

APPLICATION NO. **2004-19466-1**

JOINT PUBLIC NOTICE  
CORPS OF ENGINEERS - STATE OF ARKANSAS  
(25-Day Comment Period)  
(Comment Expiration Date – September 29, 2007)

TO WHOM IT MAY CONCERN: **Comments are invited on the work described below. Please see the Public Involvement section for details on submitting comments.**

Point of Contact. If additional information is desired, please contact the project manager, Tim Scott, telephone number: (501) 324-5296, mailing address: Little Rock District Corps of Engineers, Regulatory Office, PO Box 867, Little Rock, Arkansas 72203-0867, e-mail address: <mailto:tim.scott@usace.army.mil>

Project Information. Pursuant to Section 404 of the Clean Water Act (33 U.S. Code 1344), notice is hereby given that

**River City Center  
Fort Smith Holdings, LLC  
450 South Coltrane  
Edmond, OK 73034**

has requested authorization the placement of dredged and fill material in waters of the United States associated with the construction of a commercial development. The proposed project is located on a 31-acre site in the NW 1/4 of section 12, T. 8 N., R. 32 W., Fort Smith, Sebastian County, Arkansas.

The purpose of the project is to develop 31 acres of property adjacent to I-540 as a commercial development identified as the River City Center. The commercial development is expected to provide retail shopping, restaurants, banks, lodging and similar services. The project will require filling 2.9 acres of scrub/shrub and herbaceous wetlands and 930-linear feet of ephemeral stream. Approximately one-third of the 2.9-acre wetland exists within a maintained electrical line right-of-way. The remaining wetland is a green ash sapling wetland that had been farmed and disked in the past. The ephemeral channel appears to have been channelized in the past to improve agricultural drainage. Approximately 64,000 cubic yards of material will be used to fill the site. The eastern portion of the property is at the floodplain fringe and will be filled to comply with local floodplain ordinances. The applicant proposes to utilize onsite preservation,

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enhancement, restoration and creation activities as compensatory mitigation.

The location and general plan for the proposed work are shown on the enclosed sheets.

Water Quality Certification. By copy of this public notice, the applicant is requesting water quality certification from the Arkansas Department of Environmental Quality (ADEQ) in accordance with Section 401(a)(1) of the Clean Water Act. Upon completion of the comment period and a public hearing, if held, a determination relative to water quality certification will be made. Evidence of this water quality certification or waiver of the right to certify must be submitted prior to the issuance of a Corps of Engineers permit.

Cultural Resources. The National Register of Historic Places has been consulted; and it has been determined that there are no properties currently listed in the Register, or eligible for inclusion therein, which would be affected by the proposed work. A Corps staff archeologist also will review topographic maps and data on reported sites in the area. If it is determined that further review is not warranted, these reviews will constitute the full extent of cultural resources investigation by this office unless we are made aware, as a result of comments received in response to this notice or by other means, of the existence of specific structures or sites which might be affected by the proposed work.

Endangered Species. Our preliminary determination is that the proposed activity will not affect listed Endangered Species or their critical habitat. A copy of this notice is being furnished to the U.S. Fish and Wildlife Service and appropriate state agencies and constitutes a request to those agencies for information on whether any listed or proposed-to-be-listed endangered or threatened species may be present in the area which would be affected by the proposed activity.

Flood Plain. We are providing copies of this notice to appropriate flood plain officials in accordance with 44 CFR Part 60 (Flood Plain Management Regulations Criteria for Land Management and Use) and Executive Order 11988 on Flood Plain Management.

Section 404(b)(1) Guidelines. The evaluation of activities to be authorized under this permit which involves the discharge of dredged or fill material will include application of guidelines promulgated by the Administrator, Environmental Protection Agency, under authority of Section 404(b) of the Clean Water Act. These guidelines are contained in 40 Code of Federal Regulations (CFR) 230.

Public Involvement. Any interested party is invited to submit to the above-listed POC written comments or objections relative to the proposed work on or before **September 29, 2007**. Substantive comments, both favorable and unfavorable, will be accepted and made a part of the record and will receive full consideration in determining whether this work would be in the

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public interest. 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. That decision will reflect the national concern for both protection and utilization of important resources. The benefit 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 those 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.

Any person may request in writing within the comment period specified in this notice that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing. The District Engineer will determine if the issues raised are substantial and whether a hearing is needed for making a decision.

**NOTE:** The mailing list for this Public Notice is arranged by state and county(s) where the project is located, and also includes any addressees who have asked to receive copies of all public notices. Please discard notices that are not of interest to you. If you have no need for any of these notices, please advise us so that your name can be removed from the mailing list.

Enclosures

Approximate Coordinates of Project Center

Latitude: **35-23-58.6674** Longitude: **94-21-50.1667**  
UTM Zone: **15** North: **3917873.77** East: **376143.57**

# FORT SMITH

1540

N



Washington  
Cem

450

potential mitigation



Sutton  
Sch

KELLEY HWY

Existing

Walmart

400

Project Site

Holy Cross  
Cem



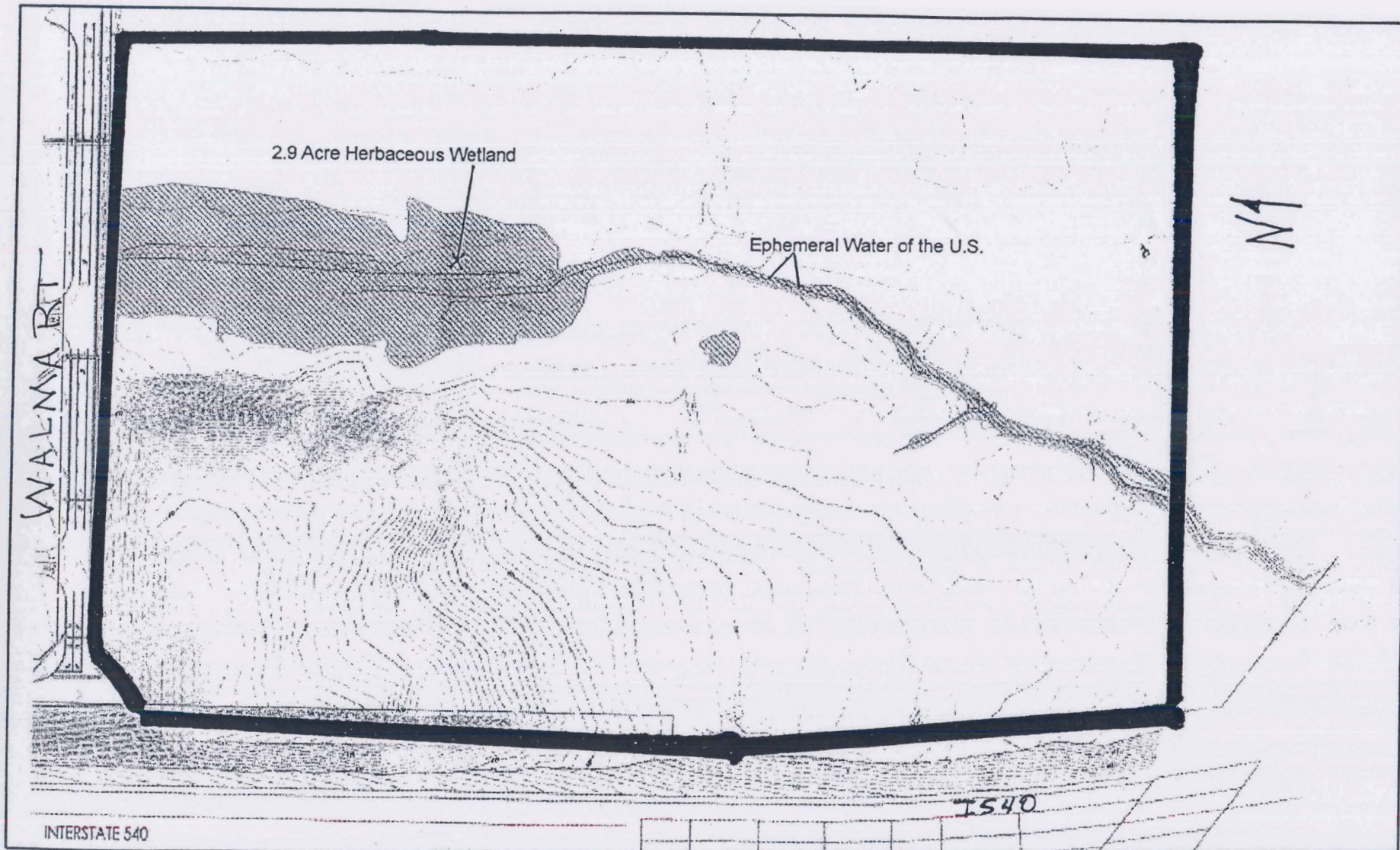
Wetlands &  
Stream

Rose Lawn  
Cem

1

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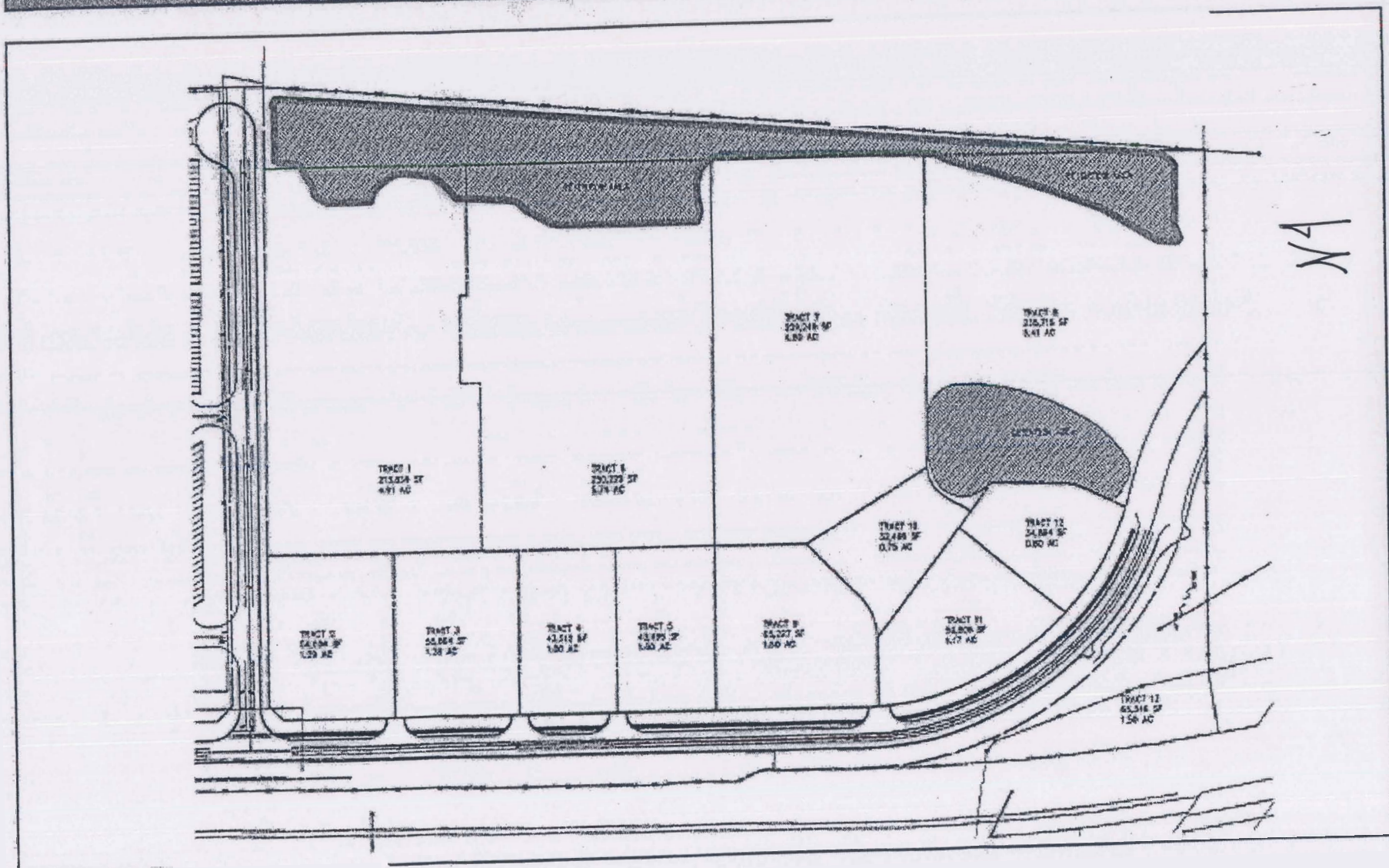
Figure 2. River City Center Existing Jurisdictional Areas



1 inch equals approximately 200 feet.

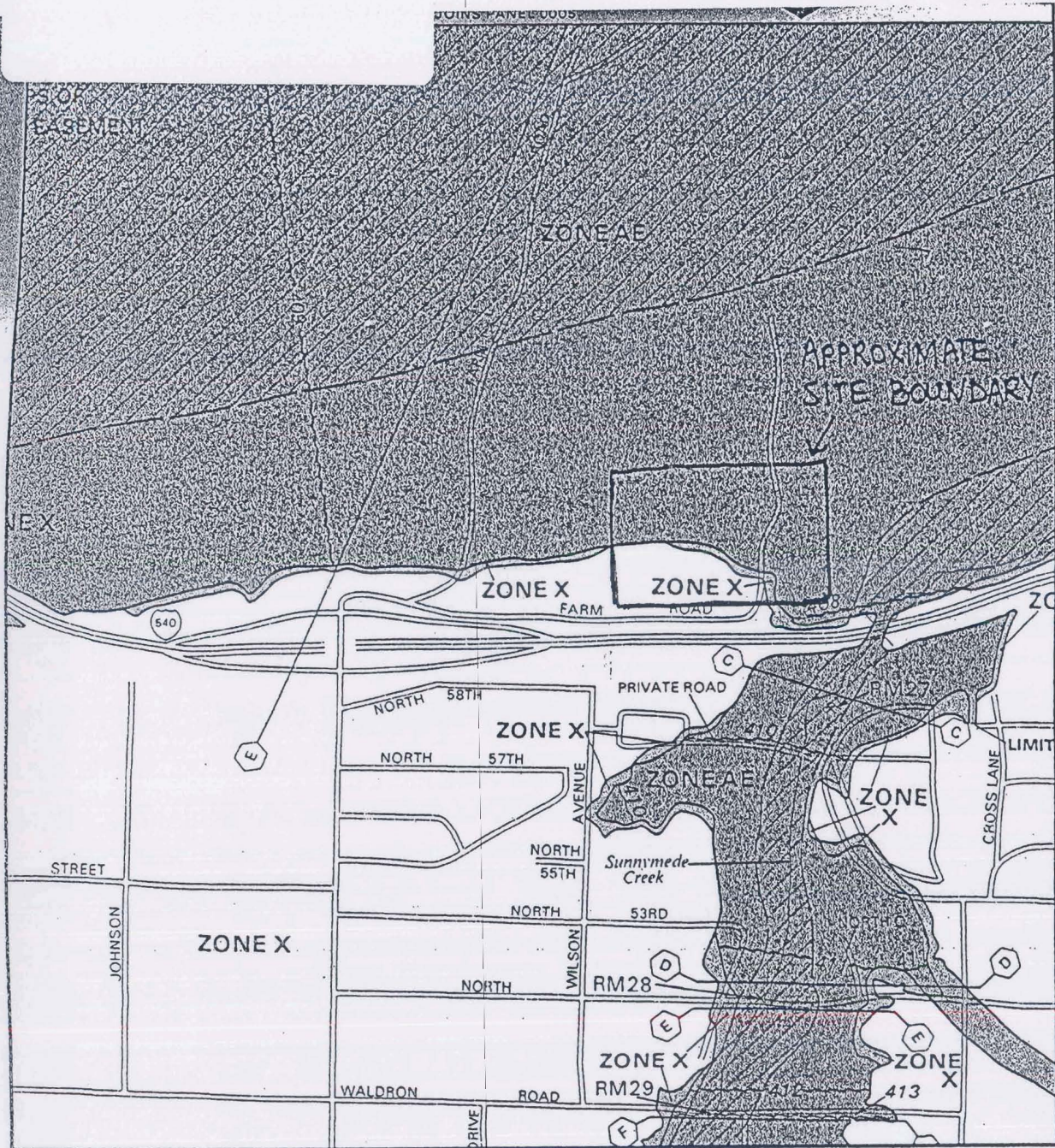
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**Figure 3. River City Center Preliminary Site Plan**

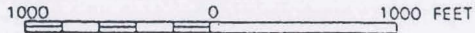


1 inch equals approximately 225 feet.

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APPROXIMATE SCALE

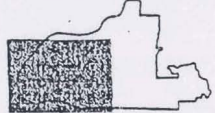


NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
FLOOD INSURANCE RATE MAP

CITY OF  
FORT SMITH,  
ARKANSAS  
SEBASTIAN COUNTY

PANEL 10 OF 15  
(SEE MAP INDEX FOR PANELS NOT PRINTED)



PANEL LOCATION

COMMUNITY-PANEL NUMBER  
055013 0010 D

MAP REVISED:  
JULY 16, 1991



Federal Emergency M

This is an official copy of a portion of the ab...  
was extracted using F-MIT On-Line. This m...  
or amendments which may have been made...  
title block. For the latest product informatic...  
Program flood maps check the FEMA Floor

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