

Public Notice

U.S. Army Corps of Engineers, Norfolk District

March 31, 2008

CENAO-REG
NAO-2005-4124

FEDERAL PUBLIC NOTICE

The District Commander has received a joint application for Federal and State permits as described below:

APPLICANT

Mr. Douglas R. Sowers
1475 Oakbridge Court
Powhatan, Virginia 23139

WATERWAY AND LOCATION OF THE PROPOSED WORK: The project is located on two parcels of land north of Genito Road (SR 604) and Swift Creek Reservoir, east of Otterdale Road (SR 667) and south of Old Hundred Road (SR 652). The work will occur in unnamed tributaries of Tomahawk Creek, a tributary to Swift Creek, a tributary of the Appomattox River, in Chesterfield County, Virginia.

PROPOSED WORK AND PURPOSE: The applicant proposes to construct Phases III (48 acres) and IV (22 acres) of Rountrey Subdivision for residential single family development. Activities within jurisdictional waters associated with the proposed development include fill for road infrastructure, fill for residential lots, and sanitary sewer installation. The development of Phase III will cause 0.64 acres of permanent non-tidal forested wetland impacts, 390 linear feet of permanent stream channel impacts, and the permanent conversion of 0.2 acres of forested wetlands to emergent wetlands. The development of Phase IV will cause 0.14 acres of permanent non-tidal forested wetland impacts.

In order to fulfill the compensatory mitigation required for the impacts to jurisdictional waters and wetlands referenced above, the applicant has proposed the purchase of 1.76 wetland credits and 445 stream credits from an approved mitigation bank (or banks).

Phase I of Rountrey Subdivision was previously permitted and mitigation was required for permanent impacts to 0.77 acres of forested wetlands and 164 linear feet of stream channel. The mitigation consisted of the purchase of 1.54 wetland credits and preservation of 3,783 linear feet of stream channel on-site with associated upland buffers. The Corps considers the total cumulative permanent impacts to wetlands and waters for the overall Rountrey Subdivision to be 1.57 acres of non-tidal forested wetlands and 554 linear feet of stream channel.

In addition to the required Department of the Army permit, the applicant must obtain a Virginia Water Protection Permit from the Virginia Department of Environmental Quality (DEQ) assuring that applicable laws and regulations pertaining to water quality are not violated. Project drawings are attached.

AUTHORITY: Permits are required pursuant to Sections 401 and 404 of the Clean Water Act

(Public Law 95-217) and Title 62.1 of the Code of Virginia.

FEDERAL EVALUATION OF APPLICATION: 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. The decision will reflect the national concern for both protection and utilization of important resources. The benefits which reasonably may be expected from the proposal must be balanced against its reasonably foreseeable detriments. All of the proposal's relevant factors will be considered, including conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use classification, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, consideration of property ownership and, in general, the needs and welfare of the people. The Environmental Protection Agency's "Guidelines for Specification of Disposal Sites for Dredged or Fill Material" will also be applied (Section 404(b)(1) of the Clean Water Act).

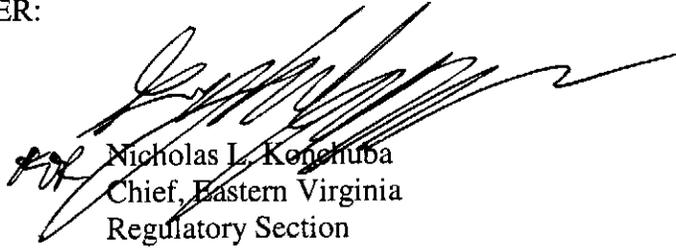
The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine 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 need for a public hearing and to determine the overall public interest of the proposed activity. Anyone may request a public hearing to consider this permit application by writing to the District Commander within 30 days of the date of this notice, stating specific reasons for holding the public hearing. The District Commander will then decide if a hearing should be held.

Preliminary review indicates that: (1) no environmental impact statement will be required; (2) a Bald Eagle (*Haliaeetus leucocephalus*) nest has been documented near the project area and further coordination with the U.S. Fish and Wildlife Service may be necessary. No other species of fish, wildlife, or plant (or their critical habitat) listed as endangered or threatened under the Endangered Species Act of 1973 (PL 93-205) will be affected; and (3) the following property which may be eligible for inclusion or included in the National Register of Historic Places are in or near the permit area, or would likely be affected by the proposal; Cox Farm (020-0357). Additional information might change any of these findings. For compliance with the Coastal Zone Management Act of 1972, as amended, the applicant must certify that federally licensed or permitted activities affecting Virginia's coastal zone (Tidewater) will be conducted in a manner consistent with the Virginia Coastal Resources Management Program (VCP). For more information or to obtain a list of the enforceable programs of the VCP, contact the Department of Environmental Quality, Office of Environmental Impact Review at (804) 698-4330 or e-mail: elirons@deq.virginia.gov.

COMMENT PERIOD: Comments on this project should be made in writing, addressed to the Norfolk District, Corps of Engineers, 9100 Arboretum Parkway, Suite 235, Richmond, Virginia, 23236, and should be received by the close of business on April 29, 2008.

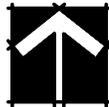
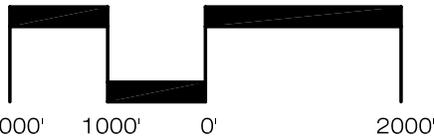
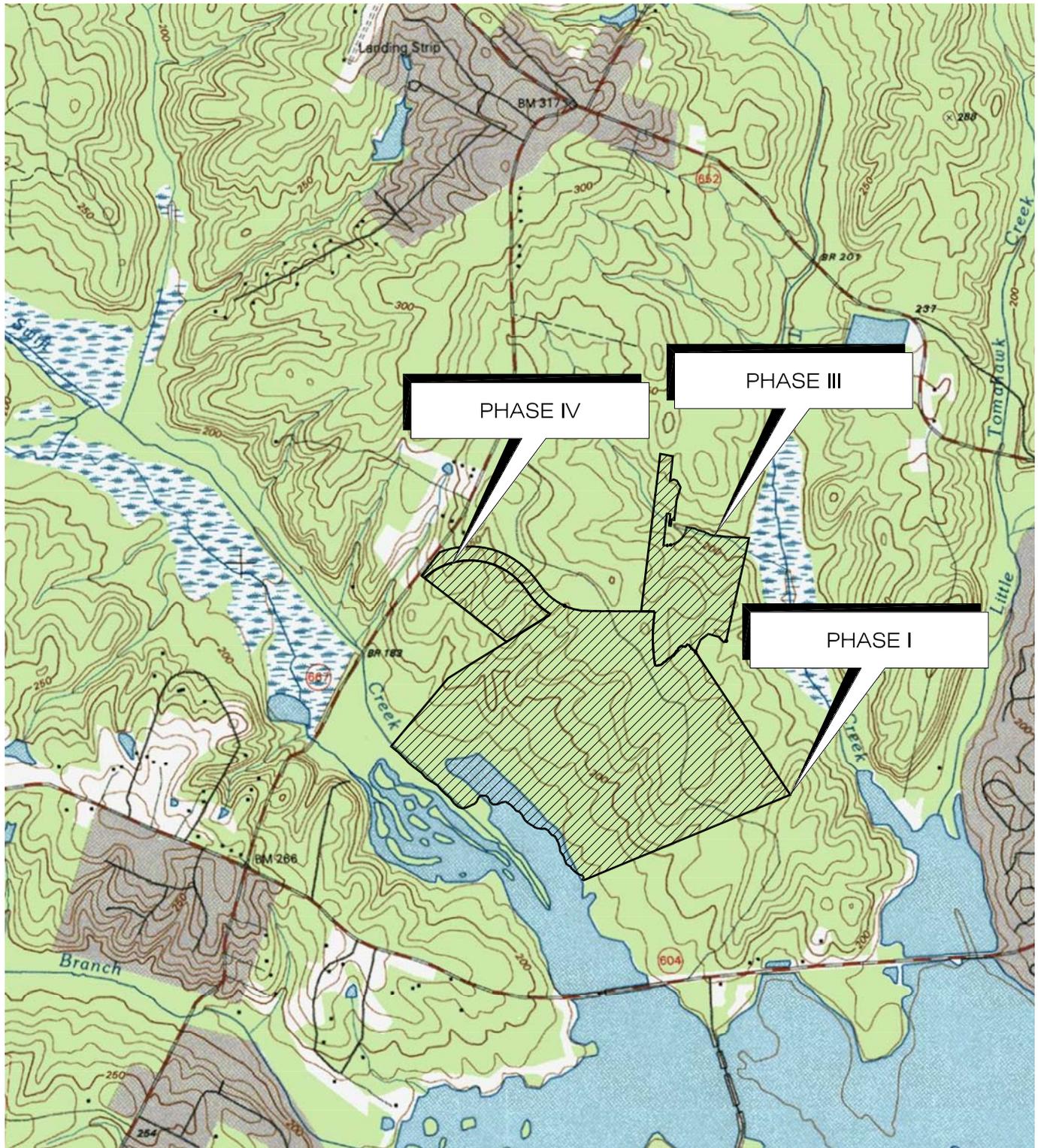
If you have any questions about this project or the permit process, please call: Ms. Julie S. Hamilton at (804) 323-3783 or julie.s.hamilton@usace.army.mil

FOR THE DISTRICT COMMANDER:



Nicholas L. Konehuba
Chief, Eastern Virginia
Regulatory Section

Attachment: Drawings



SCALE: 1 INCH = 2000 FEET
 PHASE III
 LATITUDE: 37° 27' 27.34"
 LONGITUDE: 77° 41' 14.19"
 PHASE IV
 LATITUDE: 37° 27' 23"
 LONGITUDE: 77° 41' 48.13"

SOURCE: USGS 7.5 MINUTE SERIES TOPOGRAPHIC MAP,
 HALLSBORO, VA QUADRANGLE,
 1969 (REVISED 1984)

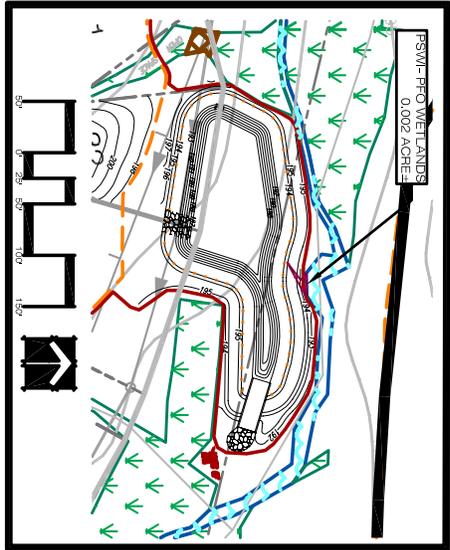


WILLIAMSBURG
 ENVIRONMENTAL
 GROUP, INC.

FIGURE 1-2
PROJECT LOCATION MAP
 ROUNTREY PHASE I, III & IV

CHESTERFIELD CO., VA

FEBRUARY 2008



LEGEND:

- SURVEYED WETLAND LIMITS
- SURVEYED STREAM CHANNEL LIMITS
- PROPOSED WETLAND IMPACTS
- PROPOSED STREAM CHANNEL IMPACTS
- PROPOSED WETLAND CONVERSION IMPACTS
- ASSESSMENT REACH DISCONTINUATION
- SITE DATA
- JURISDICTIONAL AREAS
- WETLANDS
- STREAM CHANNELS

NOTE: THE LIMITS OF THE WETLANDS AND STREAM CHANNELS SHOWN ON THIS MAP WERE DETERMINED BY THE U.S. ARMY CORPS OF ENGINEERS, CONTRACT NUMBER 9-04-00030

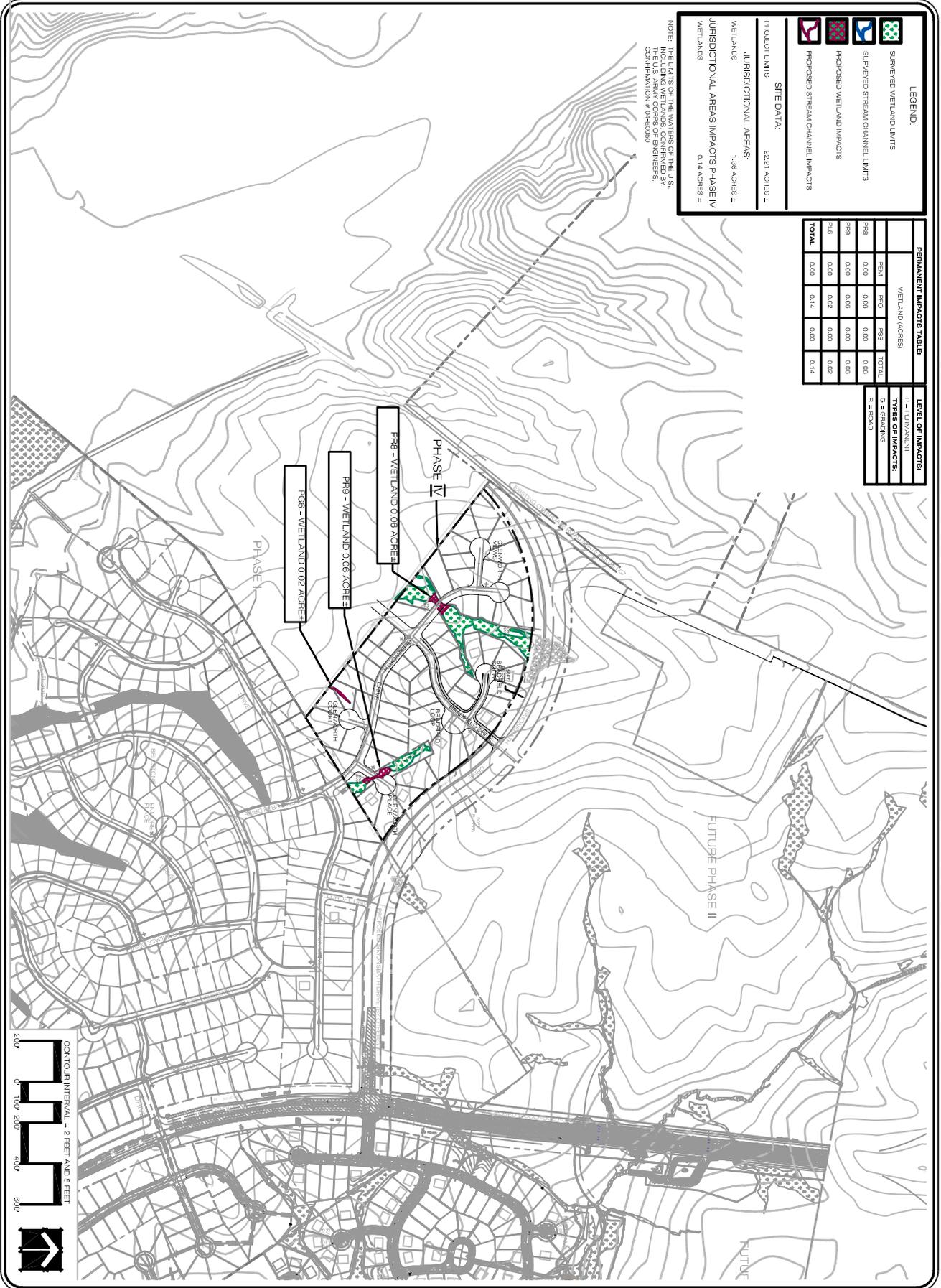
PERMANENT IMPACTS TABLE

WETLAND (ACRES)	STREAM CHANNELS (L.V.)	RS	R4	TOTAL
PSW1	0.00	0.00	0.00	0.00
PSW2	0.00	0.12	0.00	0.12
PSW3	0.00	0.00	0.09	0.09
PSW4	0.00	0.00	0.09	0.09
PSW5	0.00	0.00	0.09	0.09
PSW6	0.00	0.11	0.00	0.11
PSW7	0.00	0.00	0.00	0.00
PSW8	0.00	0.00	0.00	0.00
PSW9	0.00	0.00	0.00	0.00
PSW10	0.00	0.04	0.00	0.04
PSW11	0.00	0.00	0.00	0.00
PSW12	0.00	0.00	0.00	0.00
PSW13	0.00	0.00	0.00	0.00
PSW14	0.00	0.12	0.00	0.12
PSW15	0.00	0.00	0.00	0.00
PSW16	0.00	0.00	0.00	0.00
PSW17	0.00	0.00	0.00	0.00
PSW18	0.00	0.00	0.00	0.00
PSW19	0.00	0.00	0.00	0.00
PSW20	0.00	0.00	0.00	0.00
PSW21	0.00	0.00	0.00	0.00
PSW22	0.00	0.00	0.00	0.00
PSW23	0.00	0.00	0.00	0.00
PSW24	0.00	0.00	0.00	0.00
PSW25	0.00	0.00	0.00	0.00
PSW26	0.00	0.00	0.00	0.00
PSW27	0.00	0.00	0.00	0.00
PSW28	0.00	0.00	0.00	0.00
PSW29	0.00	0.00	0.00	0.00
PSW30	0.00	0.00	0.00	0.00
PSW31	0.00	0.00	0.00	0.00
PSW32	0.00	0.00	0.00	0.00
PSW33	0.00	0.00	0.00	0.00
PSW34	0.00	0.00	0.00	0.00
PSW35	0.00	0.00	0.00	0.00
PSW36	0.00	0.00	0.00	0.00
PSW37	0.00	0.00	0.00	0.00
PSW38	0.00	0.00	0.00	0.00
PSW39	0.00	0.00	0.00	0.00
PSW40	0.00	0.00	0.00	0.00
PSW41	0.00	0.00	0.00	0.00
PSW42	0.00	0.00	0.00	0.00
PSW43	0.00	0.00	0.00	0.00
PSW44	0.00	0.00	0.00	0.00
PSW45	0.00	0.00	0.00	0.00
PSW46	0.00	0.00	0.00	0.00
PSW47	0.00	0.00	0.00	0.00
PSW48	0.00	0.00	0.00	0.00
PSW49	0.00	0.00	0.00	0.00
PSW50	0.00	0.00	0.00	0.00
PSW51	0.00	0.00	0.00	0.00
PSW52	0.00	0.00	0.00	0.00
PSW53	0.00	0.00	0.00	0.00
PSW54	0.00	0.00	0.00	0.00
PSW55	0.00	0.00	0.00	0.00
PSW56	0.00	0.00	0.00	0.00
PSW57	0.00	0.00	0.00	0.00
PSW58	0.00	0.00	0.00	0.00
PSW59	0.00	0.00	0.00	0.00
PSW60	0.00	0.00	0.00	0.00
PSW61	0.00	0.00	0.00	0.00
PSW62	0.00	0.00	0.00	0.00
PSW63	0.00	0.00	0.00	0.00
PSW64	0.00	0.00	0.00	0.00
PSW65	0.00	0.00	0.00	0.00
PSW66	0.00	0.00	0.00	0.00
PSW67	0.00	0.00	0.00	0.00
PSW68	0.00	0.00	0.00	0.00
PSW69	0.00	0.00	0.00	0.00
PSW70	0.00	0.00	0.00	0.00
PSW71	0.00	0.00	0.00	0.00
PSW72	0.00	0.00	0.00	0.00
PSW73	0.00	0.00	0.00	0.00
PSW74	0.00	0.00	0.00	0.00
PSW75	0.00	0.00	0.00	0.00
PSW76	0.00	0.00	0.00	0.00
PSW77	0.00	0.00	0.00	0.00
PSW78	0.00	0.00	0.00	0.00
PSW79	0.00	0.00	0.00	0.00
PSW80	0.00	0.00	0.00	0.00
PSW81	0.00	0.00	0.00	0.00
PSW82	0.00	0.00	0.00	0.00
PSW83	0.00	0.00	0.00	0.00
PSW84	0.00	0.00	0.00	0.00
PSW85	0.00	0.00	0.00	0.00
PSW86	0.00	0.00	0.00	0.00
PSW87	0.00	0.00	0.00	0.00
PSW88	0.00	0.00	0.00	0.00
PSW89	0.00	0.00	0.00	0.00
PSW90	0.00	0.00	0.00	0.00
PSW91	0.00	0.00	0.00	0.00
PSW92	0.00	0.00	0.00	0.00
PSW93	0.00	0.00	0.00	0.00
PSW94	0.00	0.00	0.00	0.00
PSW95	0.00	0.00	0.00	0.00
PSW96	0.00	0.00	0.00	0.00
PSW97	0.00	0.00	0.00	0.00
PSW98	0.00	0.00	0.00	0.00
PSW99	0.00	0.00	0.00	0.00
PSW100	0.00	0.00	0.00	0.00

CONVERSION IMPACTS TABLE

WETLAND (ACRES)	STREAM CHANNELS (L.V.)	RS	R4	TOTAL
PSW1	0.00	0.00	0.00	0.00
PSW2	0.00	0.00	0.00	0.00
PSW3	0.00	0.00	0.00	0.00
PSW4	0.00	0.00	0.00	0.00
PSW5	0.00	0.00	0.00	0.00
PSW6	0.00	0.00	0.00	0.00
PSW7	0.00	0.00	0.00	0.00
PSW8	0.00	0.00	0.00	0.00
PSW9	0.00	0.00	0.00	0.00
PSW10	0.00	0.00	0.00	0.00
PSW11	0.00	0.00	0.00	0.00
PSW12	0.00	0.00	0.00	0.00
PSW13	0.00	0.00	0.00	0.00
PSW14	0.00	0.00	0.00	0.00
PSW15	0.00	0.00	0.00	0.00
PSW16	0.00	0.00	0.00	0.00
PSW17	0.00	0.00	0.00	0.00
PSW18	0.00	0.00	0.00	0.00
PSW19	0.00	0.00	0.00	0.00
PSW20	0.00	0.00	0.00	0.00
PSW21	0.00	0.00	0.00	0.00
PSW22	0.00	0.00	0.00	0.00
PSW23	0.00	0.00	0.00	0.00
PSW24	0.00	0.00	0.00	0.00
PSW25	0.00	0.00	0.00	0.00
PSW26	0.00	0.00	0.00	0.00
PSW27	0.00	0.00	0.00	0.00
PSW28	0.00	0.00	0.00	0.00
PSW29	0.00	0.00	0.00	0.00
PSW30	0.00	0.00	0.00	0.00
PSW31	0.00	0.00	0.00	0.00
PSW32	0.00	0.00	0.00	0.00
PSW33	0.00	0.00	0.00	0.00
PSW34	0.00	0.00	0.00	0.00
PSW35	0.00	0.00	0.00	0.00
PSW36	0.00	0.00	0.00	0.00
PSW37	0.00	0.00	0.00	0.00
PSW38	0.00	0.00	0.00	0.00
PSW39	0.00	0.00	0.00	0.00
PSW40	0.00	0.00	0.00	0.00
PSW41	0.00	0.00	0.00	0.00
PSW42	0.00	0.00	0.00	0.00
PSW43	0.00	0.00	0.00	0.00
PSW44	0.00	0.00	0.00	0.00
PSW45	0.00	0.00	0.00	0.00
PSW46	0.00	0.00	0.00	0.00
PSW47	0.00	0.00	0.00	0.00
PSW48	0.00	0.00	0.00	0.00
PSW49	0.00	0.00	0.00	0.00
PSW50	0.00	0.00	0.00	0.00
PSW51	0.00	0.00	0.00	0.00
PSW52	0.00	0.00	0.00	0.00
PSW53	0.00	0.00	0.00	0.00
PSW54	0.00	0.00	0.00	0.00
PSW55	0.00	0.00	0.00	0.00
PSW56	0.00	0.00	0.00	0.00
PSW57	0.00	0.00	0.00	0.00
PSW58	0.00	0.00	0.00	0.00
PSW59	0.00	0.00	0.00	0.00
PSW60	0.00	0.00	0.00	0.00
PSW61	0.00	0.00	0.00	0.00
PSW62	0.00	0.00	0.00	0.00
PSW63	0.00	0.00	0.00	0.00
PSW64	0.00	0.00	0.00	0.00
PSW65	0.00	0.00	0.00	0.00
PSW66	0.00	0.00	0.00	0.00
PSW67	0.00	0.00	0.00	0.00
PSW68	0.00	0.00	0.00	0.00
PSW69	0.00	0.00	0.00	0.00
PSW70	0.00	0.00	0.00	0.00
PSW71	0.00	0.00	0.00	0.00
PSW72	0.00	0.00	0.00	0.00
PSW73	0.00	0.00	0.00	0.00
PSW74	0.00	0.00	0.00	0.00
PSW75	0.00	0.00	0.00	0.00
PSW76	0.00	0.00	0.00	0.00
PSW77	0.00	0.00	0.00	0.00
PSW78	0.00	0.00	0.00	0.00
PSW79	0.00	0.00	0.00	0.00
PSW80	0.00	0.00	0.00	0.00
PSW81	0.00	0.00	0.00	0.00
PSW82	0.00	0.00	0.00	0.00
PSW83	0.00	0.00	0.00	0.00
PSW84	0.00	0.00	0.00	0.00
PSW85	0.00	0.00	0.00	0.00
PSW86	0.00	0.00	0.00	0.00
PSW87	0.00	0.00	0.00	0.00
PSW88	0.00	0.00	0.00	0.00
PSW89	0.00	0.00	0.00	0.00
PSW90	0.00	0.00	0.00	0.00
PSW91	0.00	0.00	0.00	0.00
PSW92	0.00	0.00	0.00	0.00
PSW93	0.00	0.00	0.00	0.00
PSW94	0.00	0.00	0.00	0.00
PSW95	0.00	0.00	0.00	0.00
PSW96	0.00	0.00	0.00	0.00
PSW97	0.00	0.00	0.00	0.00
PSW98	0.00	0.00	0.00	0.00
PSW99	0.00	0.00	0.00	0.00
PSW100	0.00	0.00	0.00	0.00





NOTE: THE LIMITS OF THE WATERS OF THE U.S. INCLUDING WETLANDS, DETERMINED BY CONSULTATION 44-30059

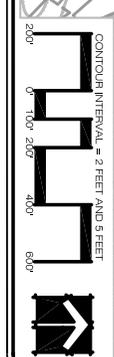
PROJECT LIMITS: 22.21 ACRES ±
 JURISDICTIONAL AREAS: 1.36 ACRES ±
 WETLANDS: 0.14 ACRES ±
 JURISDICTIONAL AREAS IMPACTS PHASE IV WETLANDS: 0.14 ACRES ±

LEGEND:

- SURVEYED WETLAND LIMITS
- SURVEYED STREAM CHANNEL LIMITS
- PROPOSED WETLAND IMPACTS
- PROPOSED STREAM CHANNEL IMPACTS

PERMANENT IMPACTS TABLE

WETLAND (ACRES)	LEVEL OF IMPACTS		
	2 - PERMANENT	1 - TEMPORARY	0 - GRADING
P88	0.06	0.00	0.00
P89	0.06	0.00	0.00
P86	0.02	0.00	0.00
TOTAL	0.14	0.00	0.00



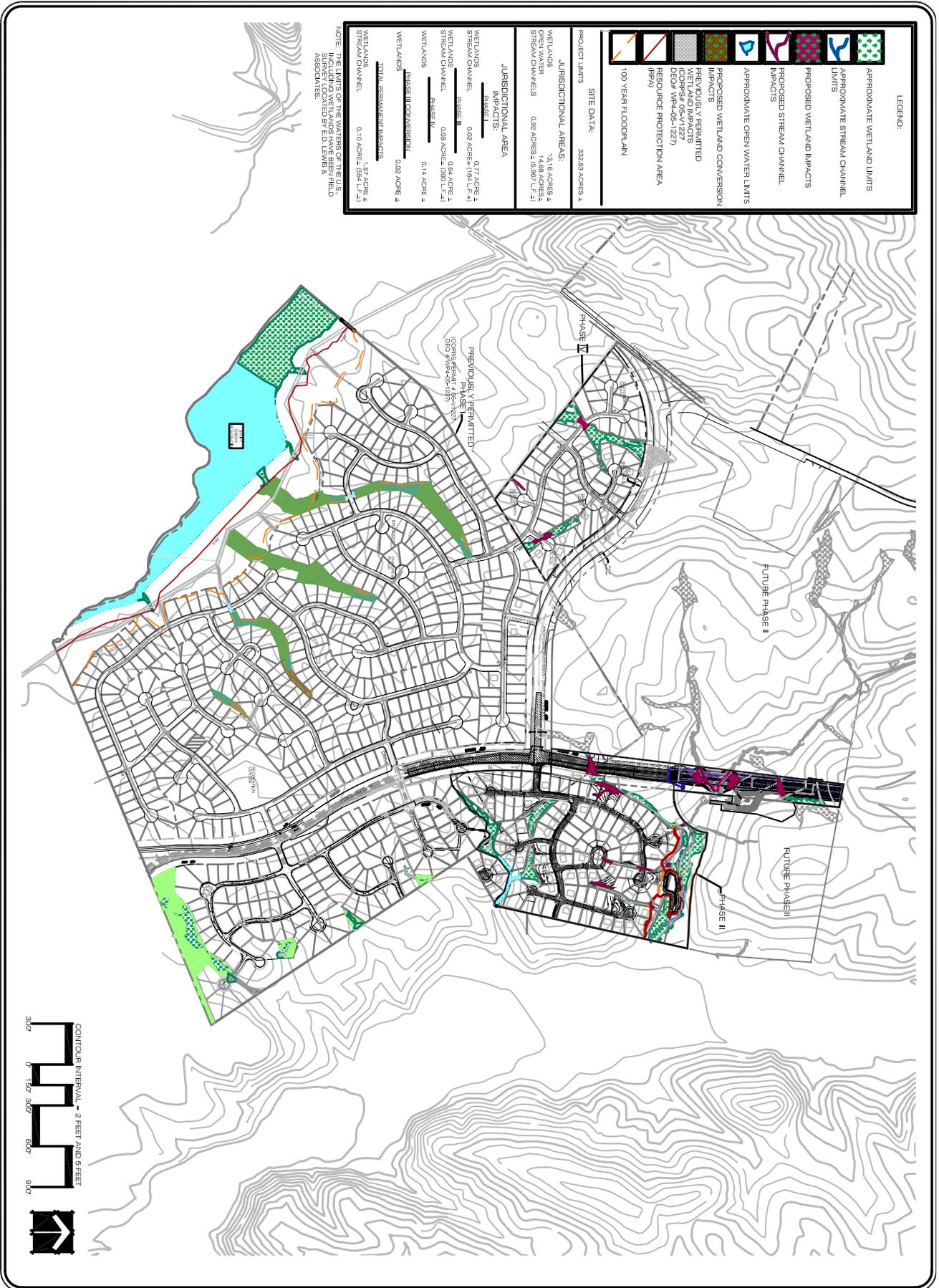
DRAWN BY: [Name]
 DATE: [Date]
 SCALE: [Scale]
 SHEET: 3 OF 3

JURISDICTIONAL AREA IMPACTS MAP ROUNTREY PHASE IV CHESTERFIELD COUNTY, VIRGINIA

13221 Park Center Road
 Suite 100
 Henrico, VA 23111
 (757) 220-8869
 (757) 421-0261

5705 Salem Run Blvd.
 Suite 100
 Fredericksburg, Virginia 22407
 (800) 785-9444

Environmental Consultants



LEGEND:

- APPROXIMATE WETLAND LIMITS
- APPROXIMATE STREAM CHANNEL LIMITS
- PROPOSED WETLAND IMPACTS
- PROPOSED STREAM CHANNEL IMPACTS
- APPROXIMATE OPEN WATER LIMITS
- PROPOSED WETLAND CONVERSION IMPACTS
- PREVIOUSLY PERMITTED WETLAND CONVERSION (CORP# 05-11227)
- RESOURCE PROTECTION AREA (RPA)
- 100-YEAR FLOODPLAIN

SITE DATA: 332.83 ACRES ±

JURISDICTIONAL AREAS:

WETLANDS	131.6 ACRES ±
STREAM CHANNELS	0.82 ACRES ± (6,967' L.F.)

JURISDICTIONAL AREA BY PHASE:

PHASE I	0.77 ACRES ±
PHASE II	0.02 ACRES ± (164' L.F.)
PHASE III	0.64 ACRES ±
PHASE IV	0.08 ACRES ± (690' L.F.)
PHASE I, III, IV	0.14 ACRES ±
PHASE II CONVERSION	0.02 ACRES ±
TOTAL PERMITTED WETLANDS	1.57 ACRES ±
TOTAL PERMITTED STREAM CHANNELS	0.10 ACRES ± (84' L.F.)

NOTE: THE LIMITS OF THE WATERS OF THE U.S. INCLUDING WETLANDS HAVE BEEN FIELD ASSOCIATES.



DRAWN BY: [Name]
 DATE: [Date]
 SCALE: [Scale]
 SHEET # 1 OF 3
 11-30-07

OVERALL JURISDICTIONAL AREA IMPACTS MAP
ROUNTREY PHASE I, III, IV
CHESTERFIELD COUNTY, VIRGINIA

6029 Center Street
 Manassas, VA 20108-23188
 (703) 200-8869

5705 Salem Run Blvd.
 Suite 100
 Fredericksburg, Virginia 22407
 (800) 785-6644

Environmental Consultants