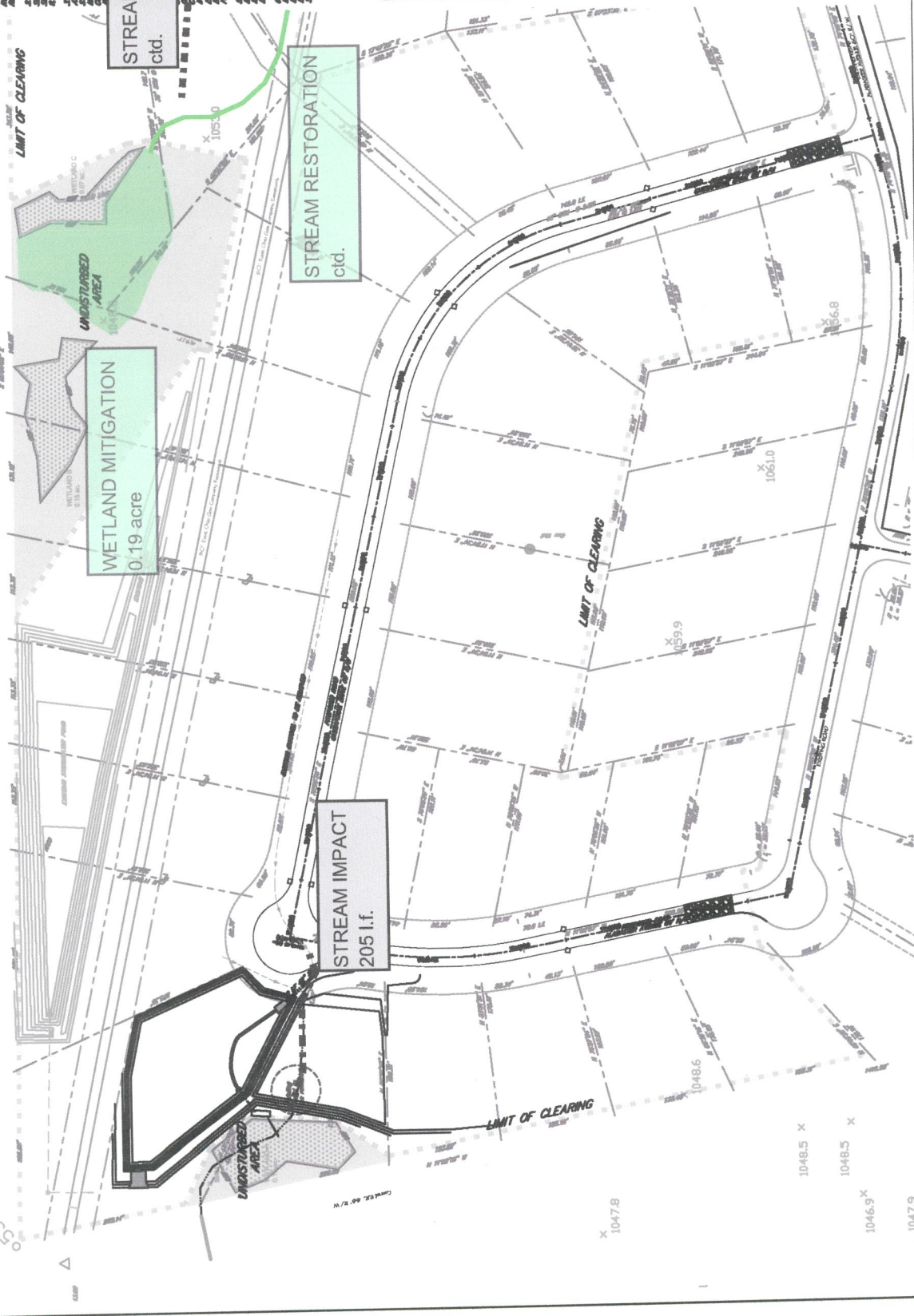
Source: USGS 7.5 minute Topoquads, Canfield & Youngstown, OH.





**GENERAL NOTES**

1. CONSTRUCTION AND DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROPRIATE LOCAL, STATE AND FEDERAL REGULATIONS AND PERMITS.
2. THE PLANS SHOW THE PROPOSED CONSTRUCTION AND DEMOLITION AREAS. THE EXISTING AND PROPOSED CONSTRUCTION AREAS SHALL BE SHOWN BY THE SHADING AND LINEWORK ON THE PLANS.
3. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROPRIATE LOCAL, STATE AND FEDERAL REGULATIONS AND PERMITS.
4. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROPRIATE LOCAL, STATE AND FEDERAL REGULATIONS AND PERMITS.
5. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROPRIATE LOCAL, STATE AND FEDERAL REGULATIONS AND PERMITS.
6. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROPRIATE LOCAL, STATE AND FEDERAL REGULATIONS AND PERMITS.
7. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROPRIATE LOCAL, STATE AND FEDERAL REGULATIONS AND PERMITS.
8. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROPRIATE LOCAL, STATE AND FEDERAL REGULATIONS AND PERMITS.
9. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROPRIATE LOCAL, STATE AND FEDERAL REGULATIONS AND PERMITS.
10. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROPRIATE LOCAL, STATE AND FEDERAL REGULATIONS AND PERMITS.



**STREAM IMPACT**  
c.t.d.

**STREAM RESTORATION**  
c.t.d.

**WETLAND MITIGATION**  
0.19 acre

**STREAM IMPACT**  
205 l.f.

**LEGEND**

EXISTING RIGHT-OF-WAY	---
EXISTING ROADWAY	---
EXISTING SANITARY LINE	---
EXISTING INTERCOURSE	---
EXISTING SANITARY MANHOLE	○
EXISTING TREE LINE	---
EXISTING LOT LINE	---
EXISTING CONTOUR	---
EXISTING STORM SEWER LINE	---
SOIL BOUNDARY	---
PROPOSED STORM SEWER LI	---
PROPOSED CONTOUR	---
PROPOSED ROADWAY	---
PROPOSED SILT FENCE	---
PROPOSED OUTLET PROTECTIVE GRASS BARRIER FENCE	---
LIMIT OF CLEARING	---
UNDISTURBED AREA	---
EXISTING OR PROPOSED AILET PROTECTION	---

**DATE:** December 28, 2007  
**REVISIONS:** April 2, 2008

**PROJECT:** STONE BRIDGE ESTATES  
MINIMAL DEGRADATION ALTERNATIVE

**PREPARED FOR:** CHARLIE MASTERS & CO.  
200 VICTORIA ROAD, BLDG 4  
YOUNGSTOWN, OH 44515-2993

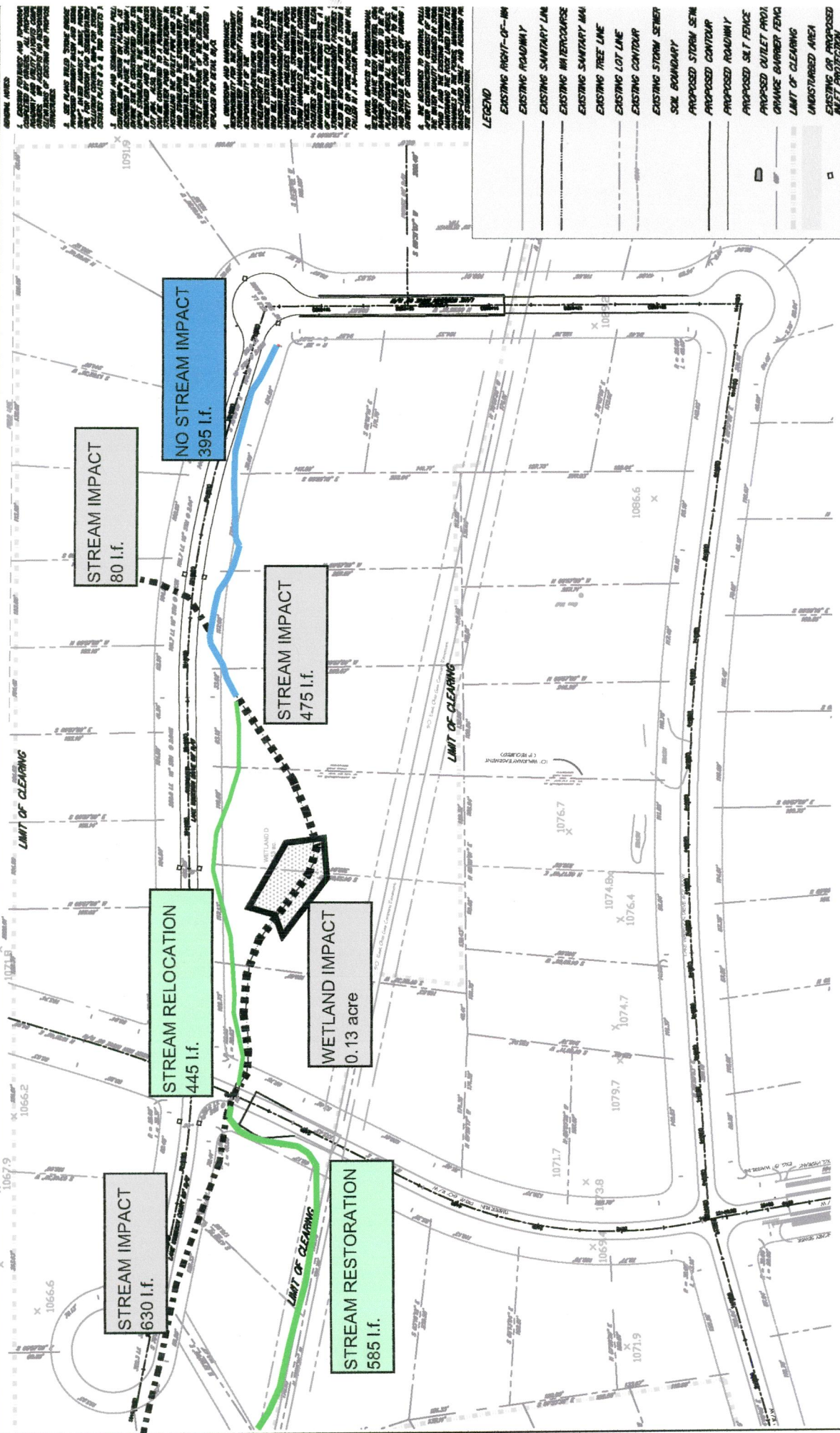
**WALLACE & PANCHER, INC.**  
1066 S. HERMITAGE RD.  
HERMITAGE, PA 16146  
PHONE: (724) 961-0156 FAX: (724) 961-0156  
ENGINEERING AND ENVIRONMENTAL CONSULTING

**SCALE:** 1" = 50'

**DRWN:** BLK  
**REVISED:** BLK  
**CHECKED:** DPH/BLK  
**PROJ. LEAD:** 10087

**SHEET #** 1  
**OF** 3





GENERAL NOTES:  
 1. ALL STREAMS SHOWN ARE BASED ON AERIAL PHOTOGRAPHS AND FIELD SURVEY. ALL STREAMS SHOWN ARE BASED ON AERIAL PHOTOGRAPHS AND FIELD SURVEY. ALL STREAMS SHOWN ARE BASED ON AERIAL PHOTOGRAPHS AND FIELD SURVEY.  
 2. ALL STREAMS SHOWN ARE BASED ON AERIAL PHOTOGRAPHS AND FIELD SURVEY. ALL STREAMS SHOWN ARE BASED ON AERIAL PHOTOGRAPHS AND FIELD SURVEY. ALL STREAMS SHOWN ARE BASED ON AERIAL PHOTOGRAPHS AND FIELD SURVEY.  
 3. ALL STREAMS SHOWN ARE BASED ON AERIAL PHOTOGRAPHS AND FIELD SURVEY. ALL STREAMS SHOWN ARE BASED ON AERIAL PHOTOGRAPHS AND FIELD SURVEY. ALL STREAMS SHOWN ARE BASED ON AERIAL PHOTOGRAPHS AND FIELD SURVEY.  
 4. ALL STREAMS SHOWN ARE BASED ON AERIAL PHOTOGRAPHS AND FIELD SURVEY. ALL STREAMS SHOWN ARE BASED ON AERIAL PHOTOGRAPHS AND FIELD SURVEY. ALL STREAMS SHOWN ARE BASED ON AERIAL PHOTOGRAPHS AND FIELD SURVEY.  
 5. ALL STREAMS SHOWN ARE BASED ON AERIAL PHOTOGRAPHS AND FIELD SURVEY. ALL STREAMS SHOWN ARE BASED ON AERIAL PHOTOGRAPHS AND FIELD SURVEY. ALL STREAMS SHOWN ARE BASED ON AERIAL PHOTOGRAPHS AND FIELD SURVEY.  
 6. ALL STREAMS SHOWN ARE BASED ON AERIAL PHOTOGRAPHS AND FIELD SURVEY. ALL STREAMS SHOWN ARE BASED ON AERIAL PHOTOGRAPHS AND FIELD SURVEY. ALL STREAMS SHOWN ARE BASED ON AERIAL PHOTOGRAPHS AND FIELD SURVEY.  
 7. ALL STREAMS SHOWN ARE BASED ON AERIAL PHOTOGRAPHS AND FIELD SURVEY. ALL STREAMS SHOWN ARE BASED ON AERIAL PHOTOGRAPHS AND FIELD SURVEY. ALL STREAMS SHOWN ARE BASED ON AERIAL PHOTOGRAPHS AND FIELD SURVEY.  
 8. ALL STREAMS SHOWN ARE BASED ON AERIAL PHOTOGRAPHS AND FIELD SURVEY. ALL STREAMS SHOWN ARE BASED ON AERIAL PHOTOGRAPHS AND FIELD SURVEY. ALL STREAMS SHOWN ARE BASED ON AERIAL PHOTOGRAPHS AND FIELD SURVEY.  
 9. ALL STREAMS SHOWN ARE BASED ON AERIAL PHOTOGRAPHS AND FIELD SURVEY. ALL STREAMS SHOWN ARE BASED ON AERIAL PHOTOGRAPHS AND FIELD SURVEY. ALL STREAMS SHOWN ARE BASED ON AERIAL PHOTOGRAPHS AND FIELD SURVEY.  
 10. ALL STREAMS SHOWN ARE BASED ON AERIAL PHOTOGRAPHS AND FIELD SURVEY. ALL STREAMS SHOWN ARE BASED ON AERIAL PHOTOGRAPHS AND FIELD SURVEY. ALL STREAMS SHOWN ARE BASED ON AERIAL PHOTOGRAPHS AND FIELD SURVEY.

LEGEND

EXISTING RIGHT-OF-WAY
EXISTING ROADWAY
EXISTING SANITARY LINE
EXISTING INTERCOURSE
EXISTING SANITARY MAN
EXISTING TREE LINE
EXISTING LOT LINE
EXISTING STORM SEWER
SOIL BOUNDARY
PROPOSED STORM SEW
PROPOSED ROADWAY
PROPOSED SET FENCE
PROPOSED OUTLET POND
CHANGE BARRIER FENCE
LIMIT OF CLEARING
UNDISTURBED AREA
EXISTING OR PROPOSED INLET PROTECTION

DATE: December 26, 2007  
 REVISIONS: April 2, 2008

PROJECT: STONE BRIDGE ESTATES  
 MINIMAL DEGRADATION ALTERNATIVE

PREPARED FOR: CHARLIE MASTERS & CO.  
 200 VICTORIA ROAD, BLDG 4  
 YOUNGSTOWN, OH 44515-2093

WPI  
 WALLACE & PANCHER, INC.  
 1065 S. HERMITAGE RD.  
 HERMITAGE, PA 16148  
 PHONE: (784) 961-0155 FAX: (784) 961-0166  
 ENGINEERING AND ENVIRONMENTAL CONSULTING

SCALE: 1" = 50'

0 50' 100'

NORTH

DATE: 2

NO STREAM IMPACT 395 l.f.

STREAM IMPACT 80 l.f.

STREAM RELOCATION 445 l.f.

STREAM IMPACT 475 l.f.

WETLAND IMPACT 0.13 acre

STREAM RESTORATION 585 l.f.

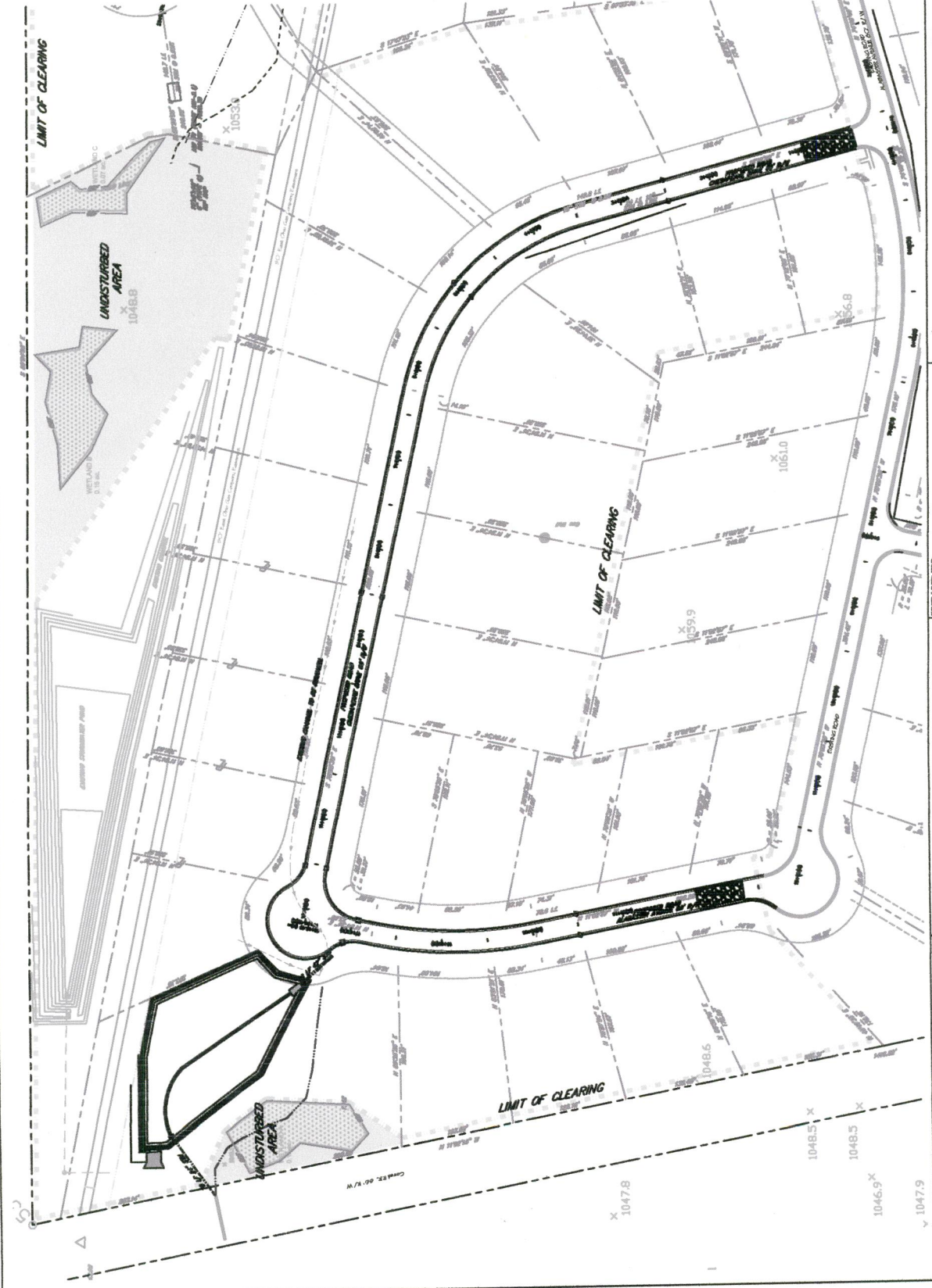


**GENERAL NOTES:**

1. GENERAL NOTES AND REQUIREMENTS GOVERNED BY ORDINANCE. ALL ACCOUNT AND TRAVEL LAYOUTS COMPLETED BY OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE PROPOSED CONSTRUCTION.
2. THE PLANS SHALL BE CONSIDERED TO BE THE FINAL DESIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE PROPOSED CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE PROPOSED CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE PROPOSED CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE PROPOSED CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE PROPOSED CONSTRUCTION.

**LEGEND**

EXISTING RIGHT-OF-WAY	---
EXISTING ROADWAY	---
EXISTING SANITARY LINE	---
EXISTING WATERCOURSE	---
EXISTING SANITARY MANHOLE	○
EXISTING TREE LINE	---
EXISTING LOT LINE	---
EXISTING CONTOUR	---
EXISTING STORM SEWER LI	---
SOIL BOUNDARY	---
PROPOSED STORM SEWER	---
PROPOSED CONTOUR	---
PROPOSED ROADWAY	---
PROPOSED SILT FENCE	---
PROPOSED GULLET PROTECTIVE	---
ORANGE BARRIER FENCE	---
LIMIT OF CLEARING	---
UNDISTURBED AREA	---
EXISTING OR PROPOSED INLET PROTECTION	---



DATE:	December 26, 2007
REVISIONS:	April 2, 2008

**WPI**  
**WALLACE & PANCHER, INC.**  
 1085 S. HERMITAGE RD.  
 HERMITAGE, PA 10148  
 PHONE: (724) 361-0155 FAX: (724) 361-0156  
 ENGINEERING AND ENVIRONMENTAL CONSULTING  
 WALLACE & PANCHER, INC.

**PREPARED FOR:**  
 CHARLIE MASTERS & CO.  
 200 VICTORIA ROAD, BLDG 4  
 YOUNGSTOWN, OH 44515-2093

**PROJECT:**  
 STONE BRIDGE ESTATES  
 NON-DEGRADATION PLAN

DATE:	December 26, 2007
REVISIONS:	April 2, 2008



Stream mitigation will be completed along Sawmill Creek to supplement the on-site mitigation at Stone Bridge, Plats 8 & 9. Stream mitigation will be achieved through the planting of native shrub species within an along the banks of a 620 linear-foot reach of Sawmill Creek. This will provide much needed shading for this stream reach and will provide a means to stabilize the exposed, eroding streambanks.

Vegetative Plantings/Bank Stabilization Area

Sawmill Creek  
620 linear feet

Coral Way

Herbert Road



**Stone Bridge Estates, Plats 8 & 9  
Sawmill Creek Supplemental Stream Mitigation Area**

July 24, 2009