

# Public Notice

U.S. Army Corps of Engineers, Norfolk District

CENAO-REG  
NAO-2008-3138 (VMRC 08-V1381)

November 25, 2008

## FEDERAL PUBLIC NOTICE

The District Commander has received an Individual Permit application for a Federal permit as described below:

### APPLICANT

Roslyn Farms Corporation  
320 C. Charles Dimmock Parkway  
Colonial Heights, VA 23834

WATERWAY AND LOCATION OF THE PROPOSED WORK: The project is located along Wagner Road (SR 632) just west of the exit ramp from I-95, along the Blackwater Swamp, a tributary of the Blackwater River, in the City of Petersburg, Virginia.

PROPOSED WORK AND PURPOSE: The applicant proposes to discharge fill material and **permanently** impact 2.58 acres of PFO wetlands; 0.08 acres of PEM wetlands and 0.16 acres of POW wetlands; and to **temporarily** impact 0.03 acres of PFO wetlands. Specific impacts are as follows:

- permanent impacts to 2.35 acres of PFO wetlands for the construction of a hotel facility; , -
- permanent impacts to 0.231 acres of PFO and 0.16 acres of POW for the construction of the secondary access road
- permanent impacts to .08 acres of PEM wetlands for the construction of a parking lot. -
- temporary impacts of .03 acres of PFO wetlands for access to the on-site mitigation area.

The proposed work is for the development of a Retail Commercial center, Brasfield Commons, along with associated infrastructure including parking areas and access roads, on a 107.81 acre parcel. The stated purpose of the proposed project is to provide economic development within the City of Petersburg. Project drawings are attached.

Mitigation: Efforts were made by the applicant to avoid and minimize impacts during project design. The applicant proposes to compensate for unavoidable wetland impacts through the purchase of wetland credits from the Halifax Farm Environmental Bank. The application has included in the application, a "Credit Availability Letter" from the Halifax Farm Environmental Bank, which is authorized to transfer credits in the Chowan River Basin service area.

In addition to the required Department of the Army permit, the applicant must obtain a Virginia Water Protection Permit/401 certification from the Virginia Department of Environmental Quality 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).

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.

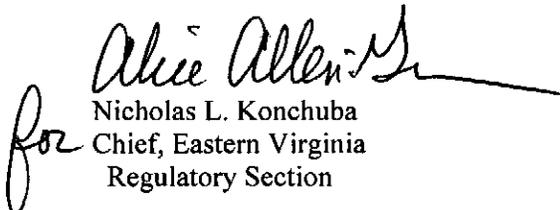
Preliminary review indicates that: (1) no environmental impact statement will be required; (2) no species of fish, wildlife, or plant (or their critical habitat) listed as endangered or threatened under the Endangered Species Act of 1973 (PL 93-205) will be affected; and (3) no known properties eligible 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. Additional information might change any of these findings.

COMMENT PERIOD: Comments on this project should be made in writing, addressed to the Norfolk District, Corps of Engineers (ATTN: Irwin Garskof), P.O.Box 1046, Clarksville, Virginia 23927, and should be received by the close of business on December 26, 2008.

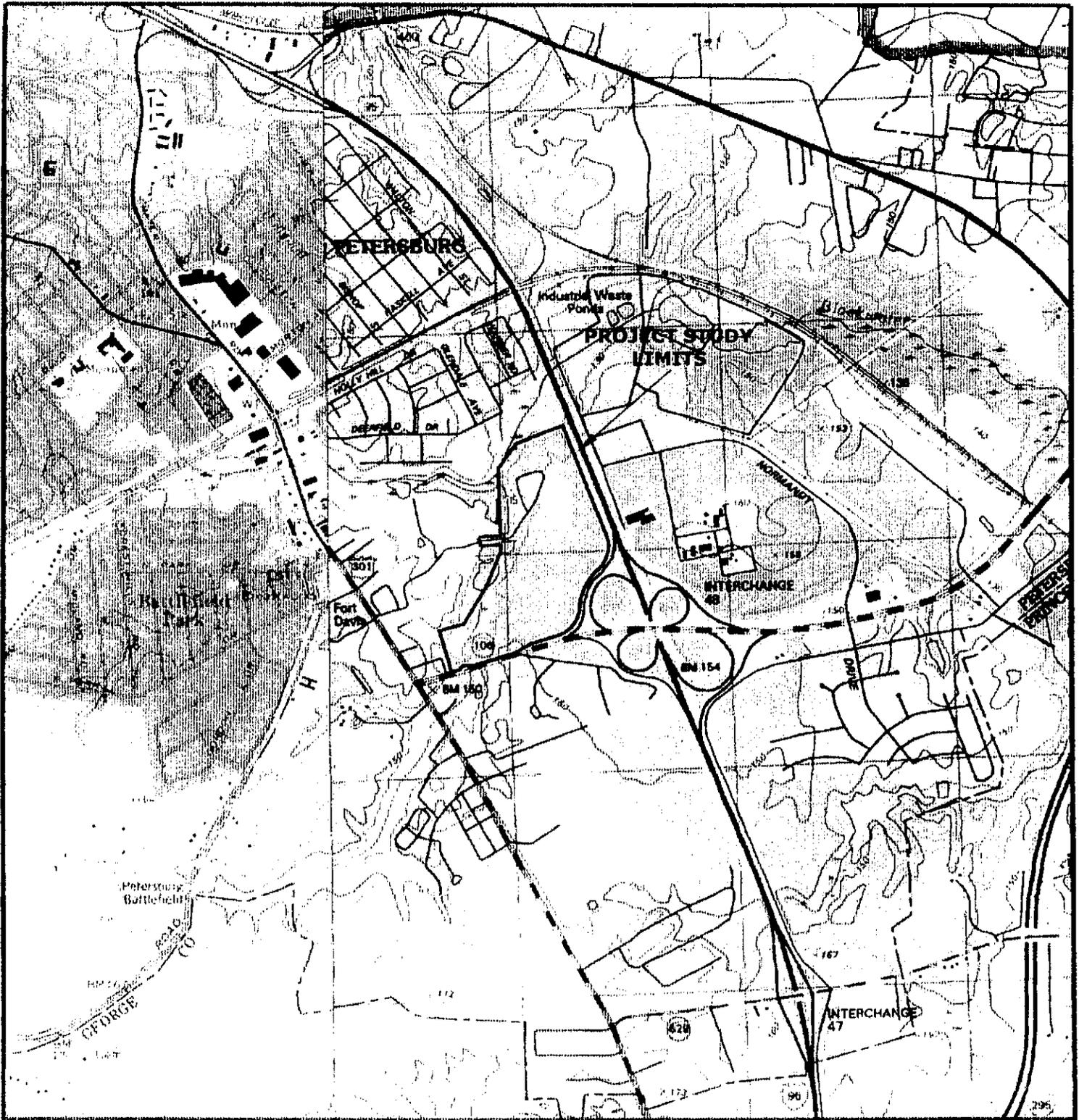
If you have any questions about this project or the permit process, please contact:

Irwin Garskof at (434) 374-5406 or [irwin.garskof@usace.army.mil](mailto:irwin.garskof@usace.army.mil)

FOR THE DISTRICT COMMANDER:

  
for  
Nicholas L. Konchuba  
Chief, Eastern Virginia  
Regulatory Section

Attachments: Project Plans  
Site Location Map

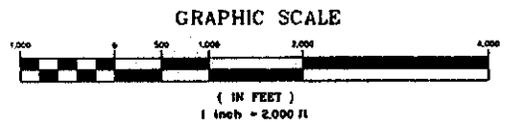


**VICINITY MAP OF  
BRASFIELD COMMONS**  
CITY OF PETERSBURG, VIRGINIA

JOB NUMBER: 25689  
 SITE AREA: 107.81 ACRES  
 LATITUDE: 37°11'37" N  
 LONGITUDE: 77°21'51" W

**TIMMONS GROUP**

AN EQUAL OPPORTUNITY AND AFFIRMATIVE ACTION EMPLOYER



U.S.G.S. QUADRANGLES: PRINCE GEORGE

BLACKWATER WATERSHED (HUC 03010202)

**LEGEND**

PROJECT STUDY LIMITS (AS APPLICABLE)

WETLANDS OF THE U.S.

EMERGENCY WETLANDS

SHALLOW SCUMBLE WETLANDS

POSSIBLE WETLANDS

OPEN WATER

WETLAND BUFFER

RESTRICTED PERMITTED WETLAND BUFFER

**NOTES**

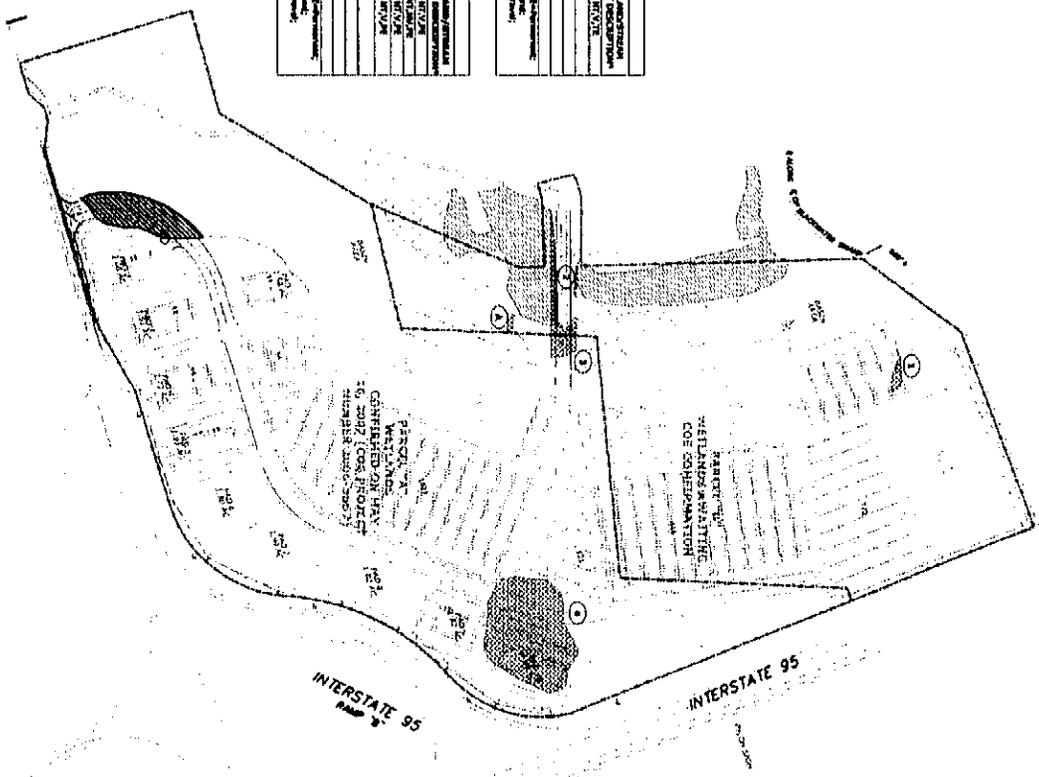
1. SCUMBLE BUFFER AND LOCATION OF WETLANDS AND BUFFER ARE SHOWN FOR THE PROJECT STUDY LIMITS. BUFFER IS SHOWN WHERE A LOCATION IS KNOWN.
2. PROJECT STUDY LIMITS ARE SHOWN UNDER FIELD SURVEY BY "TERRAIN GROUP".
3. BUFFER A WAS COMPILED BY THE U.S. ARMY CORPS OF ENGINEERS ON MAY 14, 2007 (PROJECT 7206-1007).
4. BUFFER B WAS COMPILED BY THE U.S. ARMY CORPS OF ENGINEERS ON AUGUST 26, 2004.
5. TERRAIN GROUP'S INVESTIGATION IS FROM TERRAIN GROUP FIELD SURVEY.

**TEMPORARY IMPACTS TABLE**

IMPACT	CONVERSION CLASSIFICATION	IMPACT TYPE	IMPACT DESCRIPTION
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**PERMANENT IMPACTS TABLE**

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**TIMMONS GROUP**

BRASFIELD COMMONS  
CITY OF PETERSBURG, VIRGINIA  
WETLAND IMPACTS MAP

256552

THIS DRAWING PREPARED BY THE ENGINEERING OFFICE

1700 Rockledge Parkway, Suite 301 | Richmond, VA 23228  
TEL: 804 307 6520 FAX: 804 340 1018 www.timmons.com

Site Development | Residential | Infrastructure | Technology

PREPARED BY: [Name]

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