

U.S. Army Corps
of Engineers
Buffalo District
CELRB-TD-R

Public Notice

Applicant: Scannell
Properties, Inc.

Published: June 9, 2016
Expires: July 11, 2016

Application No: LRB-2011-00912
Section: OH

All written comments should reference the above Application No. and be addressed to:
US Army Corps of Engineers, Buffalo District
Regulatory Branch (Attn:) Susan L. Baker
1776 Niagara Street
Buffalo, NY 14207

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.

Application for Permit under Authority of
Section 404 of the Clean Water Act (33 U.S.C. 1344).

APPLICANT: Scannell Properties, Inc., Mr. Kevin See, 800 East 96th Street, Suite 175,
Indianapolis, IN 46240

WATERWAY & LOCATION: Federal jurisdictional wetlands within a 23.88 acre parcel located immediately east of Chamberlain Road and approximately 2000 feet south of East Aurora Road, City of Twinsburg, Summit County, Ohio.

LATITUDE & LONGITUDE: Latitude North: 41.304435
Longitude West: -81.470794

EXISTING CONDITIONS: The subject parcel is mostly cleared and exists within a former industrial facility. The site is bordered to the north by industrial/commercial uses, to the south by a railway, to the west by Chamberlain Road, and to the east by vacant industrial land. On 31 December 2013, the USACE affirmed the use of Nationwide Permit 39 for a proposal to permanently fill 0.5 acre of federal wetlands for the purpose of constructing a multipurpose business park and attendant features. The current proposal utilizes existing fills in waters of the U.S. authorized via the December 31, 2013 Nationwide Permit 39 affirmation and thereby has been determined to be single and complete with the previously authorized activity.

Description of delineation of waters of the US, if applicable: The subject parcel was part of a larger approved jurisdictional determination completed in December 2011 which identified Wetlands A, B, C, D, and E as jurisdictional waters of the U.S. Swales 1 and 2 were determined to not be waters of the U.S.

PROPOSED WORK: The applicant proposes to place fills in waters of the U.S. for the purpose of constructing a package processing facility and associated appurtenances. Specifically, the applicant proposes to permanently fill 0.01 acre of Wetland A, 2.39 acres of Wetland B, 0.15 acre of Wetland C, 0.26 acre of Wetland D, and 0.07 acre of Wetland E, totaling 2.88 acres of permanent wetland fill. Cumulatively, the current proposal and previous authorization total 3.38 acre of permanent wetland fill.

PROJECT PURPOSE

Basic: Commercial development

Overall: To construct a package processing facility with rail access in the City of Twinsburg or adjacent municipalities.

Water Dependency Determination: The proposed activity is not water dependent.

AVOIDANCE AND MINIMIZATION INFORMATION: The applicant proposes to fill all remaining waters of the U.S. on-site.

PROPOSED MITIGATION: The applicant proposes to mitigate for unavoidable impacts to waters of the U.S. via the purchase of 4.4 wetland credits (1.5:1 mitigation ratio) from the Nature Conservancy In-Lieu-Fee Program in the Cuyahoga River Watershed.

Location and details of the above described work are shown on the attached maps and drawings.

Comments or questions pertaining to the work described in this notice should be reference the Application Number and be directed to the attention of Susan L. Baker, who can be contacted at the above address, by calling (716) 879-4474, or by e-mail at: Susan.L.Baker@usace.army.mil A lack of response will be interpreted as meaning that there is no objection to the work as proposed.

The following authorization is required for this project:

Water Quality Certification (or waiver thereof) from the Ohio Environmental Protection Agency

Based on preliminary findings, there do not appear to be any properties listed in, or eligible for listing in, the National Register of Historic Places within the permit area as shown on Sheet 4 of 5. The majority of the site has been previously disturbed by industrial/commercial use, parking, drives, and associated infrastructure. As no properties listed in, or eligible for listing in the National Register of Historic Places have been identified within the vicinity of the project area/area of potential effects, it has been determined that no historic properties will be affected by the proposed activity. This notice constitutes initiation of consultation with the Ohio Historic Preservation Office (SHPO) per Section 106 of the National Historic Preservation Act. All currently available historic resource information pertaining to this proposed project if any has been provided to the SHPO. Additional information concerning historic properties should be

submitted to the Corps before the end of the comment period of this notice. The Corps will forward that information to the SHPO for their review.

Pursuant to Section 7 of the Endangered Species Act (16 U.S.C. 1531), the Corps of Engineers is consulting, under separate cover, with the USFWS to evaluate any potential impacts to: Indiana bat, northern long-eared bat, and northern monkshood, and to ensure that the proposed activity is not likely to jeopardize their continued existence or result in the destruction or adverse modification of critical habitat.

This notice is promulgated in accordance with Title 33, Code of Federal Regulations, parts 320-330. Any interested party desiring to comment on the work described herein may do so by submitting their comments, in writing, so that they are received no later than 4:30 pm on the expiration date of this notice.

Comments submitted in response to this notice will be fully considered during the public interest review for this permit application. All written comments will be made a part of the administrative record which is available to the public under the Freedom of Information Act. The Administrative Record, or portions thereof may also be posted on a Corps of Engineers internet web site. Due to resource limitations, this office will normally not acknowledge the receipt of comments or respond to individual letters of comment.

Any individual may request a public hearing by submitting their written request, stating the specific reasons for holding a hearing, in the same manner and time period as other comments.

Public hearings for the purposes of the Corps permit program will be held when the District Commander determines he can obtain additional information, not available in written comments, that will aid him in the decision making process for this application. A Corps hearing is not a source of information for the general public, nor a forum for the resolution of issues or conflicting points of view (witnesses are not sworn and cross examination is prohibited). Hearings will not be held to obtain information on issues unrelated to the work requiring a permit, such as property ownership, neighbor disputes, or the behavior or actions of the public or applicant on upland property not regulated by the Department of the Army. Information obtained from a public hearing is given no greater weight than that obtained from written comments. Therefore, you should not fail to make timely written comments because a hearing might be held.

The decision to approve or deny this permit request 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 benefits which reasonably 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 these 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,

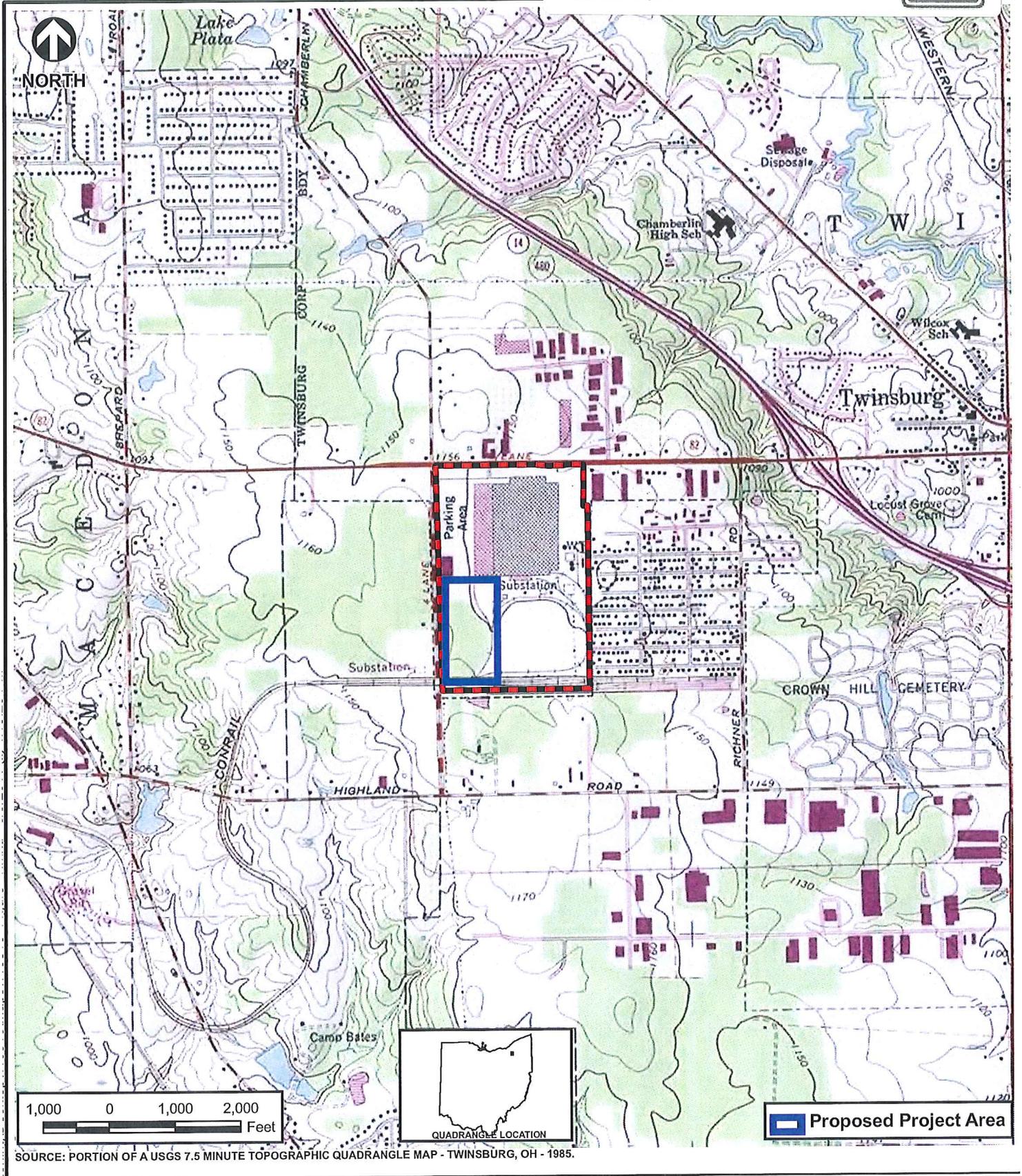
and in general, the needs and welfare of the people.

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 need for a public hearing and to determine the overall public interest of the proposed activity.

SIGNED

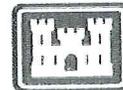
Diane C. Kozlowski
Chief, Regulatory Branch

NOTICE TO POSTMASTER: It is requested that this notice be posted continuously and conspicuously for 30 days from the date of issuance.



SOURCE: PORTION OF A USGS 7.5 MINUTE TOPOGRAPHIC QUADRANGLE MAP - TWINSBURG, OH - 1985.

Scannell Properties, Inc.
 D/A Processing No. 2011-00912
 Summit County, Ohio
 Quad: Twinsburg
 Sheet 2 of 5



SITE BENCH MARK
 SOUTH MAIN STREET CORNER MONUMENT
 ELEVATION = 1143.8

DESIGNED BY: [Logo] DISNEY/SILVERMOUNT/COLAISNY
 SURVEY PROVIDED BY: [Logo] DISNEY/SILVERMOUNT/COLAISNY
 Scale: 1" = 100'



2455 Hamlet Road, Suite B
 Twinsburg, OH 44087
 330.324.8077
 info@scannell.com
 matt@scannell.com



Reg. No.: 61709

SCANNELL
 PROPERTIES
 800 E. 96th ST., SUITE 175
 INDIANAPOLIS, IN
 REP: KEVIN SEE
 PHONE: 317-218-1641

Issue Date
 12-04-2015

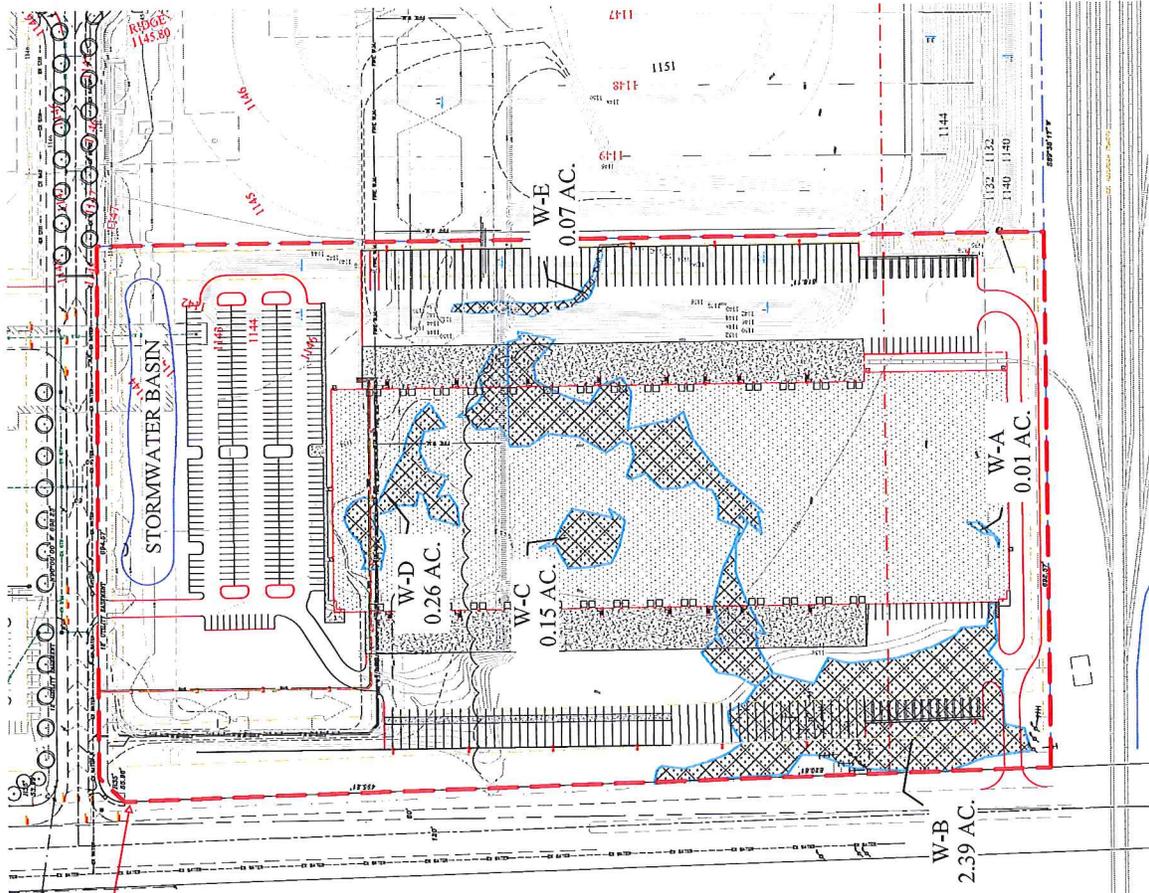
PROPOSED OFFICE/WAREHOUSE
 CHAMBERLIN ROAD
 TWINSBURG, OH

OVERALL
 DEVELOPMENT
 PLAN

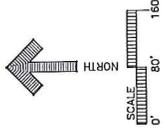
1 OF 1
 Project No. 2015-212



Scannell Properties, Inc.
 D/A Processing No. 2011-00912
 Summit County, Ohio
 Quad: Twinsburg
 Sheet 4 of 5



Permit Area/Area
 of Potential Effects



IMPACT TABLE		
WETLAND	AREA	IMPACTS
W-A	0.01 AC.	0.01 AC.
W-B	2.39 AC.	2.39 AC.
W-C	0.15 AC.	0.15 AC.
W-D	0.26 AC.	0.26 AC.
W-E	0.07 AC.	0.07 AC.
Total	2.88 AC.	2.88 AC.



WETLAND AREA

Provided that site conditions, methodology or criteria remain constant, these findings will be supported by Flickinger Wetland Company, LLC for five years from the date of this map or verification letter from USACE, whichever is later.

ASPHALT PAVING



CONCRETE PAVING



CLIENT	SCANNELL PROPERTIES, INC.
PROJECT	FED EX OFFICE WAREHOUSE
TITLE	WETLAND DELINEATION
SCALE	1" = 80'
DATE	5-4-18
JOB NO.	-
DWG. FILE	-
DATE	5-4-18
JOB NO.	-
DWG. FILE	-
SHEET NO.	1 of 1

FLICKINGER WETLAND COMPANY, LLC
 8530 NORTH BOYLE PARKWAY
 TWINSBURG, OHIO 44087 (440) 668-5177

