



U.S. Army Corps
of Engineers
Baltimore District
PN-08-63

Public Notice

In Reply to Application Number
NAB-2008-02248-P02(Susquehanna Trail Distribution Project)

Comment Period: September 26, 2008 to October 17, 2008

THE PURPOSE OF THIS PUBLIC NOTICE IS TO SOLICIT COMMENTS FROM THE PUBLIC REGARDING THE WORK DESCRIBED BELOW. NO DECISION HAS BEEN MADE AS TO WHETHER OR NOT A PERMIT WILL BE ISSUED AT THIS TIME.

This District has received an application for a Department of the Army permit pursuant to Section 404 of the Clean Water Act (33. U.S.C. 1344) as described below:

APPLICANT: R. Michael Perot
White Rock Commercial, LLC
1501 LBJ Freeway, Suite 550
Dallas, Texas 75234

LOCATION: Unnamed tributaries to Little Conewago Creek and adjacent wetlands, Manchester Township, York County, Pennsylvania (Sheet 1).

PURPOSE: To construct an economically viable warehouse distribution center within the south central Pennsylvania region as a central location to service the immediate Harrisburg, York and Baltimore market area, including the surrounding service areas of New York City, Washington, D.C., and Philadelphia.

WORK: To discharge dredged and/or fill materials into waters of the United States including wetlands for the construction of a 708,000-square foot Class A warehouse distribution facility and other associated infrastructure, including truck parking areas, double dock access, serviceable utilities, and two storm water management facilities on a 58-acre parcel. The proposed project will permanently impact 2.1 acres of palustrine emergent (PEM) wetlands, 900 linear feet of perennial stream channel and 3,194 linear feet of intermittent/ephemeral channels (Sheets 2, 3, 4, 5 and 6).

The applicant has stated that the proposed impacts are unavoidable due to site constraints, including the central location of wetlands on the property. The applicant further stated that to minimize impacts to wetlands and watercourses, surface water conveyance channels are proposed to serve as a relocation of the existing ephemeral and intermittent streams in lieu of stream enclosures and fill.

To compensate for proposed wetland and watercourse impacts, both on-site and off-site wetland and stream mitigation are proposed. Wetland mitigation will be provided at two sites, including Site 1 - on-site creation of 0.9 acre of PEM wetlands, and Site 2 - off-site creation 1.59 acres of PEM wetlands. Proposed stream mitigation includes the construction of two on-site surface water conveyance channels totaling 2,875-linear feet and an off-site stream mitigation site (Markey Site) that involves the preservation of 1,800-linear feet of wooded stream corridor along Little Conewago Creek (Sheets 7, 8 and 9).

Cultural resource surveys have determined that structures present at the project site are eligible for inclusion in the National Register of Historic Places, and will be adversely affected by project construction. The Corps has determined that the structures are within the "permit area" pursuant to our responsibilities under Section 106 of the National Historic Preservation Act of 1966, as amended, and will consult with the State Historic Preservation Officer to avoid, reduce and mitigate the effects on historic properties.

All work will be completed in accordance with the enclosed plan(s). If you have any questions concerning this matter, please contact Mr. Michael Danko at (717) 249-8730.

The decision whether to issue a permit will be based on an evaluation of the probable impacts, 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 reasonable may be expected to accrue from the proposal, 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, economic, aesthetics, general environmental concerns, wetlands, cultural values, 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 production, 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 need for a public hearing and to determine the overall public interest of the proposed activity. Written comments concerning the work described above related to the factors listed above or other pertinent factors must be received by the District Engineer, U.S. Army Corps of Engineers, Baltimore District, P.O. Box 1715, Baltimore, Maryland 21203-1715, with the comment period specified above.

The applicant is required to obtain a water quality certification in accordance with Section 404 of the Clean Water Act from the Pennsylvania Department of Environmental Protection through the issuance of a Section 105 permit or through direct application to the Regional Office in the area of the proposed project. The Section 404 certifying agency has a statutory limit of one year in which to make its decision.

The applicant must obtain any State or local government permits which may be required.

A preliminary review of this application indicates that the proposed work will not affect Federal listed threatened or endangered species or their critical habitat, pursuant to Section 7 of the Endangered Species Act, as amended. As the evaluation of this application continues, additional information may become available which could modify this preliminary determination.

The evaluation of the impact of this project on the public interest will include applications of the

guidelines promulgated by the Administrator, U.S. Environmental Protection Agency, under authority of Section 404 of the Clean Water Act. Any person who has an interest which may be adversely affected by the issuance of this permit may request a public hearing. The request, which must be in writing, must be received by the District Engineer, U.S. Army Corps of Engineers, Baltimore District, P.O. Box 1715, Baltimore, Maryland 21203-1715, within the comment period as specified above to receive consideration. Also it must clearly set forth the interest which may be adversely affected by this activity and the manner in which the interest may be adversely affected.

It is requested that you communicate this information concerning the proposed work to any persons know by you to be interested and not being known to this office, who did not receive a copy of this notice.

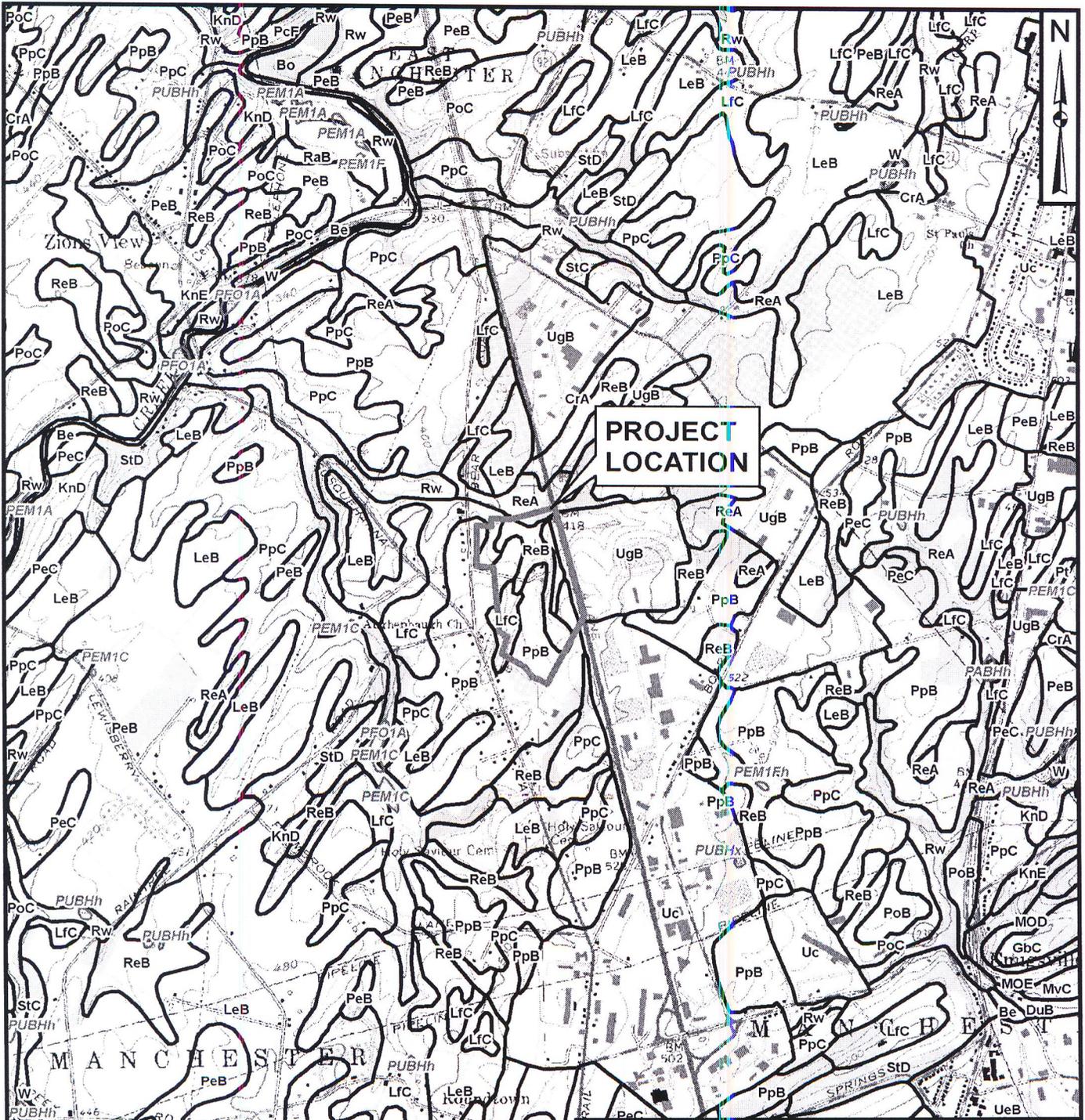
FOR THE DISTRICT ENGINEER



Wade B. Chandler

Acting Chief, Pennsylvania Section

Enclosures



Legend

- NWI Wetlands
- Soil Map Units

Source: U.S.G.S. 7.5' Quadrangles - Dover and York Haven, Pennsylvania

SKELLY and LOY, Inc.

July 2007

Figure 1

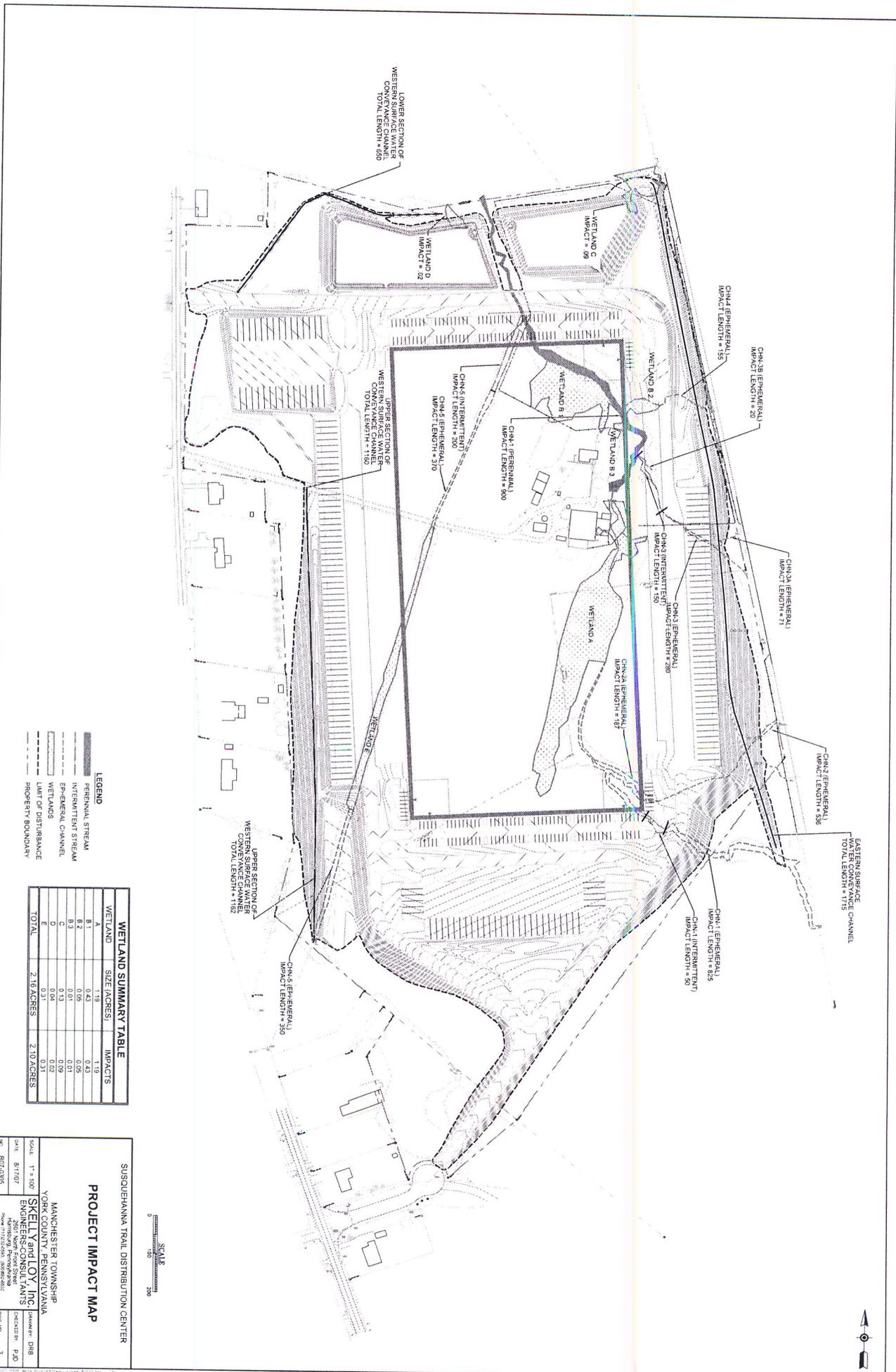
Susquehanna Trail Distribution Center

PROJECT LOCATION MAP

Manchester Township
York County, Pennsylvania

Job No: R07-0305

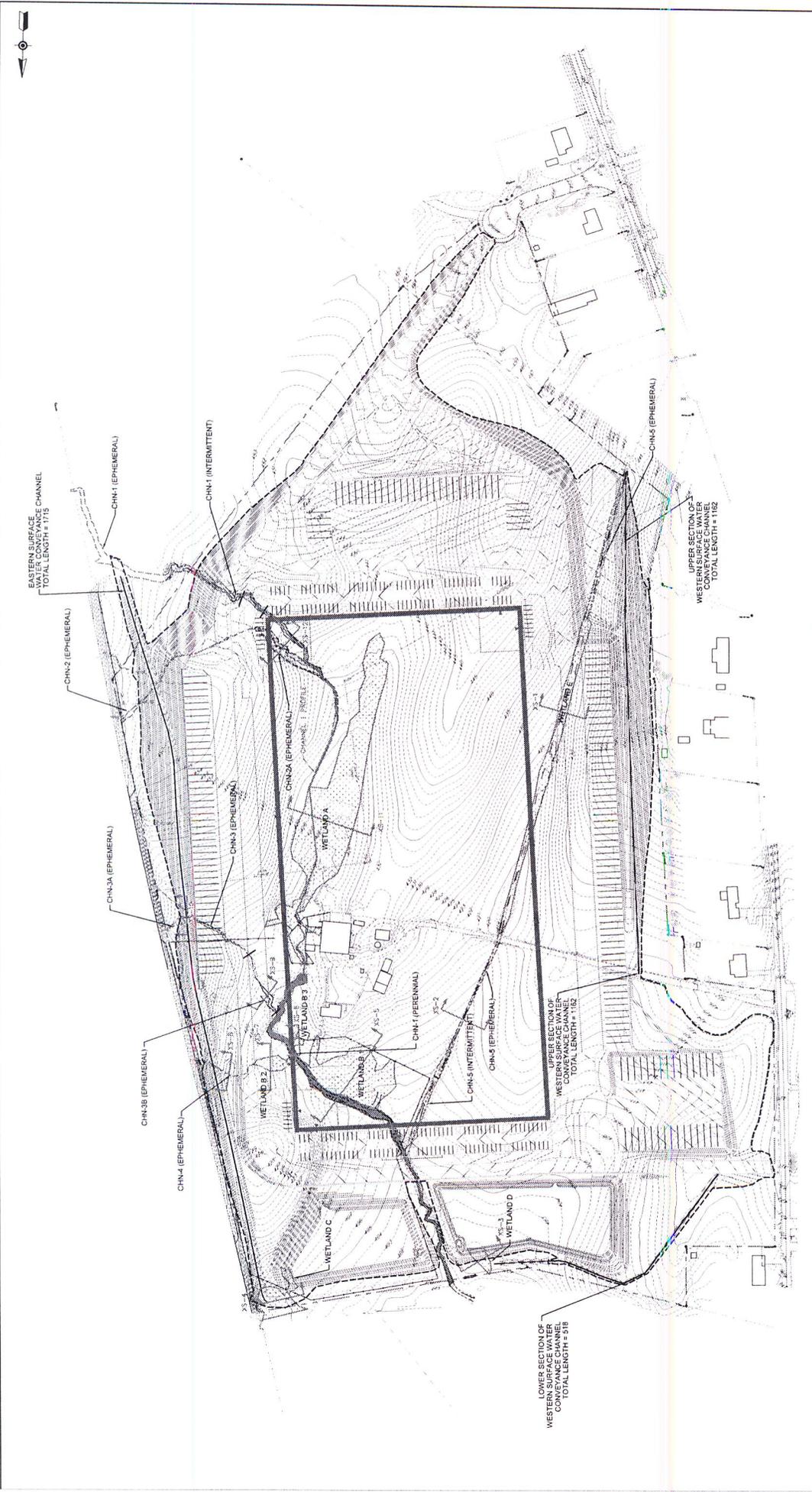
Scale: 1" = 2000'



SCALE
0 100 200

PROJECT IMPACT MAP

SUSQUEHANNA TRAIL DISTRIBUTION CENTER
 MANCHESTER TOWNSHIP
 YORK COUNTY, PENNSYLVANIA
 SCALE: 1" = 100'
 DATE: 8/17/07
 SKELLY and LOY, INC.
 ENGINEERS/CONSULTANTS
 2501 North Ford Street
 York, PA 17403
 PHONE: 717.225.1999
 FAX: 717.225.1998
 PROJECT NO.: R07-0305
 DRAWING NO.: 0913.00
 SHEET NO.: 3



SUSQUEHANNA TRAIL DISTRIBUTION CENTER

CROSS SECTION AND PROFILE LOCATIONS

MANCHESTER TOWNSHIP
 YORK COUNTY, PENNSYLVANIA

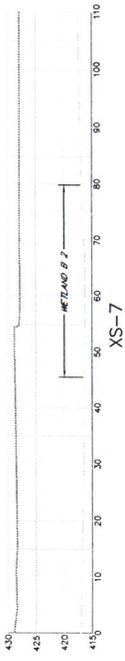
SKELLY and LOY, INC. BRANNA PT. DRB
 ENGINEERS-CONSULTANTS
 Harrisburg, Pennsylvania
 P.O. Box 173221, Harrisburg, PA 17103-0221

SCALE	1" = 100'
DATE	7/29/08
NO.	R07-0305
DESIGNED BY	PJD
DRAWN BY	4

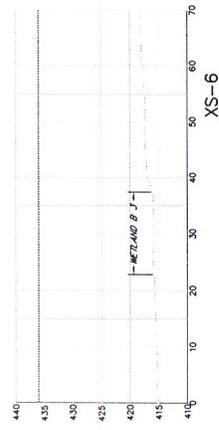
LEGEND

- PERENNIAL STREAM
- INTERMITTENT STREAM
- EPHEMERAL STREAM
- WETLANDS
- LIMIT OF DISTURBANCE
- PROPERTY BOUNDARY
- XS# = CROSS SECTION LOCATION
- # = PROFILE LOCATION

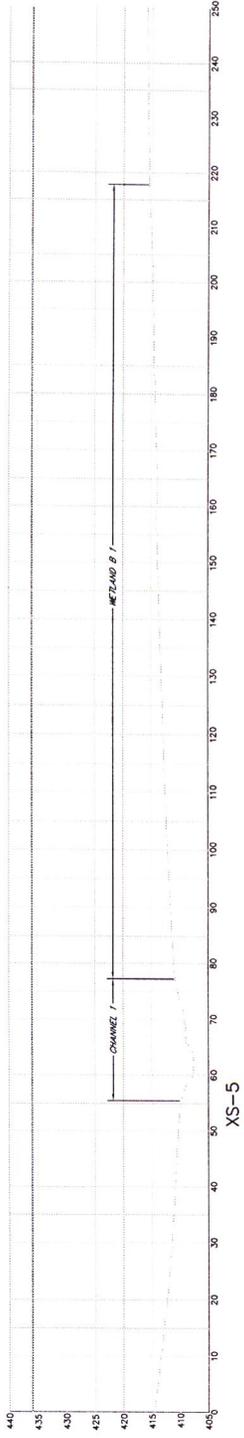
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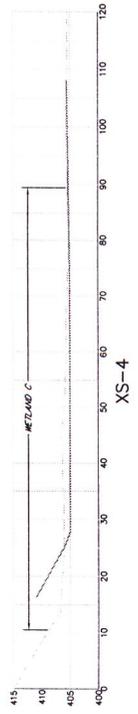
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XS-6



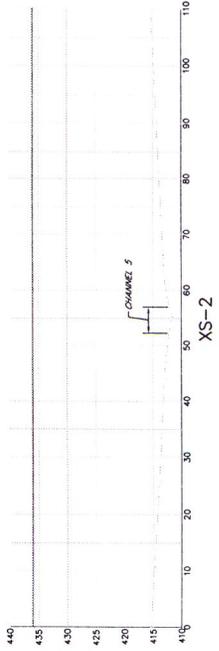
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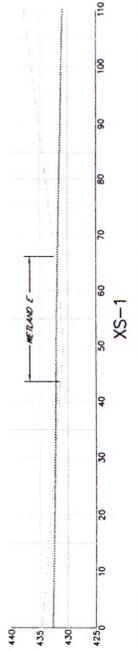
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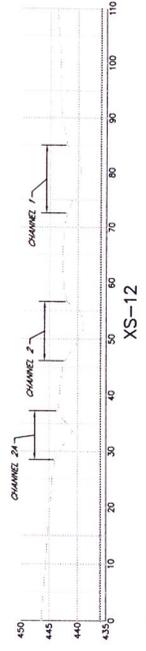
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XS-2



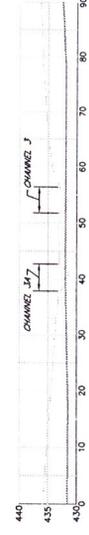
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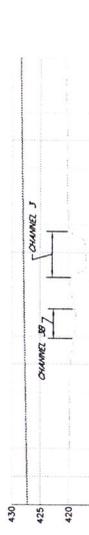
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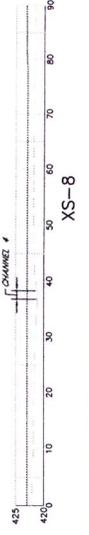
XS-11



XS-10



XS-9



XS-8

LEGEND
 EXISTING GRADE
 - - - - - PROPOSED GRADE

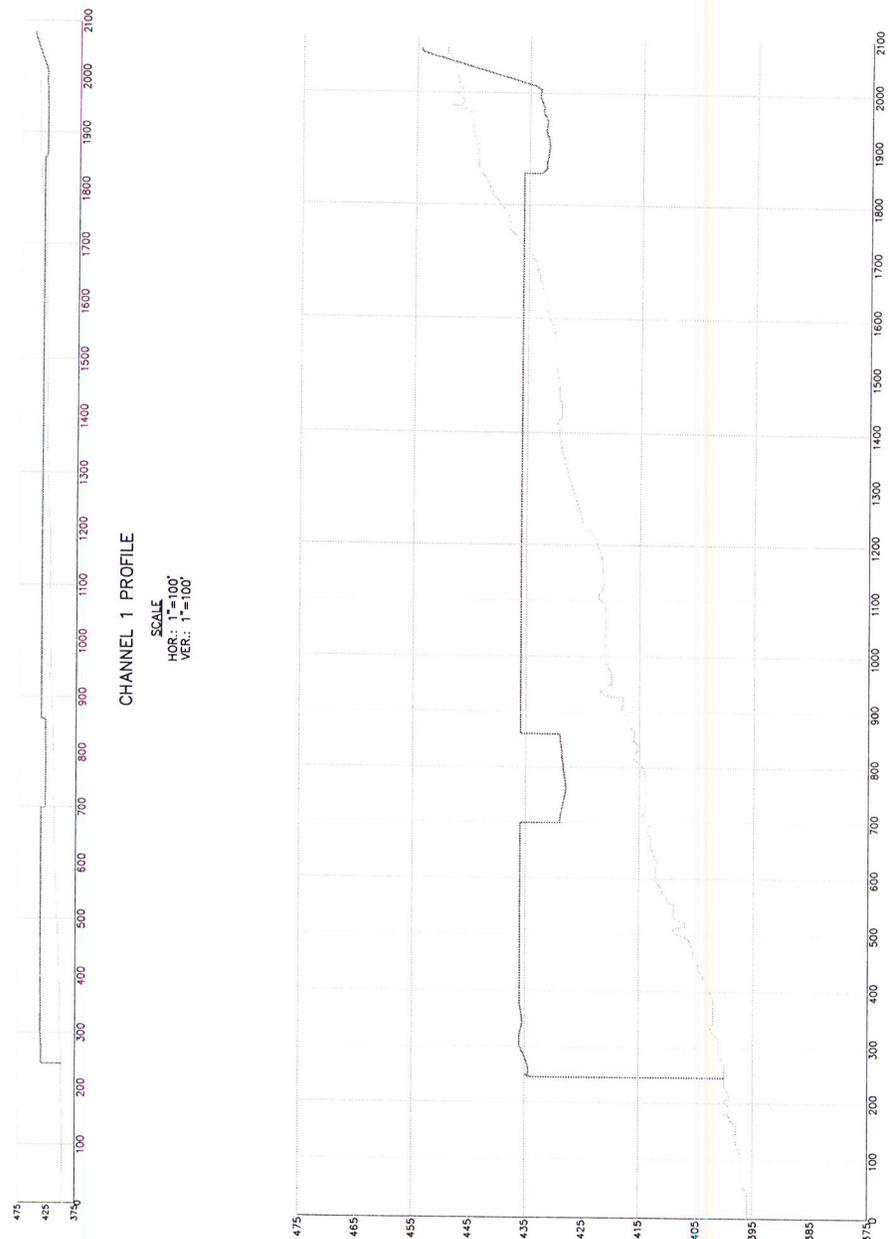
SCALE
 HOR.: 1"=10'
 VER.: 1"=10'

CROSS SECTIONS

SUSQUEHANNA TRAIL DISTRIBUTION CENTER

SCALE AS NOTED	MANCHESTER TOWNSHIP
DATE 7/20/08	YORK COUNTY, PENNSYLVANIA
NO. R07-0305	SKELLY and LOY, Inc. (DRAWN BY: DRB)
	Engineers-Consultants (CHECKED BY: PAD)
	Harrisburg, Pennsylvania (DATE: 7/20/08)
	PROJECT NO. 08-0305 (SHEET NO. 5)

4

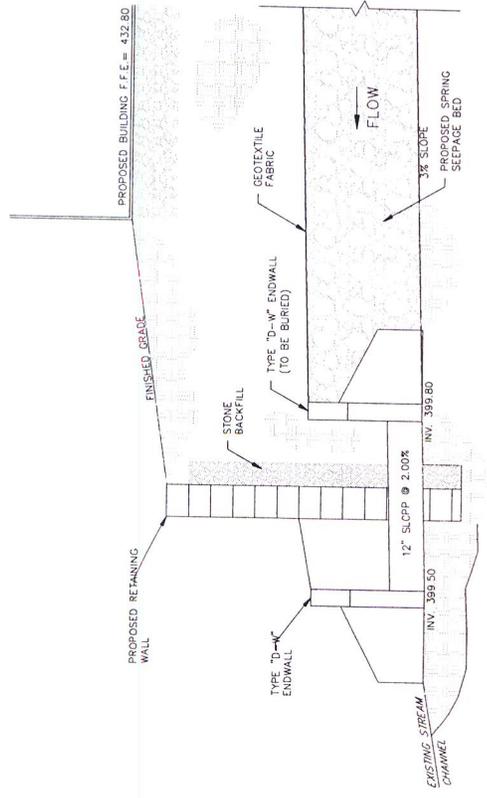
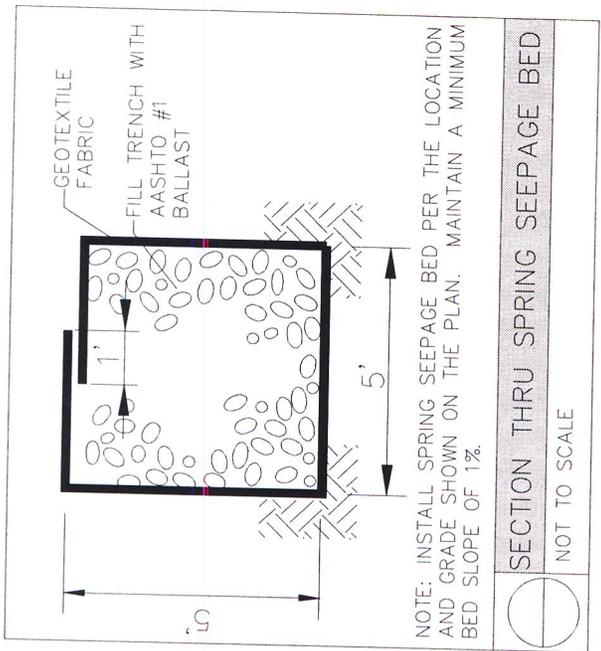


LEGEND
 EXISTING GRADE
 (CHANNEL 1 Q.)
 PROPOSED GRADE

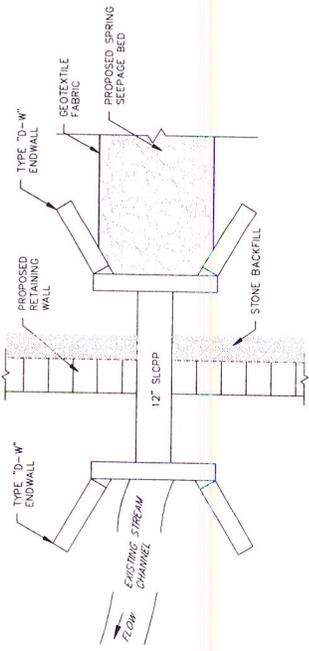
SUSQUEHANNA TRAIL DISTRIBUTION CENTER

PROFILE

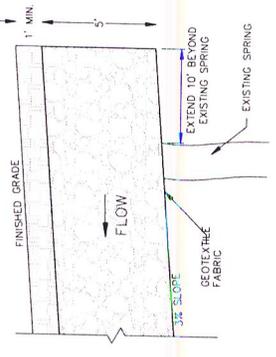
MANCHESTER TOWNSHIP YORK COUNTY, PENNSYLVANIA	
SCALE AS NOTED	DATE: 7/20/08
DRAWN BY: DRB	
CHECKED BY: PJD	
PROJECT: SUSQUEHANNA TRAIL DISTRIBUTION CENTER	
NO. R07-005	DATE: 7/20/08
FIRM: SKELLY and LOY, Inc. 1000 Harrisburg, PA 17105 Tel: 717.228.1100 Fax: 717.228.1100	
PROJECT NO.	DWG. NO.
	6



SIDE VIEW



PLAN VIEW
SPRING SEEPAGE BED WALL CROSSING DETAIL
NOT TO SCALE



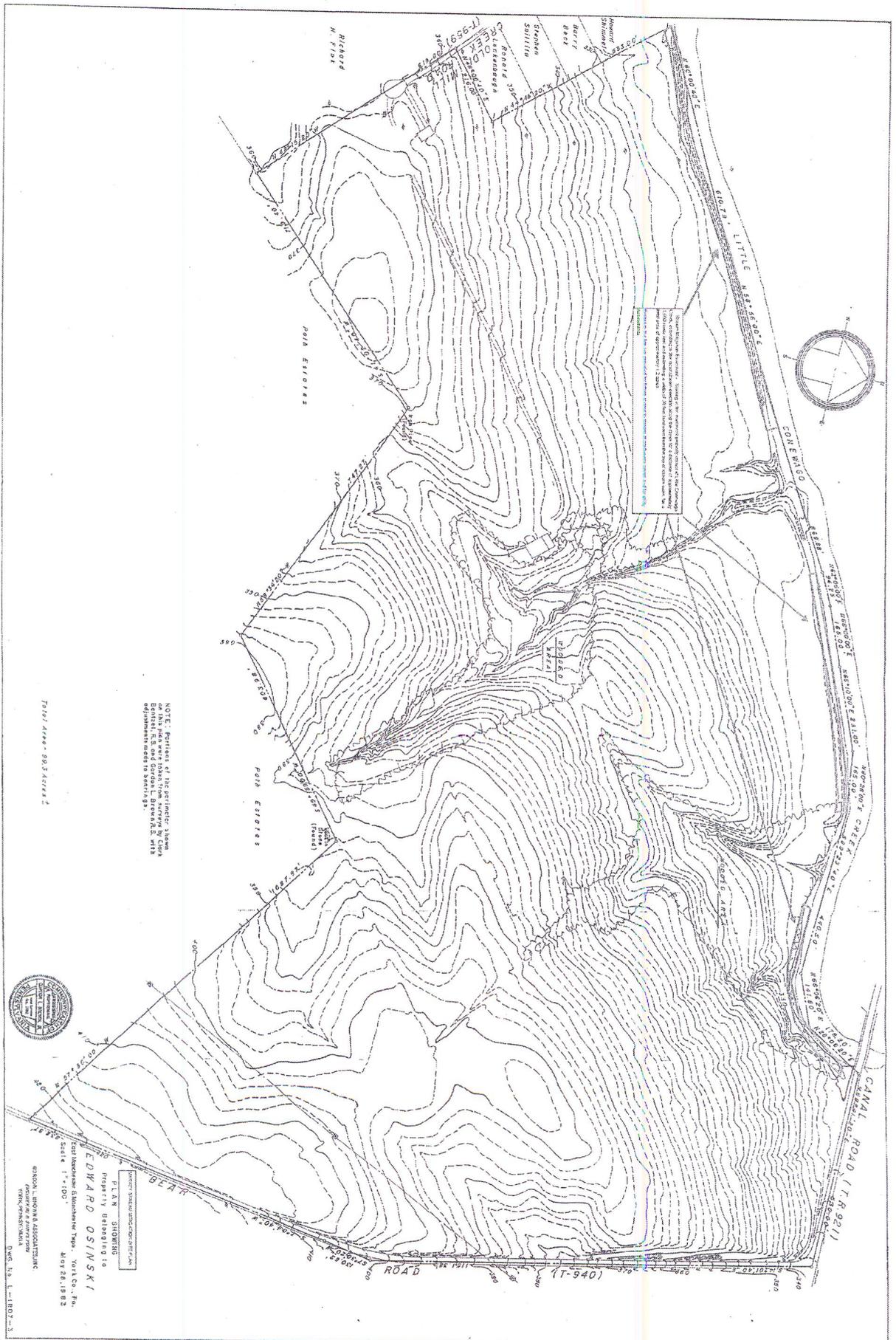
PROPOSED SPRING SEEPAGE BED
UPSLOPE PORTION
NOT TO SCALE

SHEET 7

FIRST CAPITAL ENGINEERING

48 South Richland Avenue
York, PA 17404
Phone: (717) 852-7867
FAX: (717) 852-7881
www.FCAP.com

CIVIL ENGINEERS ★ MUNICIPAL ENGINEERS ★ ENVIRONMENTAL SCIENTISTS
★ LANDSCAPE ARCHITECTS ★ PLANNERS ★ SURVEYORS ★



This map shows the location of the proposed project area. The project area is shown in red. The map is based on a topographic map of the area. The map is not to scale. The map is for informational purposes only. The map is not to be used for any other purpose.

NOTE: Portions of the geologic, stream, and other data were taken from surveys by other agencies and are shown as they appear on the original maps. The map is not to scale.

75101 APPR - 88.3 ACRES 2



EDWARD OSINSKI
 Surveyor General of the State of Florida
 17101 APPR - 88.3 ACRES 2
 17-940
 17-921

Wetland Area	SQ. FT.	ACRES
WA-1	13994	0.32
WA-2	35298	0.81
WA-3	21990	0.50
Grass	71282	1.63
Existing Wetland	1932	0.04
Net	68360	1.59



Legend

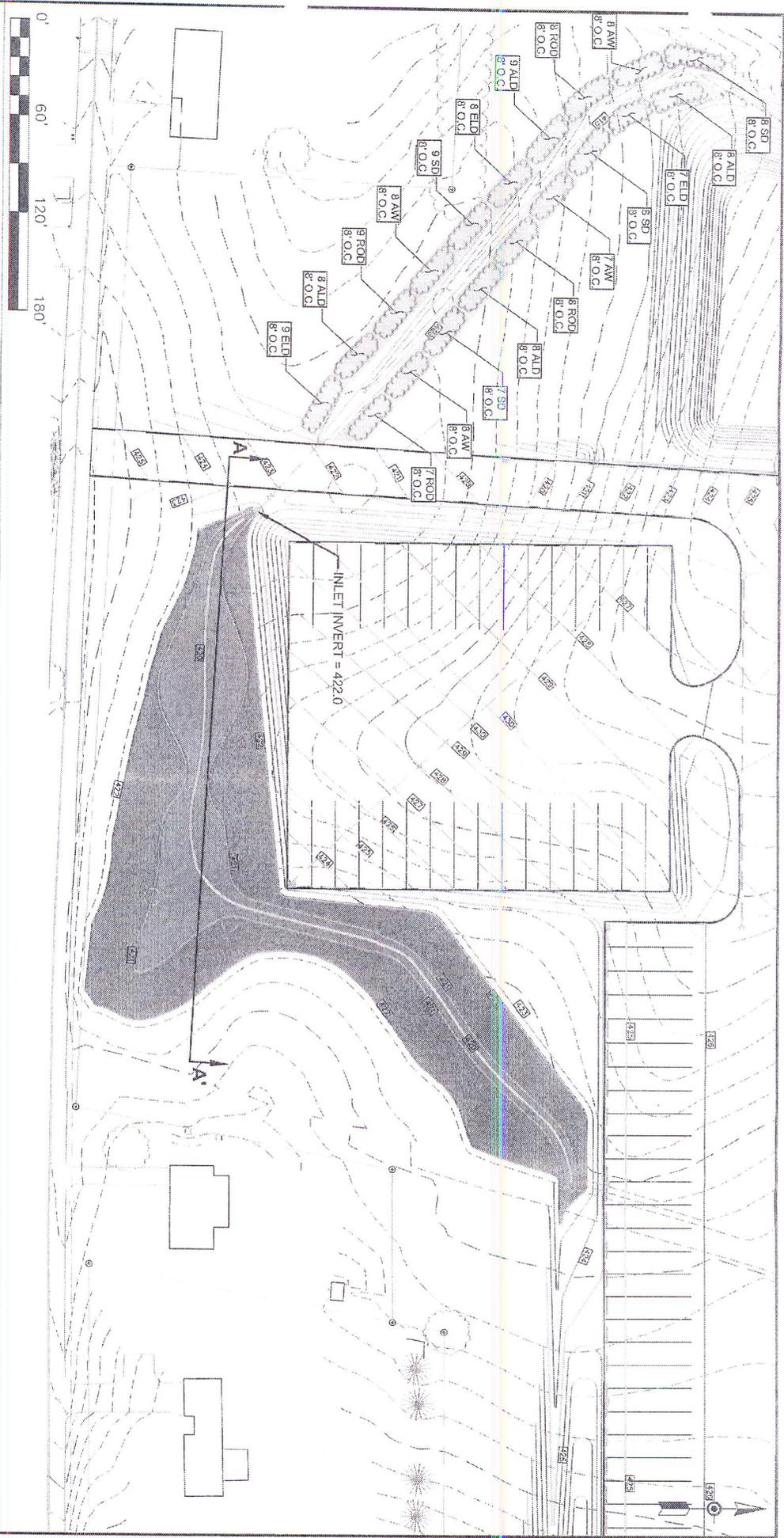
- Saturated Meadow Habitat (Limit of wetland to the waterline)
- Shallow Marsh Habitat (Water Line to 1 foot of standing water)
- Deep Marsh Habitat (1-2 feet of Standing water)
- Open Water Habitat: 2 to 4 feet of standing water)

- Limit of Existing Wetland
- Limit of Existing Wetland in Wetland Creation Area



SKELLY and LOY, Inc. May 2008 Figure 2
 Susquehanna Trail Distribution Center
 Wetland Mitigation Plan
STDC-SITE 2
BODNAR PROPERTY
 SITE PLAN
 Manchester Township
 York County, Pennsylvania
 Job No.: R07-0305 Scale: 1"=60'

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Legend

-  Shallow Marsh Habitat (Water Line to 1 foot of standing water)
-  Deep Marsh Habitat (1-2 feet of Standing Water)
-  Riparian Planting Zone

WETLAND AREA = 39194.89 SQ. FT. (0.90 ACRES)

Note: For Planting Details and Notes See Figure 6

SKELLY and LOY, Inc.	May 2008	Figure 1
Susquehanna Trail Distribution Center Wetland Mitigation Plan		
STDC-SITE 1 SITE PLAN		
Manchester Township York County, Pennsylvania		
Job No.: R07-0305	Scale: 1"=60'	

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