

# 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: March 25, 2011

Notice No. 09-51A

Closing Date: April 9, 2011

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: Stonebridge Land Corporation  
200 Victoria Road, Building 4  
Youngstown, OH 44515
3. AGENT: Wallace & Pancher, Inc.  
1085 South Hermitage Road  
Hermitage, PA 16148
4. LOCATION: Herbert Road/Shields Road intersection to Timber Run Road, City of Canfield, Mahoning County, Ohio. 41°03'1.38"N ; -80°46'35.96"W
5. PURPOSE AND DESCRIPTION OF WORK: This is a revised public notice which was previously published October 15, 2009 to November 15, 2009. The applicant proposes to construct an additional 56 lots of residential housing on 40 acres at the Stonebridge Development in the City of Canfield. Project impacts include 0.335 acres of palustrine emergent, scrub-shrub, and forested wetlands and 1,267 linear feet (l.f.) of stream. Stream impacts include 365 l.f. of previously non-permitted impacts to unnamed tributaries 1 and 2 to Sawmill Creek and 902 l.f. of proposed impacts to unnamed tributary 1 to Sawmill Creek.

Compensatory wetland mitigation includes the creation of an additional 0.70 acres of palustrine forested wetland between existing Wetlands B and C. The mitigation wetland, Wetland B, Wetland C, and surrounding forested area will be preserved as a vegetated buffer area under a conservation easement or environmental covenant.

On-site compensatory stream mitigation includes: 1,200 l.f. of UNT 1 to Sawmill Creek will be relocated to the back of the proposed lots through which it currently flows. A riparian buffer corridor totaling 0.69 acre will be created around the stream. The corridor will be placed under a conservation easement or an environmental covenant. Off-site compensatory stream mitigation includes: a 620 l.f. corridor along Sawmill Creek will be enhanced with shrub and tree plantings to provide shading for the stream and to stabilize the stream banks. The corridor and adjacent land, totaling 7.676 acres, will be placed under a conservation easement or an

environmental covenant. 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 based on a letter provided to the applicant by the U. S. Fish and Wildlife Service on May 9, 2008. The project lies within the range of the Indiana Bat (*Myotis sodalis*) and the Bald Eagle (*Haliaeetus leucephalus*). 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

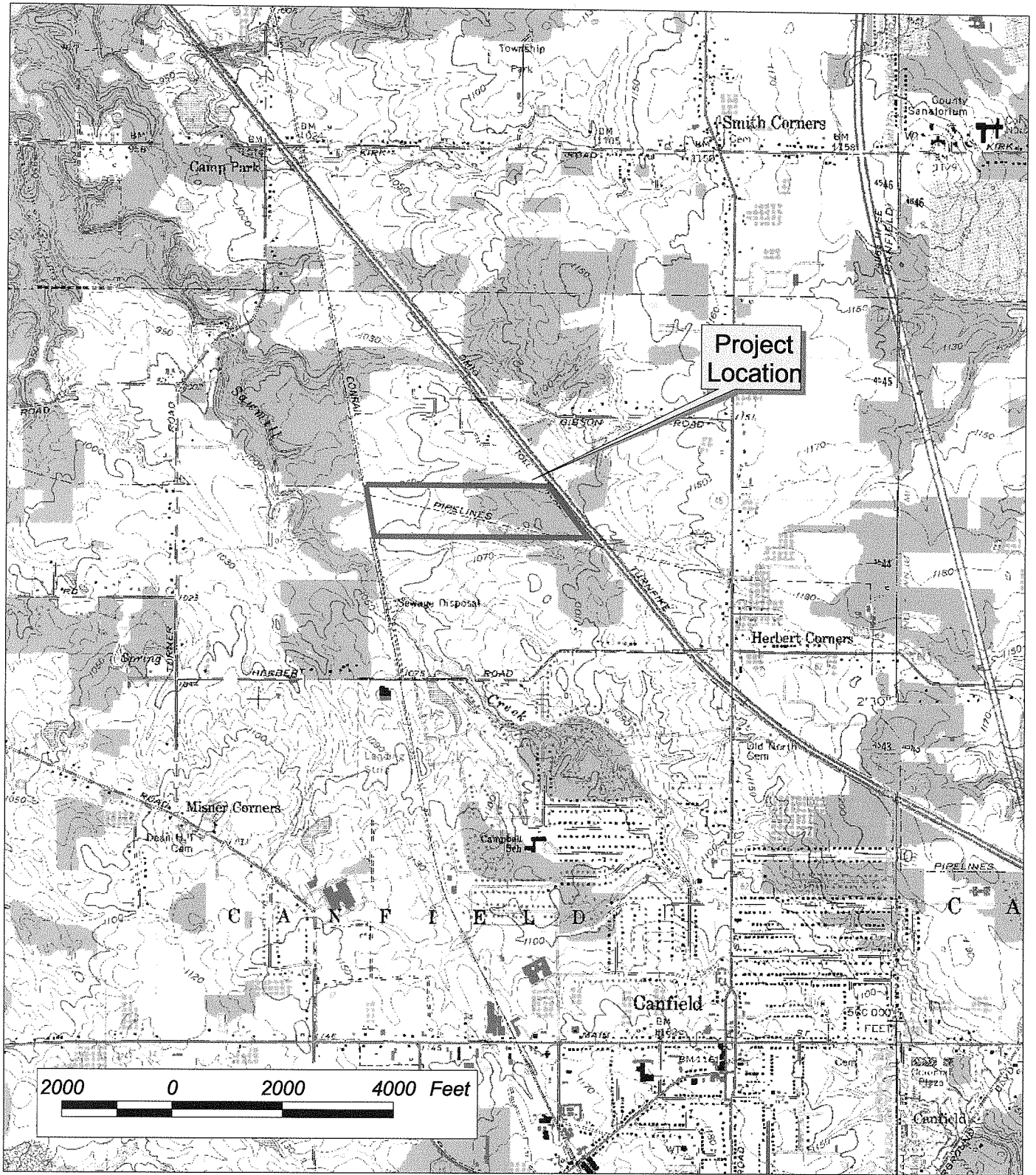
conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food 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 2007-339 in all responses.

FOR THE DISTRICT ENGINEER:

/signed/

Nancy Mullen  
North Section Chief, Regulatory Branch



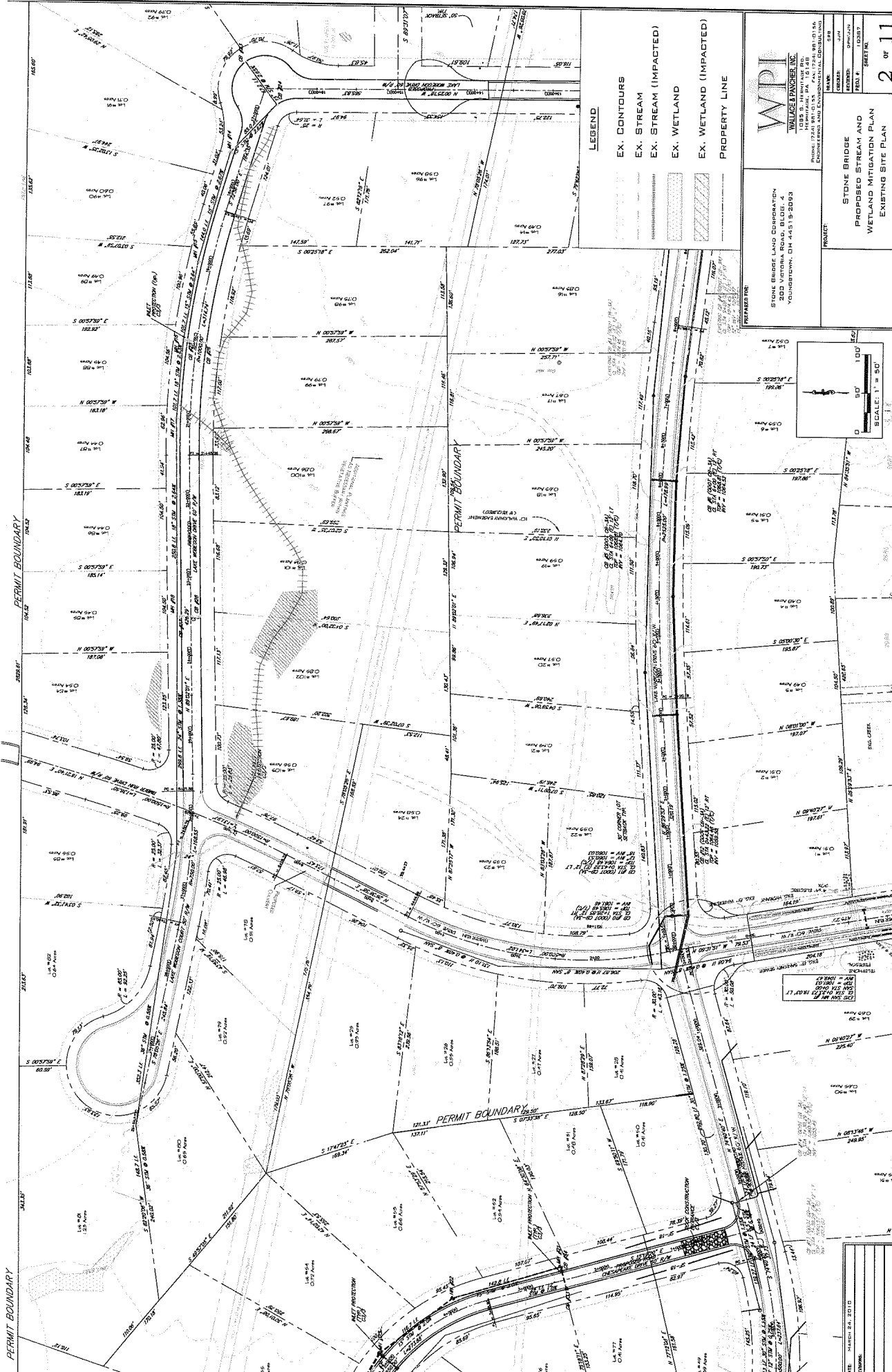
**Stone Bridge Plats 8 & 9, Charles Masters & Company  
Canfield Township, Mahoning County, OH**

Figure 1  
Project Location Map

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



**WPI**  
WALLACE & PANCHER, INC.



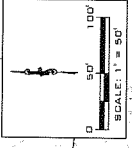
- LEGEND**
- EX. CONTOURS
  - EX. STREAM (IMPACTED)
  - EX. STREAM (IMPACTED)
  - EX. WETLAND
  - EX. WETLAND (IMPACTED)
  - PROPERTY LINE

**WPI**  
**WALACE & PARKER, INC.**  
 1885 S. 44th Avenue, NE  
 Phone: (763) 941-1033 Fax: (763) 941-1034  
 ENGINEERING AND ENVIRONMENTAL CONSULTING

STONE BRIDGE LAND CORPORATION  
 300 VICTORIA ROAD, SUITE 200  
 YOUNGSTOWN, OH 44515-2093

PROJECT: STONE BRIDGE  
 PROPOSED STREAM AND  
 WETLAND MITIGATION PLAN  
 EXISTING SITE PLAN

SHEET NO. **2 of 11**



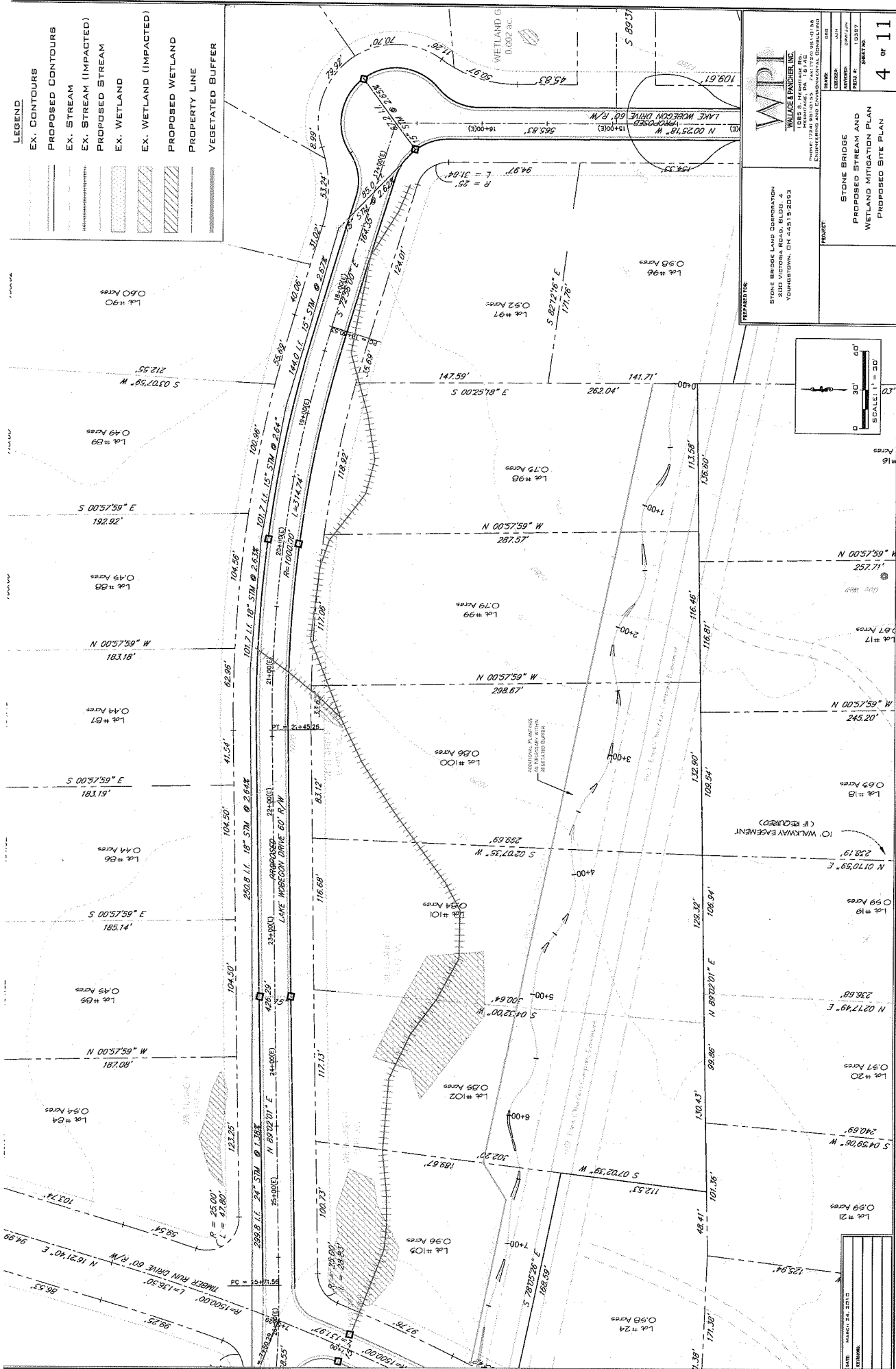
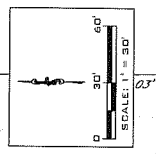
DATE:	MARCH 28, 2013
DRAWN BY:	WPI
CHECKED BY:	WPI

LEGEND	
	EX. CONTOURS
	PROPOSED CONTOURS
	EX. STREAM
	EX. STREAM (IMPACTED)
	PROPOSED STREAM
	EX. WETLAND
	EX. WETLAND (IMPACTED)
	PROPOSED WETLAND
	PROPERTY LINE
	VEGETATED BUFFER

**WPI**  
**WALLACE & PARTNER, INC.**  
 1088 S. HENRI ADAMS RD.  
 YOUNGSTOWN, OH 44481-9299  
 PHONE: (330) 941-0100 FAX: (330) 941-0101  
 LICENSED PROFESSIONAL ENGINEER AND SURVEYOR

PREPARED FOR:  
 STONE BRIDGE LEAS CORPORATION  
 300 VICTORIA ROAD, BLDG. 4  
 YOUNGSTOWN, OH 44419-2093

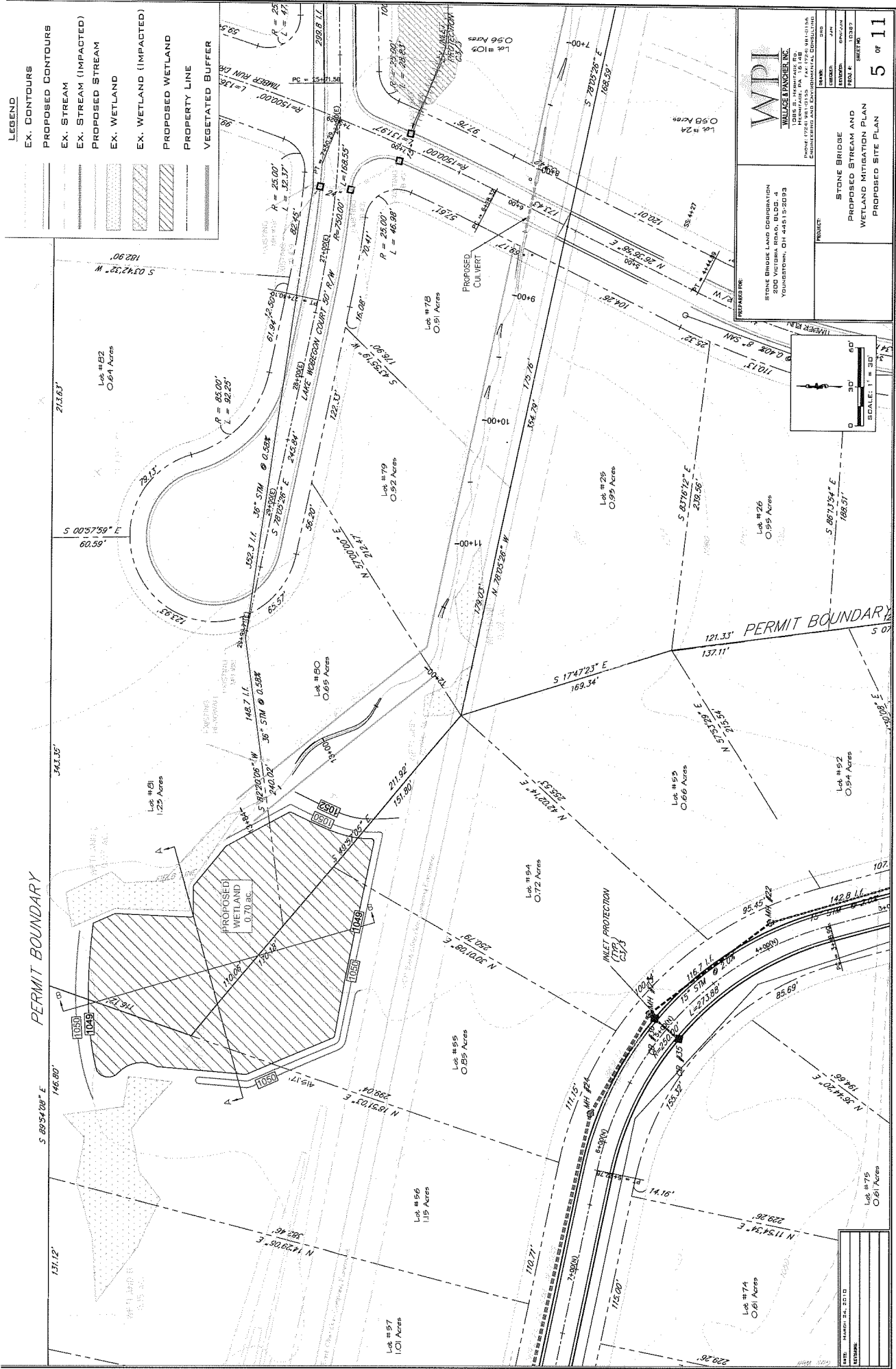
PROJECT:  
 STONE BRIDGE  
 PROPOSED STREAM AND  
 WETLAND MITIGATION PLAN  
 PROPOSED SITE PLAN



DATE	REVISION	BY

**LEGEND**

	EX. CONTOURS
	PROPOSED CONTOURS
	EX. STREAM (IMPACTED)
	PROPOSED STREAM
	EX. WETLAND
	EX. WETLAND (IMPACTED)
	PROPOSED WETLAND
	PROPERTY LINE
	VEGETATED BUFFER



**WPI**  
**WALLACE PANCHER, INC.**  
 12015 E. HERRING RD.  
 YOUNGSTOWN, OH 44615-2093  
 PHONE: (330) 941-0154 FAX: (330) 941-0154  
 COMMERCIAL AND ENVIRONMENTAL CONSULTING

PROJECT: **STONE BRIDGE LANE CORPORATION**  
 200 VICTORIA ROAD, BLDG. A  
 YOUNGSTOWN, OH 44615-2093

REVISED: 07/20/24  
 DRAWN: JAC  
 CHECKED: JAC  
 PREPARED BY: JAC

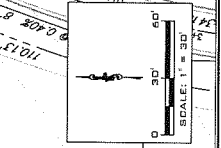
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 SHEET NO: **5 of 11**

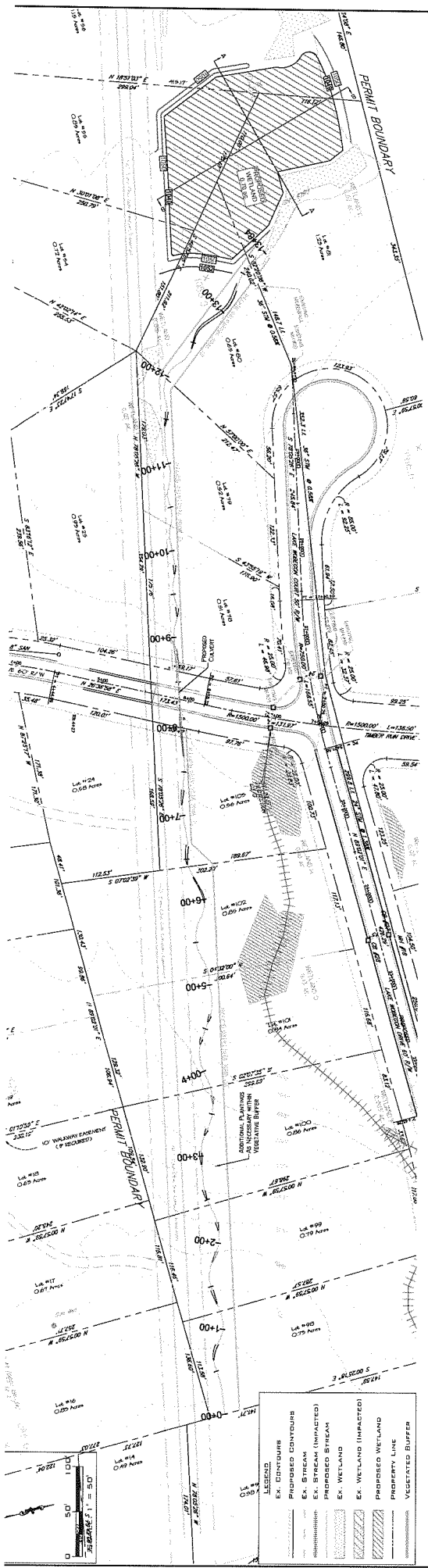
STONE BRIDGE LANE CORPORATION  
 200 VICTORIA ROAD, BLDG. A  
 YOUNGSTOWN, OH 44615-2093

PROJECT: **STONE BRIDGE LANE CORPORATION**  
 200 VICTORIA ROAD, BLDG. A  
 YOUNGSTOWN, OH 44615-2093

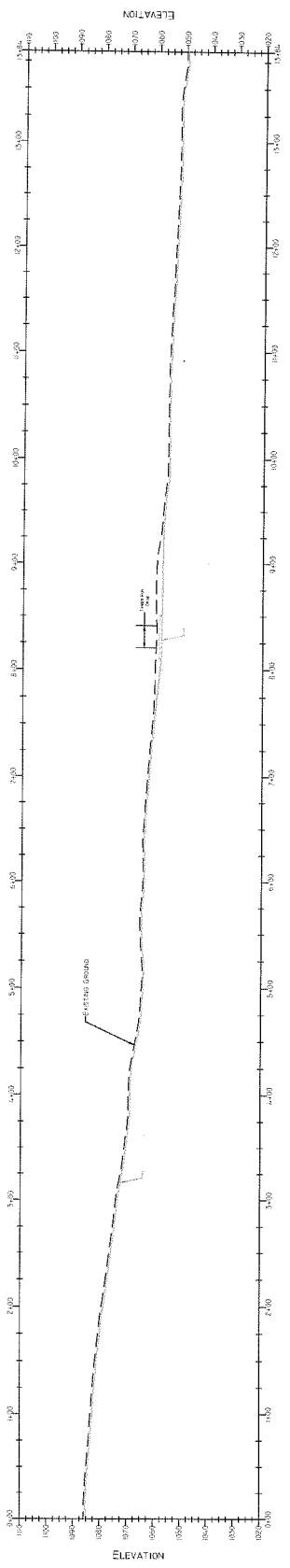
REVISED: 07/20/24  
 DRAWN: JAC  
 CHECKED: JAC  
 PREPARED BY: JAC

DATE: MARCH 24, 2024  
 SHEET NO: **5 of 11**





PROPOSED STREAM



**LEGEND**

- EX. GROUND
- PROPOSED GROUND

VERTICAL SCALE: 1" = 20'  
 SCALE: 1" = 50'

**LEGEND**

- EX. CONTOURS
- PROPOSED CONTOURS
- EX. STREAM (IMPACTED)
- PROPOSED STREAM
- EX. WETLAND
- EX. WETLAND IMPACTED
- PROPOSED WETLAND
- PROPERTY LINE
- VEGETATED BUFFER

**WPI**  
 WALLACE & PANCHE, INC.  
 1285 S.W. 11th Avenue, Rm. 100  
 Youngstown, OH 44515-2292  
 Phone: (724) 981-1715 Fax: (724) 981-0136  
 ENGINEERING AND ENVIRONMENTAL CONSULTING

PREPARED FOR:  
 STONE BRIDGE LAND DEVELOPMENT  
 2000 VICTORIA PARK DRIVE  
 YOUNGSTOWN, OH 44515-2292

PROJECT:  
 STONE BRIDGE  
 PROPOSED STREAM AND  
 WETLAND MITIGATION PLAN  
 PLAN/PROFILE

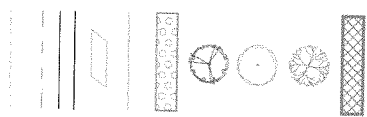
SHEET NO.  
 7 of 11

DATE: MARCH 24, 2010
DRAWN:



**LEGEND**

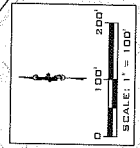
- EX. CONTOURS
- EX. STREAM
- EX. ROAD
- EX. BRIDGE
- EX. BIKE TRAIL
- SHRUB PLANTINGS AND SEED MIX ZONE
- SYCAMORE TREE (16)
- COTTONWOOD TREE (17)
- BOX ELDER TREE (17)
- COVENANT AREA



**WPI**  
**WALLACE LANGRISH INC.**  
 1305 S. HERRINGTON  
 HERRINGTON, PA 17648  
 PHONE: 717.838.1111  
 FAX: 717.838.1112  
 ENGINEERING AND ENVIRONMENTAL CONSULTING

PROJECT: STONE BRIDGE  
 SAWMILL CREEK  
 OFF-SITE MITIGATION

DATE: MAY 17, 2019  
 DRAWING NO.: 13-2019  
 SHEET NO.: 10 OF 11



DATE:	MAY 17, 2019
REVISION:	NOV 15, 2019
REVISION:	AUGUST 13, 2019