

APPLICATION NO. **19869**

JOINT PUBLIC NOTICE
CORPS OF ENGINEERS - STATE OF MISSOURI
(21-Day Comment Period)
(Comment Expiration Date – March 6, 2008)

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, Mr. Rocky Presley, telephone number: (417) 334-4101 x3009, mailing address: Little Rock District Corps of Engineers, Northwest Regulatory Field Office, 4600 Hwy 165, Branson, Missouri 65616, e-mail address: <mailto:rocky.l.presley@usace.army.mil>

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

**Missouri Partners, Inc.
800 Hwy 248
Building 3
Branson, Missouri 65616**

has requested authorization for the placement of dredged and fill material in waters of the United States associated with development of the Terrell Creek Subdivision. The project involves construction of an earthen dam and a 120-acre lake on Terrell Creek. The proposed subdivision area is within portions of sections 2, 3, 4, and 5, T. 27 N., R. 23 W., and portions of sections 32, 33, 34, and 35, T. 28 N., R. 23 W., south of Republic, in Christian County, Missouri.

The purpose of the project is to develop a subdivision with a large lake for recreation and stormwater management. The project area totals approximately 1660 acres and is comprised mostly of agricultural pasture with some wooded areas in the valleys. The project area includes three jurisdictional streams which would be impacted by the proposed lake construction. The development also includes several ponds to be constructed on non-jurisdictional drainages for aesthetics and stormwater management. The project would include approximately 765 single-family residential lots along with 185 acres of dedicated conservation easement and 285 acres of

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green space and trail system controlled by the property owners' association.

The proposed dam on Terrell Creek would be constructed of earthen materials and would include a concrete spillway. The dam would be approximately 34 feet high, 15 feet wide at the top, and 185 feet wide at the base. The dam construction would include approximately 9,400 cubic yards of fill material placed in Terrell Creek, and approximately 109,000 cubic yards for the entire dam.

The conceptual mitigation plan involves enhancement of vegetation within buffer areas along Terrell Creek downstream of the proposed dam location. Approximately 3,600 linear feet of Terrell Creek with buffers would be included in a permanent conservation easement. Additional measures would include the establishment of buffer areas around the entire project area and vegetated drainageways utilizing native plant species in conjunction with riprap to manage stormwater flows.

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 certification from the Missouri Department of Natural Resources that the operation of the proposed facility will apparently not violate the existing water quality criteria of the State of Missouri. The Commission hereby gives notice of its intent to certify this construction. A Corps of Engineers permit will not be issued until such certification has been granted. Commenters are requested to furnish a copy of their comments to the Missouri Department of Natural Resources.

Cultural Resources. The permit area is near a National Historic Battlefield. A Corps staff archeologist will coordinate the project with the Missouri State Historic Preservation Office, the National Park Service, and any other interested parties to assess affects to these properties and, if necessary, to evaluate any proposed mitigation methods.

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

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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 **March 6, 2008**. 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 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.

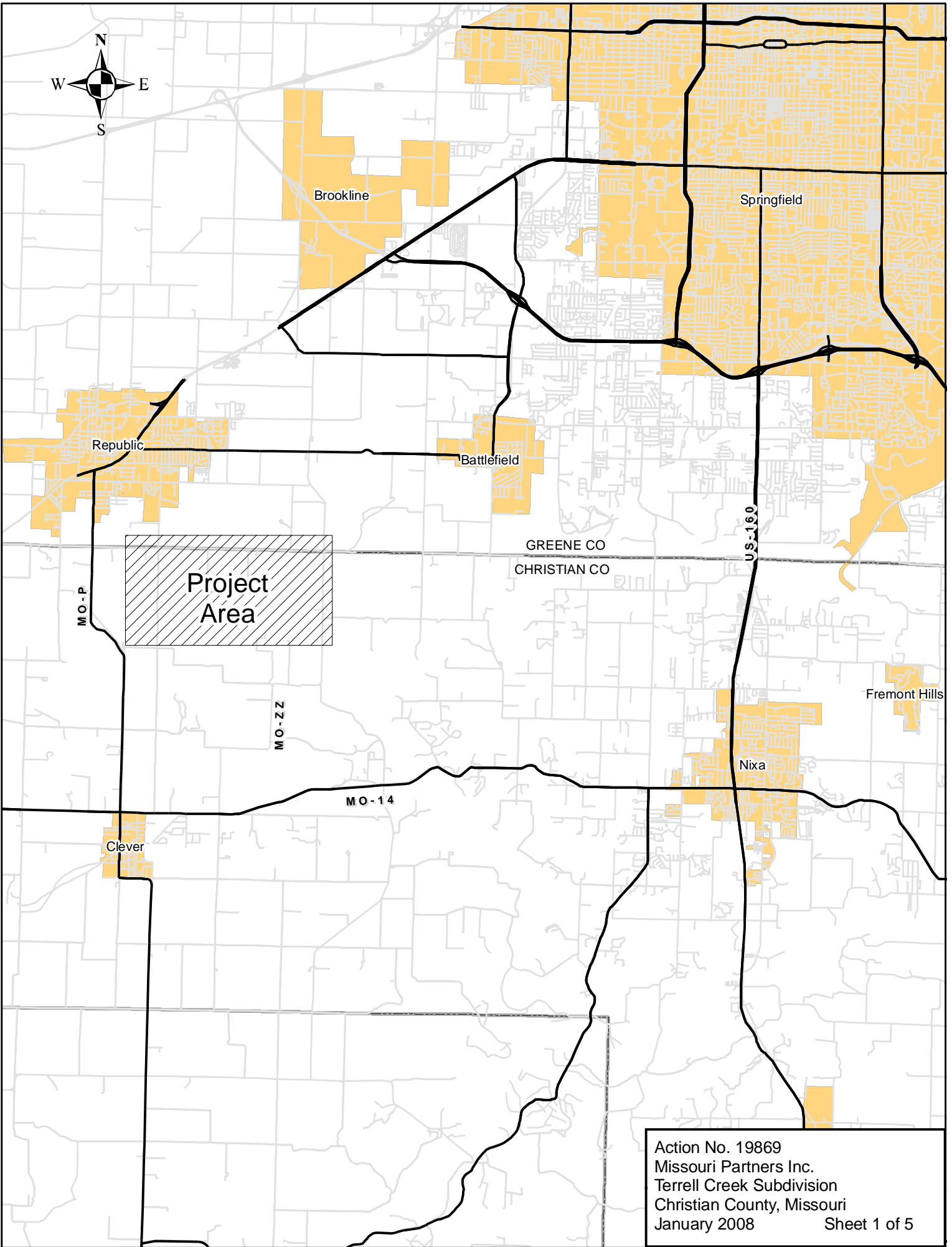
CESWL-RO

Enclosure

Approximate Coordinates of Project Center

Latitude: **37.0794** Longitude: **-93.4511**

UTM Zone: **15** North: **4103780.14** East: **459901.02**



Project Area

Brookline

Springfield

Republic

Battlefield

GREENE CO
CHRISTIAN CO

Fremont Hills

Nixa

Clever

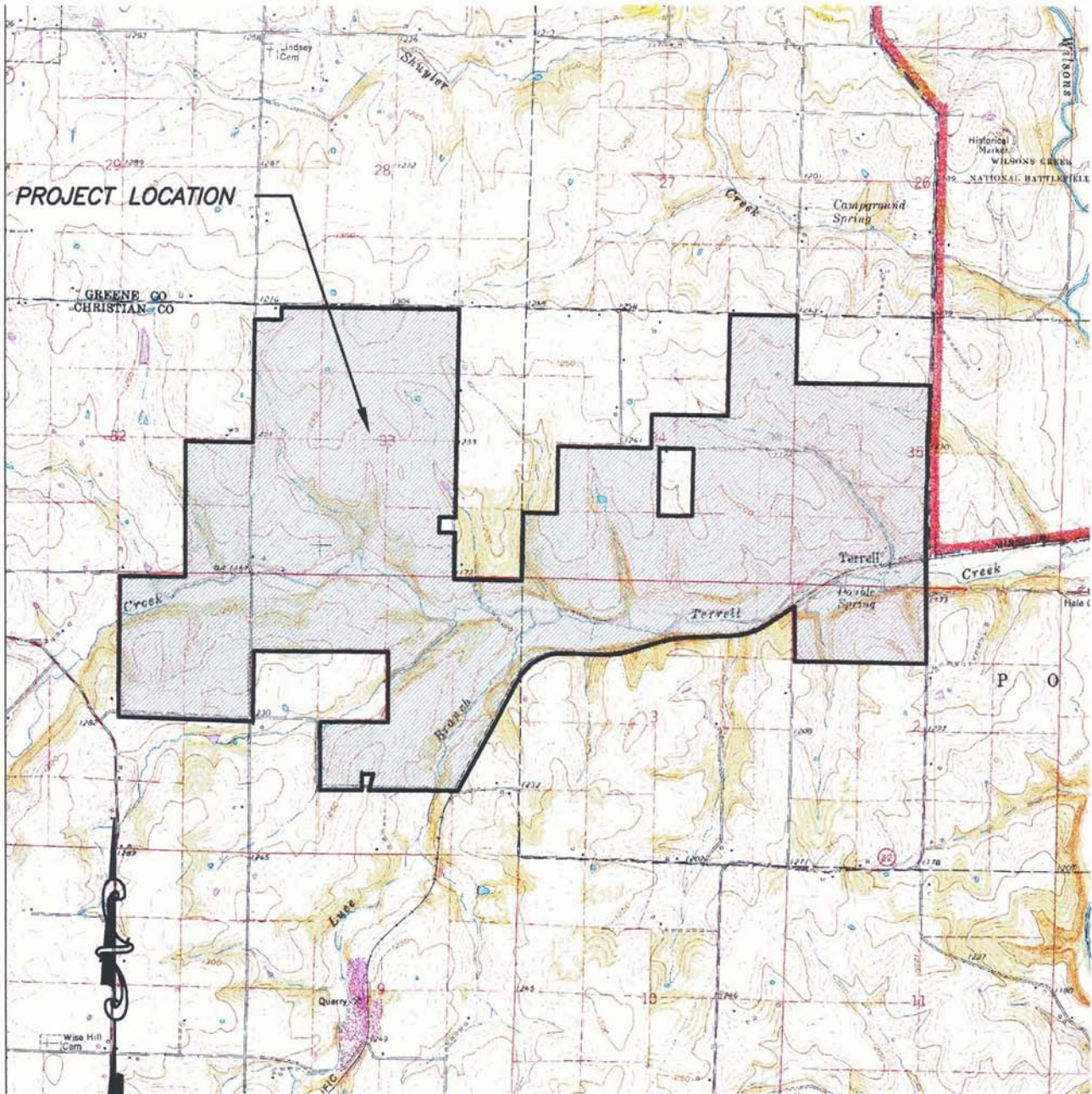
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MO-ZZ

MO-14

US-160

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Terrell Creek Subdivision
Christian County, Missouri
January 2008 Sheet 1 of 5



PROJECT LOCATION

GREENE CO
CHRISTIAN CO

Republic Quadrangle

SECTION 32, 33, 34, 35, TOWNSHIP 23 N, RANGE 23 W

SECTION 2, 3, 4, TOWNSHIP 27 N, RANGE 23 W

SCALE: 1" = 3000'

GRAPHIC SCALE

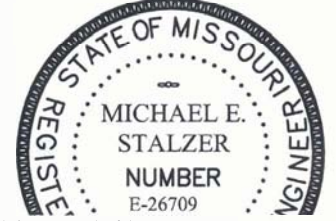


LOCATION MAP

**m.e. stalzer & associates
consulting engineers**

800 Statc Highway 248
Manchester Village
Building 4, Suite D
Branson, Missouri 65616
Phone: (417)334-8820 Fax: (417)334-5151
MICHAEL E. STALZER PE#26709

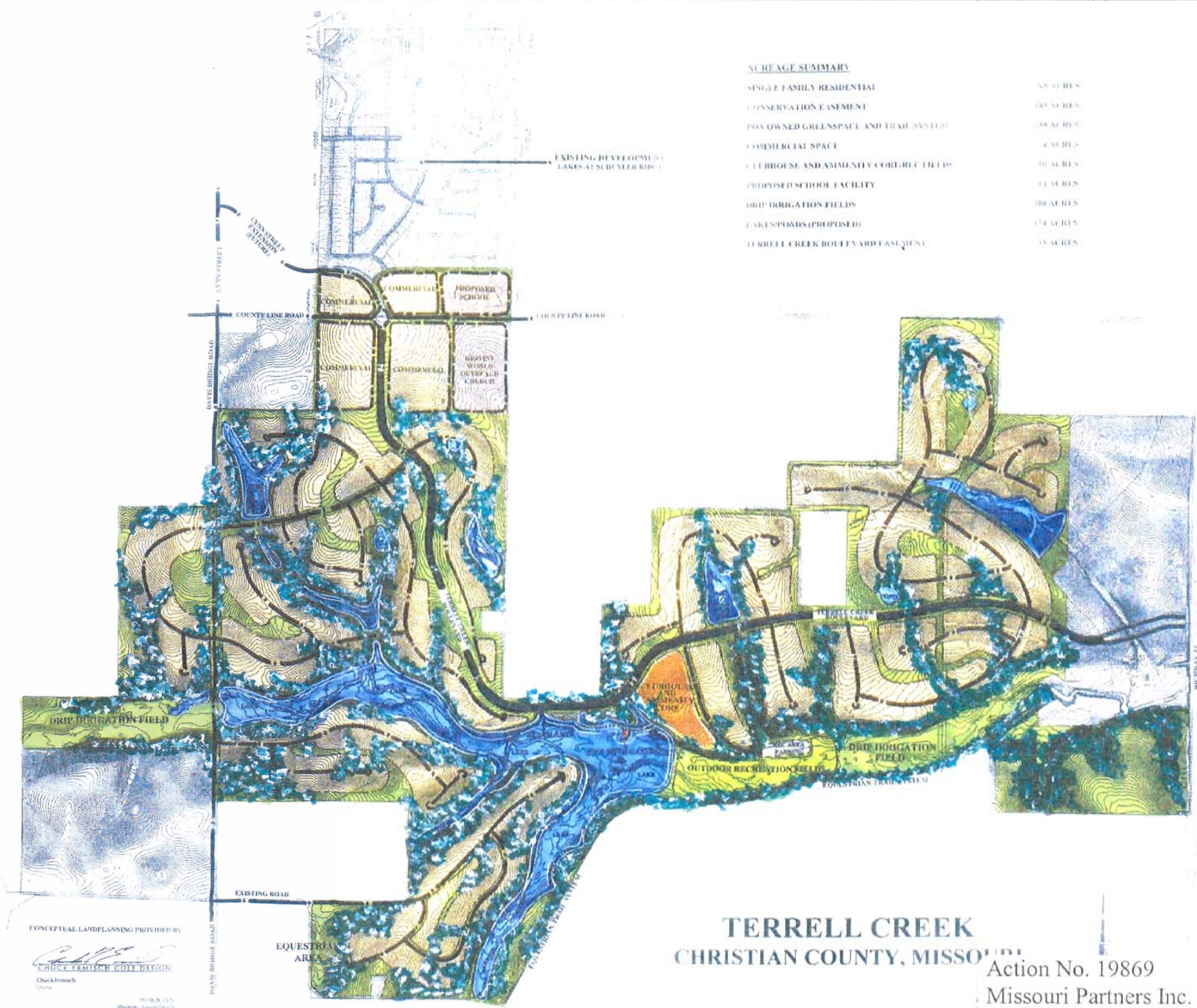
*Terrell Creek
Christian County, Mo.
Prepared For
Missouri Partners, Inc.
800 Hwy. 248
Branson, MO. 65616
Phone: (417)336-8798
Fax: (417)337-5598*



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Terrell Creek Subdivision
Christian County, Missouri
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ACREAGE SUMMARY

SINGLE FAMILY RESIDENTIAL	58 ACRES
CONSERVATION EASEMENT	85 ACRES
POA OWNED GREENSPACE AND TRAIL SYSTEM	38 ACRES
COMMERCIAL SPACE	4 ACRES
LIBRARY AND AMUSEMENT CORRELIC FIELDS	50 ACRES
PROPOSED SCHOOL FACILITY	11 ACRES
DRIP IRRIGATION FIELDS	88 ACRES
LAKE SPONSORS (PROPOSED)	174 ACRES
TERRELL CREEK BOULEVARD EAST JUNCT.	33 ACRES



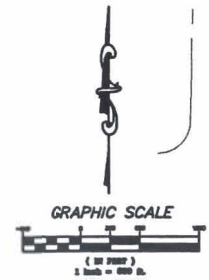
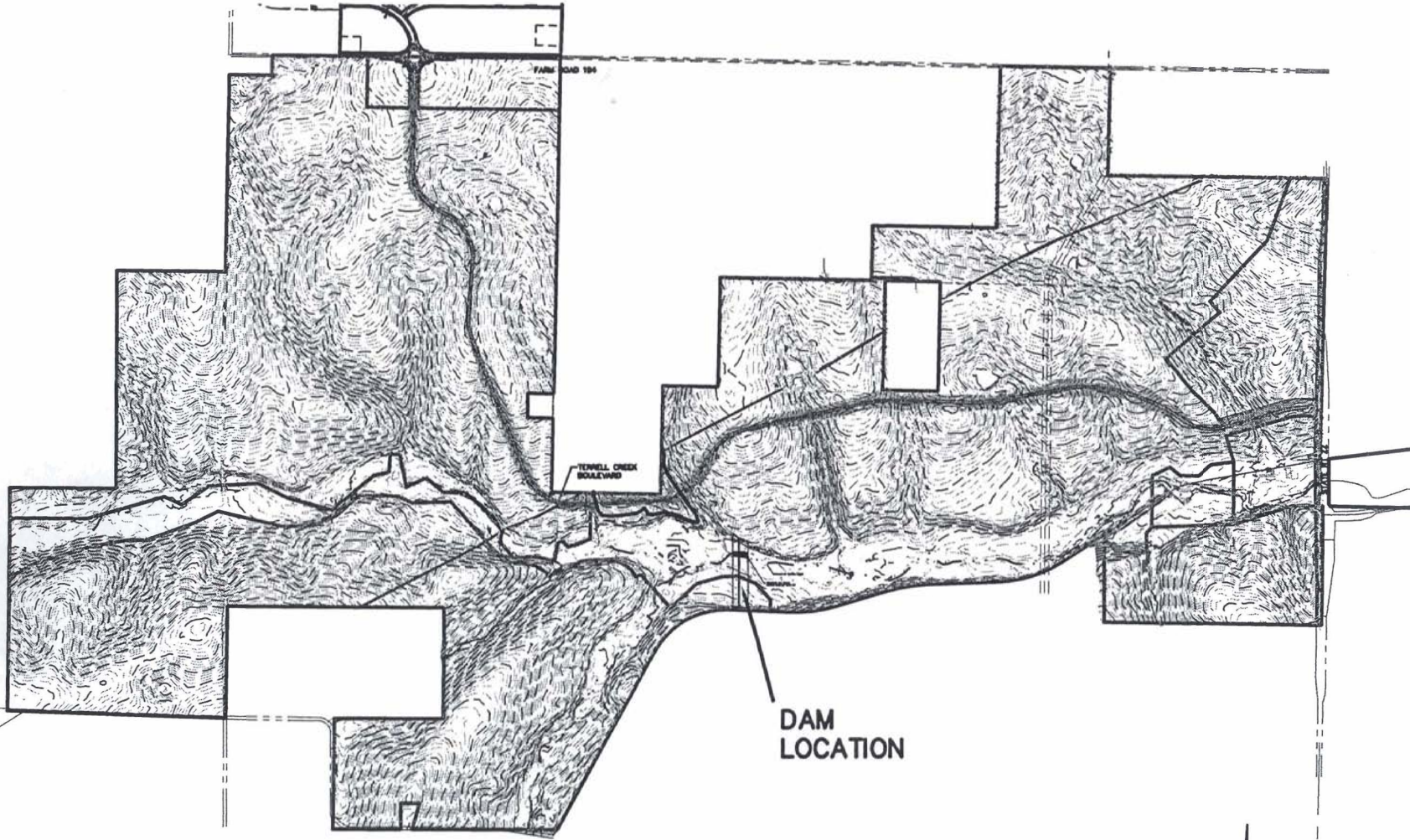
CONCEPTUAL LANDPLANNING PROVIDED BY

CAUCE-TERMICH-GOY DESIGN

Chuck Terlich
 903 N. 15th
 Missouri, Kansas 64111
 www.terlich.com

**TERRELL CREEK
 CHRISTIAN COUNTY, MISSOURI**

Action No. 19869
 Missouri Partners Inc.
 Terrell Creek Subdivision
 Christian County, Missouri
 January 2008



MESA
CONSULTING ENGINEERS

m. e. stalzer & associates
consulting engineers
1800 Westport Ave
Marionville, Mo 64659
Building 4 Suite D
Marionville, Mo 64659
Phone: (417)334-8800 Fax: (417)334-8181
MICHAEL E. STALZER PEJ02708

DAM LOCATION MAP

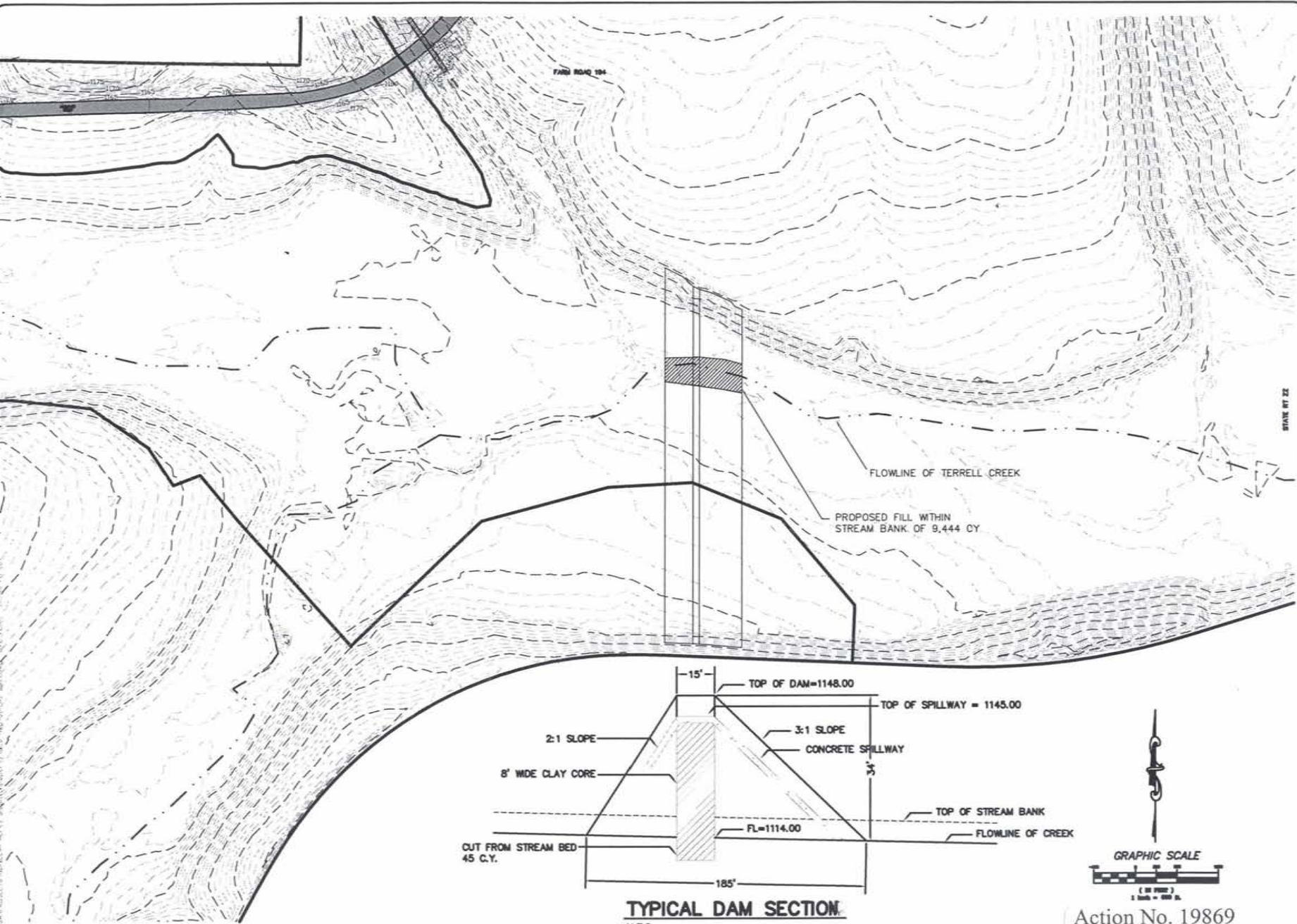
TERRELL CREEK SUBDIVISION
Christian County, Missouri
Prepared For
Missouri Partners Inc.
Phone: (417)334-1833



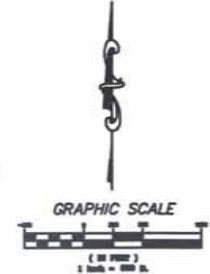
REV.	

DRAWN	MES
CHECK	MES
DATE	11/09/07
SCALE	1"=600'

SHEET 1



TYPICAL DAM SECTION.
N.T.S.



m.e. staitzer & associates
consulting engineers
600 State Highway 400
Marionville, Missouri 64659
Phone: (417)334-8800 Fax: (417)334-8181
MICHAEL E. STAITZER P.E. REG. 0700

COVER SHEET
ROADWAY AS-BUILT PLANS
TERRELL CREEK BOULEVARD
Christian County, Missouri
Prepared For
Missouri Partners Inc.
Phone: (417)334-1833



REV.	

DRAWN	RPJ
CHECK	MES
DATE	9/26/06
SCALE	1"=600'

SHEET
1

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