

Public Notice

**US Army Corps
of Engineers**
Louisville District ®

Public Notice No.
LRL-2018-246-sea

Open Date:
30 Apr 2018

Close Date:
30 May 2018

Please address all comments and inquiries to:
U.S. Army Corps of Engineers, Louisville District
ATTN: Ms. Sarah Atherton, CELRL-RDS, Rm 752
P.O. Box 59
Louisville, Kentucky 40201-0059

Phone: (502) 315-6711

This notice announces an application submitted for a Department of the Army (DA) Permit subject to Section 404 of the Clean Water Act:

APPLICANT: Browning Consolidated PI, LLC
6100 West 96th Street, Suite 150
Indianapolis, IN 46278

AGENT: Redwing Ecological Services, Inc.
1139 South Fourth Street
Louisville, KY 40208

LOCATION: Unnamed tributaries of Buffalo Run, adjacent wetlands, and open water pond, on a 109-acre site, located one mile southeast of the intersection of I-65 and KY 480 (Cedar Grove Road) in Shepherdsville, Bullitt County, Kentucky.

Latitude: 37.966658° N
Longitude: 85.691813° W
7.5 Minute Quad: Shepherdsville, Kentucky

PURPOSE: To construct four industrial warehouse facilities and associated infrastructure along I-65 in Bullitt County, Kentucky.

DESCRIPTION OF WORK: The applicant proposes to permanently discharge approximately 7,000 cubic yards of clean fill into 1,540 linear feet of two intermittent streams (0.240 acre), 2,645 acre of nine ephemeral streams (0.114 acre), 3.638 acres of emergent and scrub-shrub wetlands, and 0.135 acre of one open water pond. This activity would be required for the construction of the proposed Buffalo Run Property Buildings 3 and 4 with parking, utility infrastructure, and a stormwater management system as well as the grading of lots 5 and 6 for future development.

AVOIDANCE, MINIMIZATION, AND MITIGATION MEASURES: The development plan has minimized impacts to jurisdictional features by avoiding 1,615 linear feet of Intermittent Stream 1. To compensate for the unavoidable impacts to “waters of the U.S.,” the applicant proposes to purchase credits from the Kentucky Department of Fish and Wildlife Stream and

Wetland Restoration In-Lieu Fee Program and from an approved Mitigation Bank, and through the implementation of a stormwater management system. It is noted that this proposed mitigation is open to comment and subject to change. The Corps will make a determination of appropriate mitigation, upon review of all submitted information.

REVIEW PROCEDURES: A DA Permit cannot be issued if any legally required Federal, State, or local authorization or certification is denied. A DA permit, if otherwise warranted, will not be issued until a State of Kentucky Water Quality Certification or waiver is on file at this office. In order to comply with Section 401 of the Clean Water Act, the applicant must apply for State certification from the Kentucky Energy and Environment Cabinet Division of Water (KDOW).

Copies of this notice are sent to the appropriate Federal and State Fish and Wildlife Agencies. Their views and comments are solicited in accordance with the Fish and Wildlife Coordination Act of 1956. Based on available information, the proposed activity will not destroy or endanger any Federally-listed threatened or endangered species or their critical habitats, as identified under the Endangered Species Act, and therefore, initiation of formal consultation procedures with the U.S. Fish and Wildlife Service is not planned at this time.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. A request for a public hearing must state the specific interest which might be damaged by issuance of the DA Permit.

The National Register of Historic Places has been examined, 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 archaeological, 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).

The decision whether to issue a permit will be based on an evaluation of the probable impact 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; among those are conservation, economics, aesthetic values, general environmental concerns, historic values, fish and wildlife values, flood damage prevention, land use, navigation, recreation, water supply, water quality, energy needs, safety, food production, and in general, the needs and welfare of the public. In addition, the evaluation of the impact of the activity on the public interest will include application of the guidelines (40 CFR Part 230) promulgated by the Administrator, United States Environmental Protection Agency, under authority of Section 404(b) of the CWA.

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. It is presumed that all interested parties and agencies will

Regulatory Division
South Branch
Public Notice No. LRL-2017-879-sea

wish to respond; therefore, a lack of response will be interpreted as meaning that there is no objection to the proposed project. 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 statements received in this office on or before the closing date will become a part of the official record and will be considered in the determination on this permit request. Any objections which are received during this period will be forwarded to the applicant for possible resolution before the determination is made whether to issue or deny the requested DA Permit. A permit will be granted unless its issuance is found to be contrary to the public interest.

Information pertaining to this application is available for public examination during normal business hours upon prior request. Drawings are available on Louisville District's Internet site at <http://www.lrl.usace.army.mil/Missions/Regulatory.aspx>. All comments regarding this proposal should be addressed to Ms. Sarah Atherton, CELRL-RDS at the address noted above and should refer to the Public Notice Number LRL-2018-246-sea.

If you desire to submit your comments by email, you must comply with the following:

a) In the subject line of your email, type in **ONLY** the Public Notice ID No. LRL-2018-246-sea.

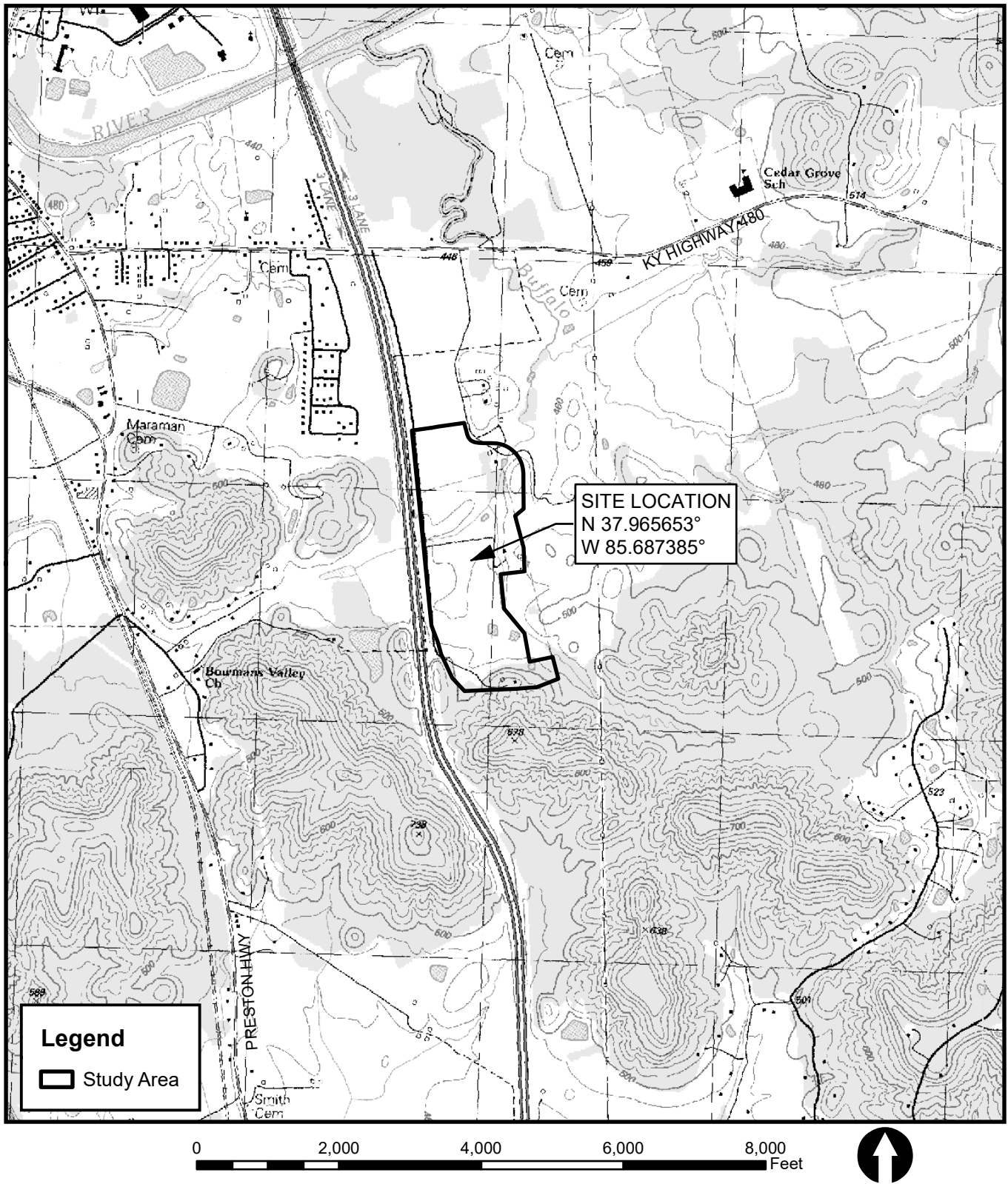
Example: Subject: LRL-2018-246-sea

b) Provide your physical mailing address and telephone number.

c) Send your email to: lrl.regulatorypubliccomment@usace.army.mil.

d) If you are sending attachments greater than 1 MB in size with your email, you must send a hard copy (CD or paper) to the Corps' physical address as well.

Source: USGS 7.5-minute Topographic Map, Shepherdsville, Kentucky Quadrangle.



P:\2014 Projects\14-061-Buffalo Run Property\Figures\Buildings 3 and 4 drawings\Site Location Map.mxd, 01-17-2018, ebowman

BUFFALO RUN PROPERTY
BUILDINGS 3 AND 4
BULLITT COUNTY, KENTUCKY

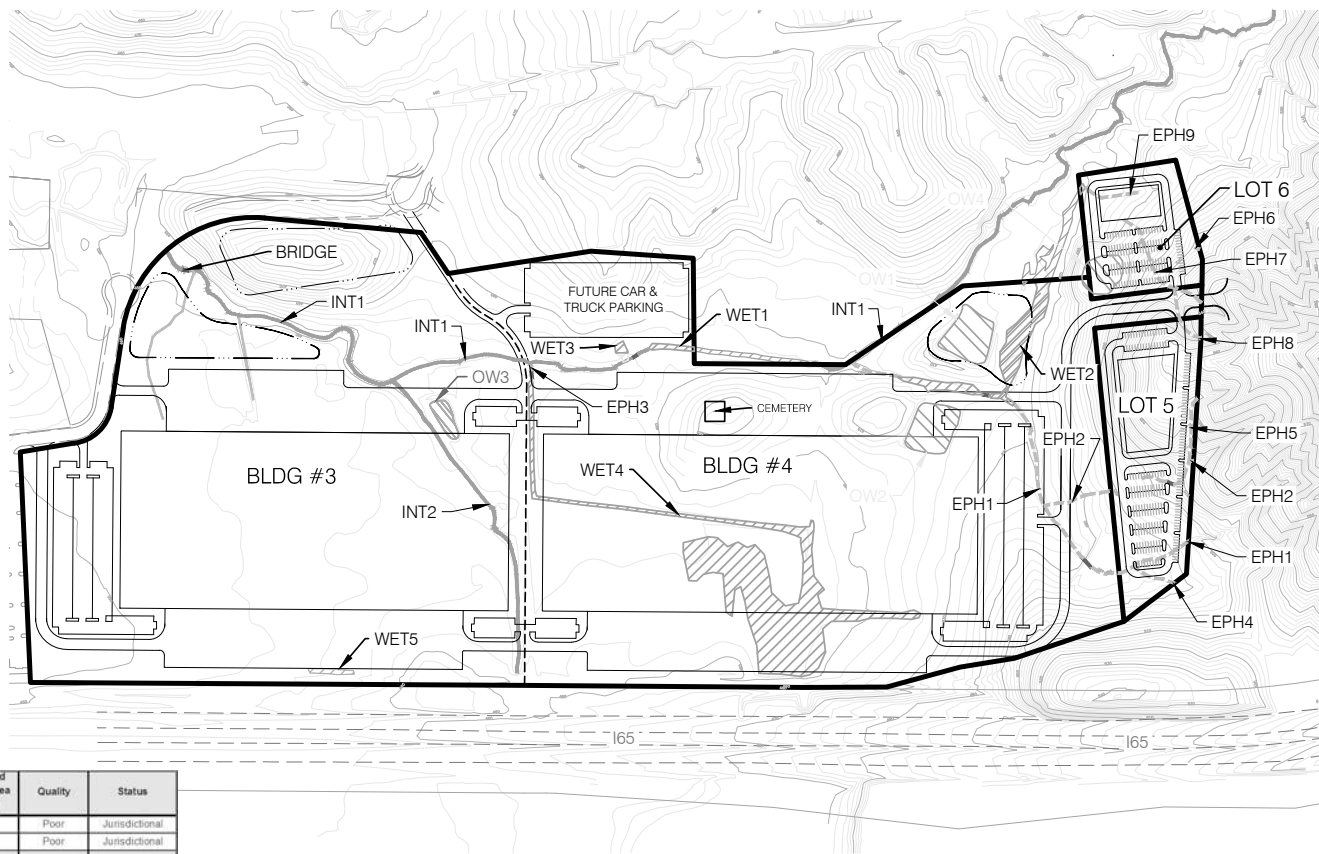


SITE LOCATION MAP
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REVISED DATE: 01-17-18

DRAWN BY: EDB/KJM

FIGURE 1

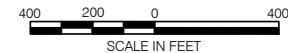


Feature	Proposed Impact Length (ft)	Stream Width (ft)	Proposed Impact Area (acres)	Quality	Status
Intermittent Stream 1	460	11	0.116	Poor	Jurisdictional
Intermittent Stream 2	1,080	5	0.124	Poor	Jurisdictional
Intermittent Stream Total	1,540		0.240		
Ephemeral Stream 1	1,075	2	0.049	Poor	Jurisdictional
Ephemeral Stream 2	405	2.5	0.023	Poor	Jurisdictional
Ephemeral Stream 3	25	1.5	0.001	Poor	Jurisdictional
Ephemeral Stream 4	145	1.5	0.005	Poor	Jurisdictional
Ephemeral Stream 5	210	2	0.010	Poor	Jurisdictional
Ephemeral Stream 6	15	1.5	0.001	Poor	Jurisdictional
Ephemeral Stream 7	390	1.5	0.013	Poor	Jurisdictional
Ephemeral Stream 8	200	1.5	0.006	Poor	Jurisdictional
Ephemeral Stream 9	180	1.5	0.006	Poor	Jurisdictional
Ephemeral Stream Total	2,845		0.114		
Wetland 1	--	--	0.052	--	Jurisdictional
Wetland 2	--	--	0.634	--	Jurisdictional
Wetland 3	--	--	0.025	--	Jurisdictional
Wetland 4	--	--	2.927	--	Jurisdictional
Wetland 5	--	--	0.049	--	Isolated
Wetland Total¹			3.638		
Open Water Pond 1	--	--	0.471	--	Isolated
Open Water Pond 2	--	--	0.480	--	Isolated
Open Water Pond 3	--	--	0.135	--	Jurisdictional
Open Water Pond 4	--	--	0.299	--	Isolated
Open Water Total¹			0.135		
Total Jurisdictional Impacts¹	4,185		4.127		

- LEGEND**
- STUDY AREA
 - BUILDING PROPERTY LINE
 - INTERMITTENT STREAM
 - PROPOSED INTERMITTENT STREAM IMPACT
 - EPHEMERAL STREAM
 - PROPOSED EPHEMERAL STREAM IMPACT
 - DITCH
 - CULVERT
 - WETLAND
 - PROPOSED JURISDICTIONAL WETLAND IMPACT
 - PROPOSED ISOLATED WETLAND IMPACT
 - OFF-SITE WETLAND
 - PROPOSED JURISDICTIONAL POND IMPACT
 - PROPOSED ISOLATED POND IMPACT

NOTE: LOTS 5 AND 6 ARE DESIGNATED FOR FUTURE COMMERCIAL DEVELOPMENT.

NOTE: JURISDICTIONAL WATER WETLAND BOUNDARIES WERE DELINEATED AND SURVEYED USING GLOBAL POSITIONING SYSTEM EQUIPMENT BY REDWING WETLAND SCIENTISTS ON JANUARY 30-31; FEBRUARY 1; SEPTEMBER 22; AND DECEMBER 15, 2017. THESE BOUNDARIES HAVE NOT BEEN VERIFIED BY THE U.S. ARMY CORPS OF ENGINEERS. USE OF THIS MAP IS FOR PRELIMINARY PLANNING PURPOSES ONLY.



SOURCE: BASE MAP PROVIDED BY LAND DESIGN & DEVELOPMENT

BUFFALO RUN PROPERTY
BUILDINGS 3 AND 4
BULLITT COUNTY, KENTUCKY



SITE DEVELOPMENT
PLAN
LRL-2018-246-sea

2 of 2 FIGURE 4

REVISED DATE: 04-11-18

DRAWN BY: EDB/BJD