

# PUBLIC NOTICE



**US Army Corps  
of Engineers  
Kansas City District**

**Permit No. NWK-2013-178  
Issue Date: February 11, 2013  
Expiration Date: March 4, 2013**

**21-Day Notice**

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**JOINT PUBLIC NOTICE:** This public notice is issued jointly with the Missouri Department of Natural Resources, Water Pollution Control Program. The Department of Natural Resources will use the comments to this notice in deciding whether to grant Section 401 water quality certification. Commenters are requested to furnish a copy of their comments to the Missouri Department of Natural Resources, P.O. Box 176, Jefferson City, Missouri 65102.

**APPLICANT:** Tiffany Land Reserve, LLC  
1439 Woodbury Lane  
Liberty, Missouri 64068

**PROJECT LOCATION** (As shown on the attached drawings): The project is located in Section 6, Township 51 north, Range 33 west, Platte County, Missouri.

**USGS QUAD:** FERRELVIEW - **COORDINATES:** Latitude: 39.26541- Longitude: -94.65341

**AUTHORITY:** Section 404 of the Clean Water Act (33 USC 1344).

**ACTIVITY** (As shown on the attached drawings): The proposed work involves multi-family residential property development of approximately 20 acres of land for the construction of the Tiffany Woods Apartments. The general fill, grading and roadway construction proposed would impact 326 linear feet of an ephemeral stream channel, a 1.5-acre pond and a 0.58 acre wetland. The stream channel on the project site is a tributary of Second Creek.

**WETLANDS/AQUATIC HABITAT:** A 1.5-acre pond and a 0.58 acre palustrine emergent wetland associated with the pond would be filled for development of the property.

**APPLICANT'S STATEMENT OF AVOIDANCE, MINIMIZATION, AND COMPENSATORY MITIGATION FOR UNAVOIDABLE IMPACTS TO AQUATIC RESOURCES:** The majority of the stream channel within the project boundary will not be filled and impacts are limited to 326 linear feet of the approximate 1200 linear feet of stream channel within the project area.

**ADDITIONAL INFORMATION:** Additional information about this application may be obtained by contacting Brian Donahue at U.S. Army Corps of Engineers, Kansas City Regulatory Office, 601 East 12<sup>th</sup> Street, Kansas City, Missouri, 64106, by telephone at (816) 389-3703, or by FAX at (816) 389-2032. All comments to this public notice should be directed to the above address. Please reference Permit No. 2013-178 in all comments and/or inquiries relating to this project.

**CULTURAL RESOURCES:** Kansas City District will comply with the National Historic Preservation Act of 1966 and 36 CFR 800. We have checked the National Register of Historic Places and the Federal Register and no property listed in the Register or proposed for listing is located in the permit area. This is the extent of our knowledge about historic properties in the permit area at this time. The Missouri State Historic Preservation Officer (SHPO) previously reviewed adjacent property in 2009 during construction and permitting of NW Ambassador Drive, (SHPO Log # 006-PL-09). We will review and investigate any additional comments received from the SHPO, Tribal Historic Preservation Officers (or Tribe designated representative) and the public in response to this public notice, and we may conduct or require a reconnaissance survey of the permit area to check for unknown historic properties, if warranted.

**ENDANGERED SPECIES:** In compliance with the Endangered Species Act, a preliminary determination has been made that the described work will not affect species designated as threatened or endangered or adversely affect critical habitat. In order to complete our evaluation of this activity, comments are solicited from the U.S. Fish and Wildlife Service and other interested agencies and individuals.

**FLOODPLAINS:** This activity is being reviewed in accordance with Executive Order 11988, Floodplain Management, which discourages direct or indirect support of floodplain development whenever there is a practicable alternative. By this public notice, comments are requested from individuals and agencies that believe the described work will adversely impact the floodplain.

**WATER QUALITY CERTIFICATION:** Section 401 of the Clean Water Act (33 USC 1341) requires that all discharges of dredged or fill material must be certified by the appropriate state agency as complying with applicable effluent limitations and water quality standards. This public notice serves as an application to the state in which the discharge site is located for certification of the discharge. The discharge must be certified before a Department of the Army permit can be issued. Certification, if issued, expresses the state's opinion that the discharge will not violate applicable water quality standards.

**PUBLIC INTEREST REVIEW:** The decision to issue a permit will be based on an evaluation of the probable impact including the 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 those are conservation, economics, esthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs and, in general, the needs and welfare of the people. The evaluation of the impact of the activity on the public interest will include

application of the guidelines promulgated by the Administrator, Environmental Protection Agency under authority of Section 404(b) of the Clean Water Act (33 USC 1344). 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 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.

**COMMENTS:** This notice is provided to outline details of the above-described activity so this District may consider all pertinent comments prior to determining if issuance of a permit would be in the public interest. Any interested party is invited to submit to this office written facts or objections relative to the activity on or before the public notice expiration date. Comments both favorable and unfavorable will be accepted and made a part of the record and will receive full consideration in determining whether it would be in the public interest to issue the Department of the Army permit. Copies of all comments, including names and addresses of commenters, may be provided to the applicant. Comments should be mailed to the address shown on page 2 of this public notice.

**PUBLIC HEARING:** Any person may request, in writing, prior to the expiration date of this public notice, that a public hearing be held to consider this application. Such requests shall state, with particularity, the reasons for holding a public hearing.



NW Tiffany Springs Pkwy

N Ambassador Dr

NW Skyview Ave

**NWK-2013-178 -- Site Location**

NW Old Tiffany Springs Rd

N Congress Ave



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APPLICATION NO. NWK-2013-178  
TIFFANY LAND RESERVE, LLC  
RESIDENTIAL DEVELOPMENT  
PLATTE COUNTY, MISSOURI  
SHEET 1 OF 3  
DATED 11 FEBRUARY 2013



NWK-2013-178 Site Location

APPLICATION NO. NWK-2013-178  
TIFFANY LAND RESERVE, LLC  
RESIDENTIAL DEVELOPMENT  
PLATTE COUNTY, MISSOURI  
SHEET 2 OF 3  
DATED 11 FEBRUARY 2013



S6 T51N R33W, Platte County, Kansas City, Missouri  
 Lat. 39.265397 Long. -94.653191  
 Approximately 25 Acres

**Note: Jurisdictional features as per Approved  
 Jurisdictional Determination NWK-2009-0663  
 issued on June 1, 2009**

Feature	General Fill		Pipe Fill		Total Impact		
	Length	Width	Length	Width	Length	Width	Area
Ephemeral #1	119'	8'	207'	8'	326'	8	0.06 Acres
Pond #1	1.5 Acres						1.5 Acres
Wetland #2	0.58 Acres						0.58 Acres

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