

Public Notice

**US ARMY CORPS
OF ENGINEERS
St. Louis District
Gateway to Excellence**

**Reply To:
U.S. Army Corps of Engineers
Attn: Regulatory Branch
1222 Spruce Street
St. Louis, Missouri 63103-2833**

Public Notice No.
P-2568
Public Notice Date
October 12, 2006

Postmaster Please Post Conspicuously Until:

Expiration Date
November 2, 2006

File Number: 2006-614

Interested parties are hereby notified that an application has been received for a Department of the Army Permit for certain work in waters of the United States, as described below and shown on the attached maps.

COMMENTS AND ADDITIONAL INFORMATION: All comments and/or requests for public hearing must reach this office no later than the expiration date of the Public Notice to become part of the record and be considered in the decision. Comments should be mailed to the following address:

U.S. Army Corps of Engineers
Regulatory Branch
1222 Spruce Street
St. Louis, Missouri 63103-2833
ATTN: Mr. Shawn Sullivan

APPLICANT: Isaiah 41:10, L.L.C. Attn: Mr. Rick Avilla, P.O. Box 804, Hillsboro, MO 63050. Phone (636) 287-6331.

AGENT: Trumpet Land Services, L.L.C., Attn: Mr. Josiah Cox, 412 West Main, Festus, Missouri 63028. Phone (636) 933-4700.

LOCATION: The project site is located to the south of Highway A and lies on the western side of Buckeye Road near Hillsboro, Missouri (see attached map). More specifically, the site is situated in the eastern half of Section 36, Township 41 North, Range 4 East, and western half of Section 31, Township 41 North, Range 5 East, Jefferson County, Missouri.

PROJECT DESCRIPTION: Applicant seeks authorization to conduct grading in conjunction with a residential, commercial, and institutional development to be known as Jordan's Crossing. The proposed development plan consists of 649 residential home sites, an office park, box retail stores, associated outlots, and recreational complex on an approximate 386-acre site. The jurisdictional waters on the site, labeled on the attached map (Sheet 2 of 5), consist of unnamed tributaries that flow into Little Creek, which is a tributary to Joachim Creek. Joachim Creek is a primary tributary to the Mississippi River. The site contains 13,877 linear feet of unnamed intermittent tributary channels, 1,212 linear feet of ephemeral tributary channels, a 0.03-acre forested wetland, two ponds that are

considered jurisdictional waters of United States, and a third pond that was considered non-jurisdictional.

The applicant proposes to impact 4,283 linear feet of unnamed intermittent tributaries by; enclosing channels into pipes to support commercial and residential development, damming two channels to create stormwater detention basins (one of which will also serve as a recreational lake), installing box culverts to support road crossings, crossing channels with utility lines, and construction of an outfall structure to release treated waste water from an on-site treatment plant. A total of 637 linear feet of unnamed ephemeral tributaries will be piped to support roadways and residential building lots. Total impacts to waters of the United States by the proposed development are 4,920 linear feet or 0.44 acres.

An alternatives analysis was submitted by the applicant's agent during an on-site pre-application meeting held on August 8, 2006. A representative from each federal and state natural resource agency who attended the meeting received a copy of the alternatives analysis. Any unavoidable impacts to waters of the United States will require compensatory mitigation and a compensatory mitigation plan will be required of the applicant prior to a permit decision being made.

LOCATION MAPS AND DRAWINGS: See attached maps.

ADDITIONAL INFORMATION: Additional information may be obtained by contacting Shawn Sullivan, Project Manager, U.S. Army Corps of Engineers, at (314) 331-8580. Your inquiries may also be sent by electronic facsimile to (314) 331-8741 or by e-mail to Shawn.F.Sullivan@mvs02.usace.army.mil.

AUTHORITY: This permit will be issued or denied under the following: Section 404 of the Clean Water Act (33 U.S.C. 1344).

WATER QUALITY CERTIFICATION: The project plans have been submitted to the Missouri Department of Natural Resources, Water Protection Program for state certification of the proposed work in accordance with Section 401 of the Clean Water Act. The certification is requested as of the date of this Public Notice, and if issued, will express the Agency's opinion that the proposed activities will not violate applicable water quality standards. Written comments concerning possible impacts to waters of Missouri should be addressed to: Water Protection Program, Post Office Box 176, Jefferson City, Missouri 65102-0176, with a copy provided to the Corps of Engineers.

SECTION 404 (b)(1) EVALUATION: The impact of the activity on the public interest will be evaluated in accordance with the Environmental Protection Agency guidelines pursuant to Section 404 (b)(1) of the Clean Water Act.

PUBLIC HEARING: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the applicant's proposal. Any request for a public hearing shall state, with particularity, the reason for the hearing, and must be based on issues that would warrant additional public review.

ENDANGERED SPECIES: A preliminary determination, in compliance with the Endangered Species Act, as amended, has been made that the work that is proposed would not affect species designated as threatened or endangered, or adversely affect critical habitat. Therefore, no formal consultation request has been made to the United States Department of Interior, Fish and Wildlife Service. In order to complete our evaluation, comments are solicited from the Fish and Wildlife Service and other interested agencies and individuals through this Public Notice.

CULTURAL RESOURCES: A reconnaissance survey of the project area has been conducted and the submittal was provided to the Missouri Department of Natural Resources – State Historic Preservation Office (MDNR-SHPO). MDNR-SHPO responded with letter correspondence dated May 18, 2006, indicating that two known archaeological sites on the property are not eligible for inclusion in the National Register of Historic Places. Therefore, MDNR-SHPO has no objection to the initiation of project activities.

EVALUATION OF PROBABLE IMPACTS: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the described activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit that may reasonably be expected to accrue from the described activity must be balanced against its reasonably foreseeable detriments. All factors, which may be relevant to the activity described, will be considered including the cumulative effects. Among factors considered 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; consideration of property ownership; and in general the needs and welfare of the people.

Solicitation of Comments From The Public: The U.S. Army 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 the proposed activity. Any comments received will be considered by the U.S. Army 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 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.

DANNY D. MCCLENDON
Chief, Regulatory Branch

Attachments

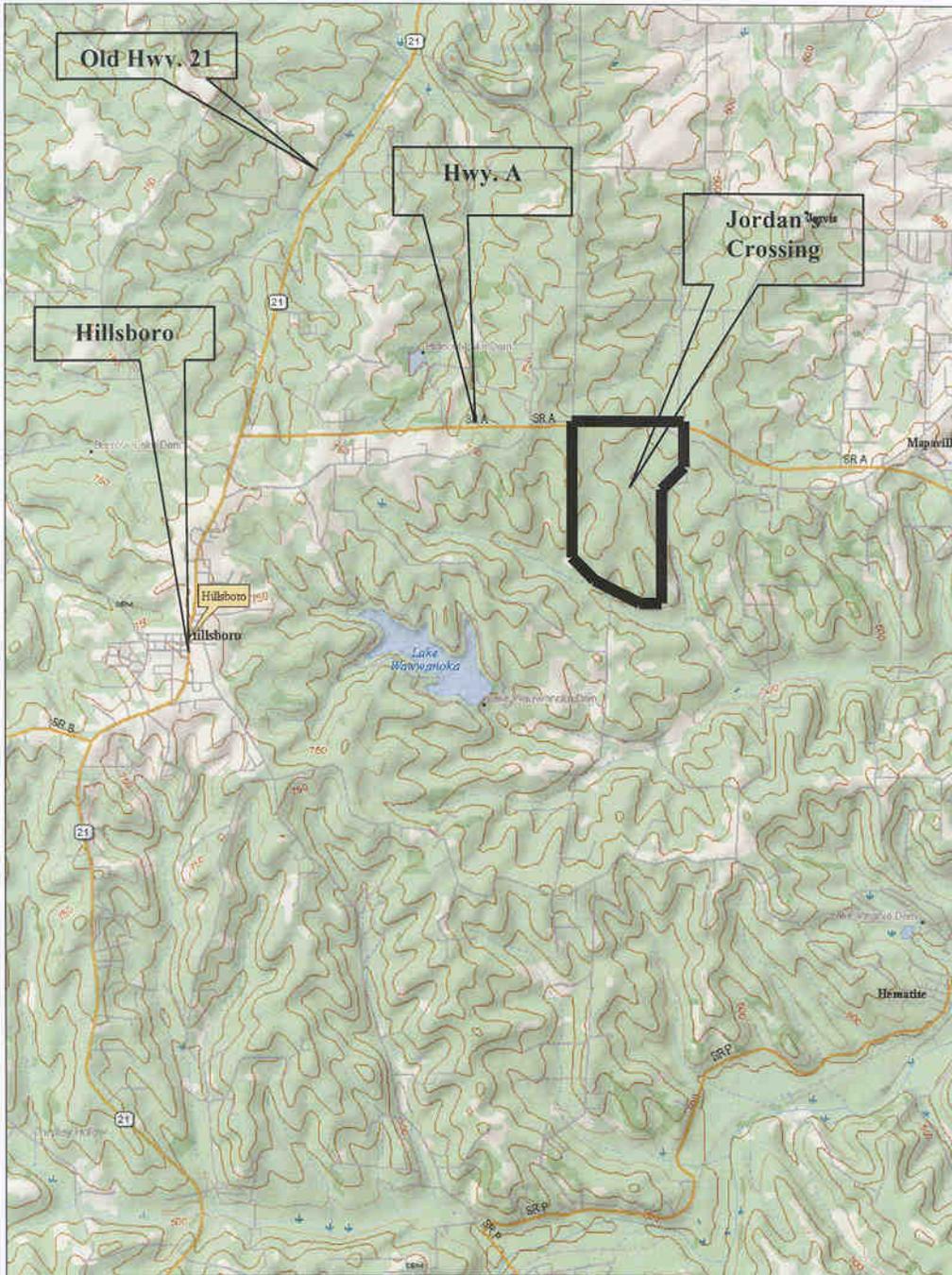
NOTICE TO POSTMASTERS:

It is requested that this notice be conspicuously and continually placed for 21 days from the date of this issuance of this notice.

Jordan's Crossing Location

DeLORME

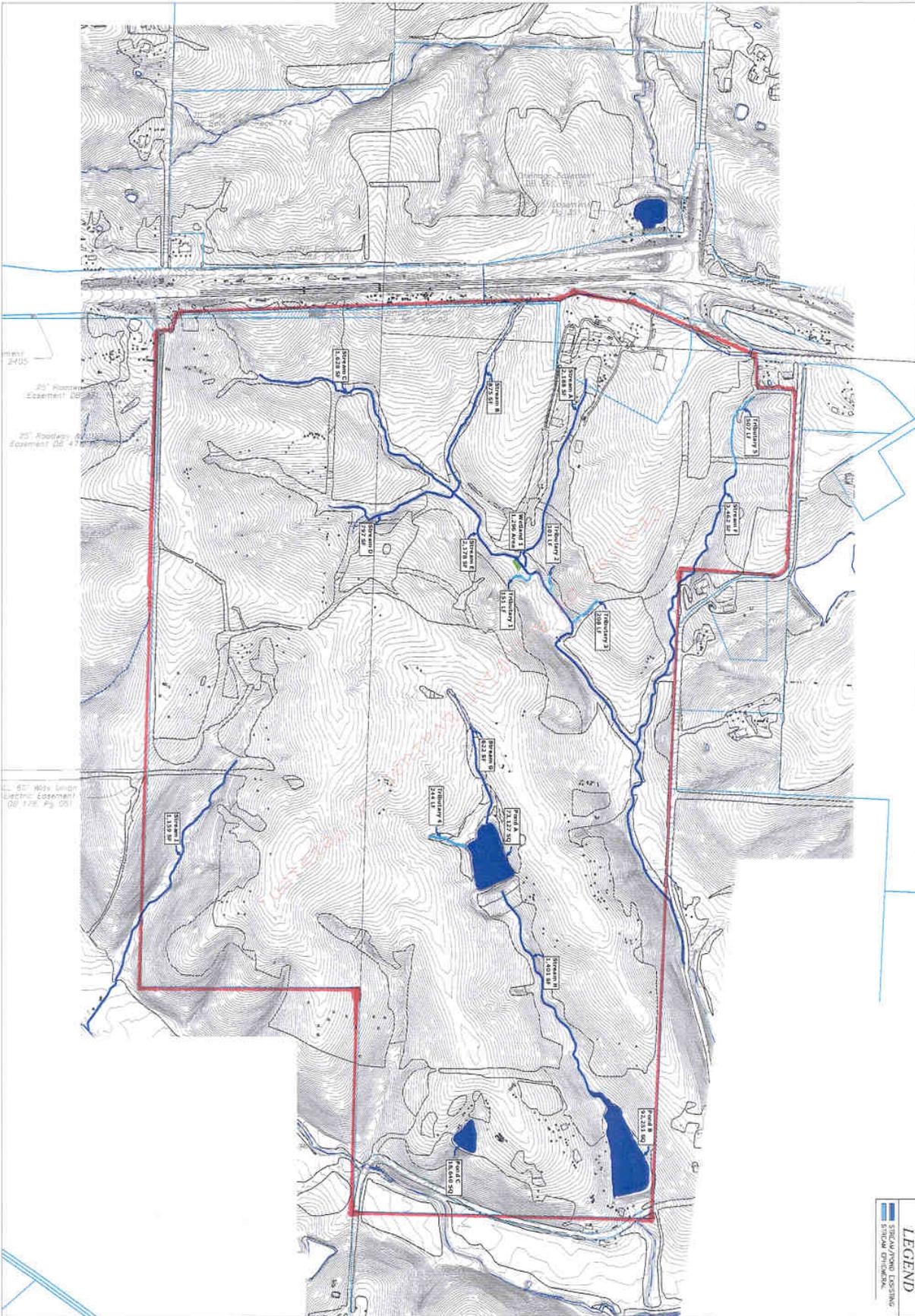
Topo USA® 5.0



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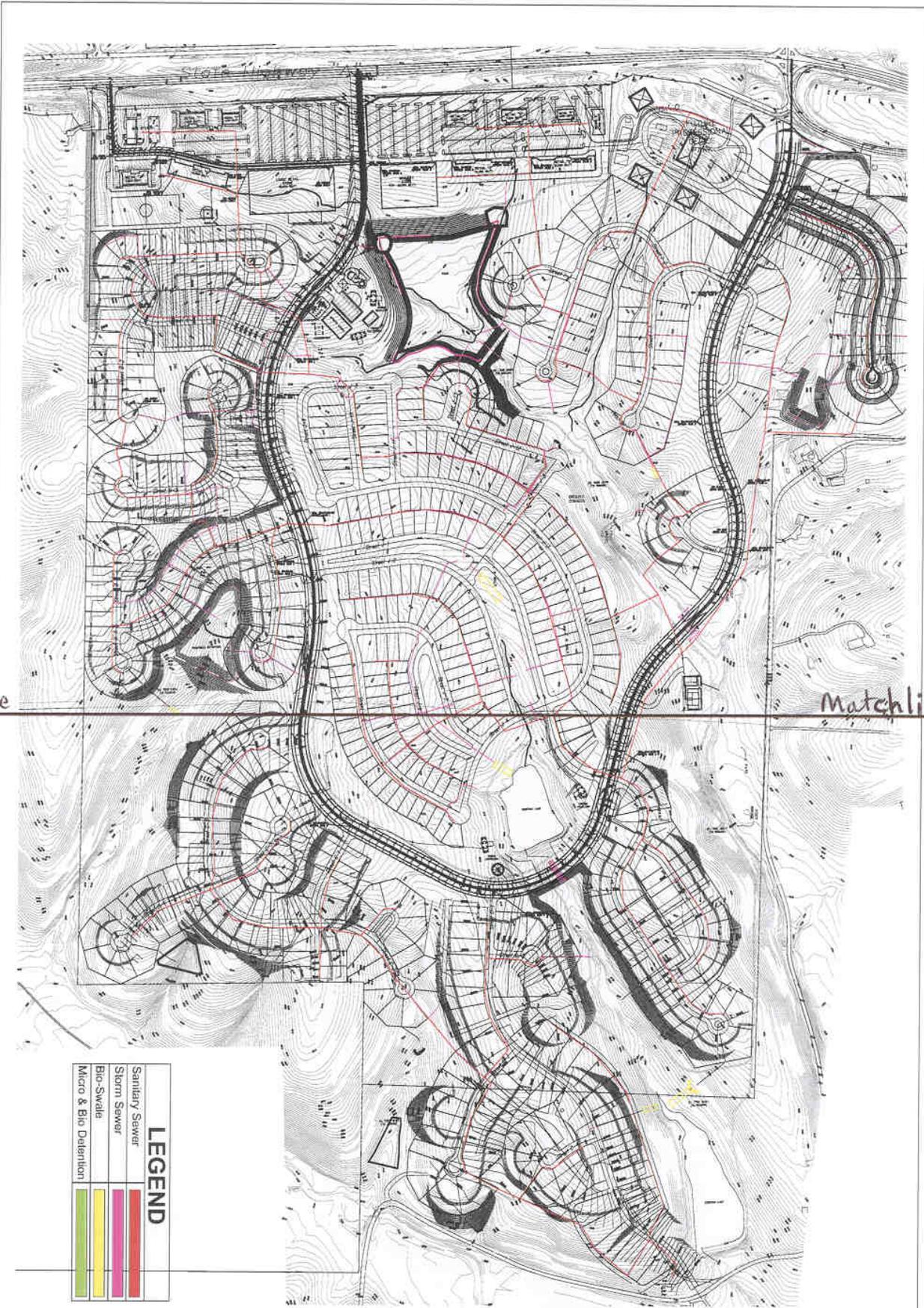


2405
 25' Right of Way
 Easement (D 4700)
 25' Roadway Right of Way
 Easement (D 4700)
 15' 60" Right of Way
 Electric Easement (D 1700, P 051)

LEGEND
 Stream/pond existing
 Stream/pond proposed

	PROJECT NAME
	SHEET TITLE
	CLIENT NAME
	PROJECT NUMBER

Land Services, LLC
 412 MAIN STREET
 FESTUS, MO 63028
 636.933.4700 OFFICE
 636.933.4711 FAX
 PREPARED BY:



Match line

Match line

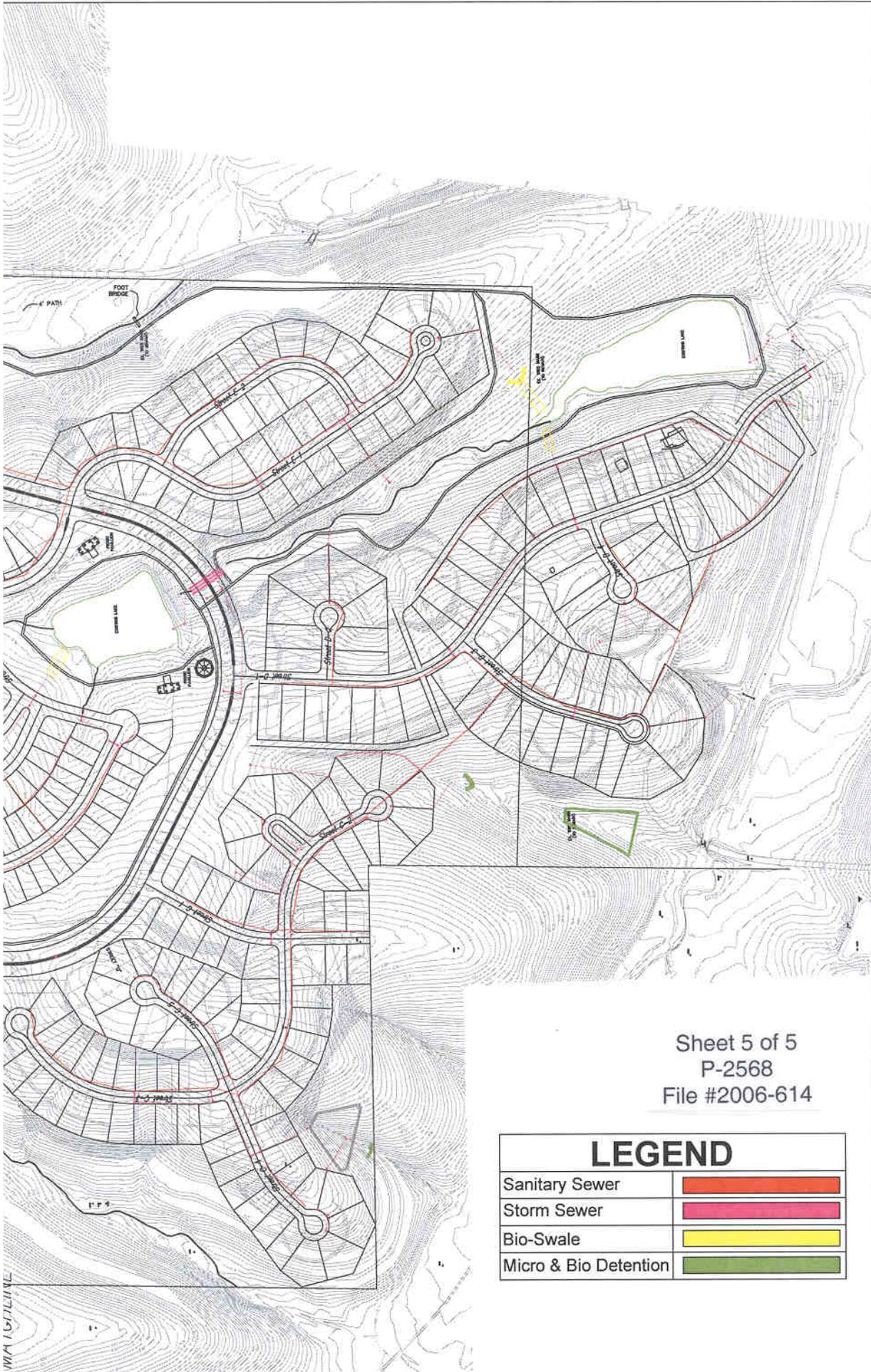
LEGEND	
	Sanitary Sewer
	Storm Sewer
	Bio-Swale
	Micro & Bio Detention

	PROJECT NAME JORDAN'S CROSSING
	SHEET TITLE SITE PLAN
	CLIENT NAME ISAIAH 41:10 L.L.C.
	PROJECT NUMBER 08 03 001


TRUMPET Land Services
 412 MAIN STREET
 FESTUS, MO 63028
 636.933.4700 OFFICE
 636.933.4711 FAX
 PREPARED BY: **ISAIAH 41:10 L.L.C.**
 n. 98. Build. Renew. Restore.

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 File #2006-614

LEGEND	
Sanitary Sewer	
Storm Sewer	
Bio-Swale	
Micro & Bio Detention	

ISSUE	REVISIONS	DATE
1	REVISION, COMMENT	REVISION, COMMENT
2	REVISION, COMMENT	REVISION, COMMENT
3	REVISION, COMMENT	REVISION, COMMENT
4	REVISION, COMMENT	REVISION, COMMENT
5	REVISION, COMMENT	REVISION, COMMENT
6	REVISION, COMMENT	REVISION, COMMENT
7	REVISION, COMMENT	REVISION, COMMENT
8	REVISION, COMMENT	REVISION, COMMENT


TRUMPET
 Land Services LLC
 412 MAIN STREET
 FESTUS, MO 63028
 636.933.4700 OFFICE
 636.933.4711 FAX
 In. st. Build. Remov. Restore.

PREPARED BY:

PROJECT NAME:	JORDAN'S CROSSING
SHEET TITLE:	SITE PLAN
CLIENT NAME:	ISAIAH 41:10 L.L.C.
PROJECT NUMBER:	06 03 001

SHEET #	DATE:
	07/12/08
DESIGNED BY:	RLR
CHECKED BY:	RLR
SCALE:	OF