

PUBLIC NOTICE



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

**Permit No. NWK-2015-316
Issue Date: August 3, 2015
Expiration Date: August 24, 2015**

21-Day 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: PG Partners, LLC
500 Market Street, Suite E
Lee's Summit, MO 64063

PROJECT LOCATION (As shown on the attached drawings): The project is located on a parcel of land in Sections 19 and 30, Township 47 North, Range 33 West, in Jackson County, Missouri. USGS Quad: MO-Raymore.

(Approximate Center - Latitude: 38.86032 -- Longitude: -94.49804)

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

ACTIVITY (As shown on the attached drawings): **PROPOSED:** The applicant proposes to permanently pipe and fill seven separate ephemeral streams for a total of 2,550 linear feet (LF) and to grade and fill 3.33 acres of wetlands for construction of the Gateway Village Mixed Use Development. An additional 180 LF of three ephemeral streams will be temporarily impacted due to the installation of utilities. The purpose of the project, as stated by the applicant, is to provide youth soccer and outdoor recreation, commercial and residential development to include soccer fields, a water park, an RV park, retail and associated parking, roadways and other amenities.

WETLANDS/AQUATIC HABITAT: The project site is agricultural land and contains 29 separate wetlands totaling 3.33 acres and 10 ephemeral streams totaling 2,730 LF. The ephemeral streams vary in size and are mostly surrounded by a riparian forested corridor dominated by Osage orange, coral berry and multi-flora rose. The streams flow to either Oil Creek or the Little Blue River. Most of the wetlands onsite are small palustrine emergent wetlands dominated by species such as Frank's sedge, curly top knotweed, bulrush and prairie cordgrass. The site also contains a 0.43 acre jurisdictional pond.

APPLICANT'S STATEMENT OF AVOIDANCE, MINIMIZATION, AND COMPENSATORY MITIGATION FOR UNAVOIDABLE IMPACTS TO AQUATIC RESOURCES: According to the application, the offsite sewer corridor limits disturbance to the three streams to the minimum necessary to provide sanitary sewer service. Furthermore, the applicant states that minimization will be achieved through municipally regulated BMPs. To mitigate for impacts to aquatic resources, the applicant proposes to purchase mitigation credits from the Clear Fork Wetland and Stream Mitigation Bank.

ADDITIONAL INFORMATION: Additional information about this application may be obtained by contacting Justin Hughes, U.S. Army Corps of Engineers, Kansas City Regulatory Office, 601 East 12th Street, Kansas City, Missouri, 64106 or by calling 816-389-3211 or via email at justin.w.hughes@usace.army.mil. All comments to this public notice should be directed to the above address.

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. However, we will evaluate input by the State Historic Preservation Officer, 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: The project area is within the known range and contains suitable habitat for the northern long-eared bat (*Myotis septentrionalis*) and the Indiana bat (*Myotis sodalis*). In compliance with the Endangered Species Act, a preliminary determination has been made that the described work may affect the northern long-eared bat and the Indiana bat. 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.

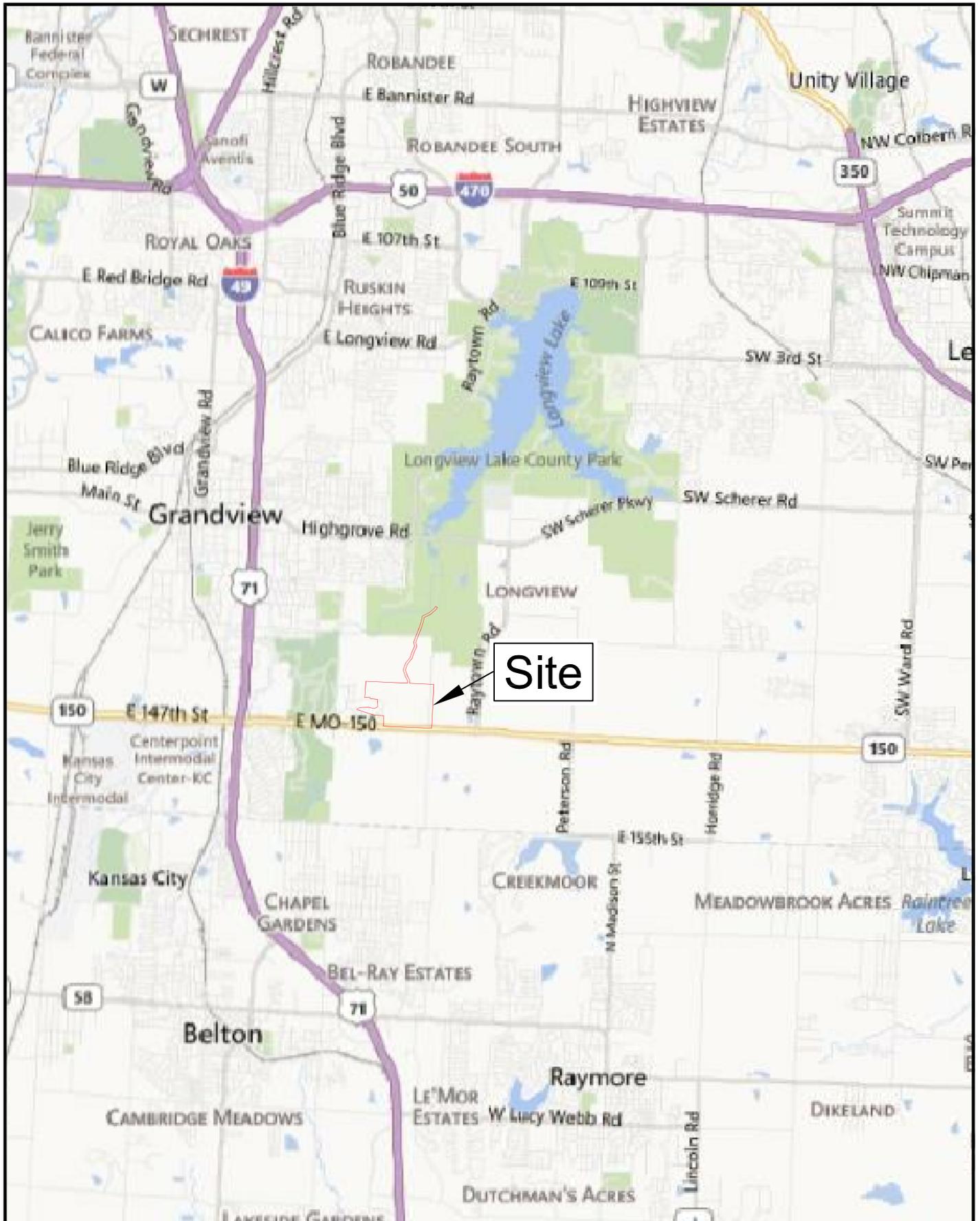
PUBLIC INTEREST REVIEW: The decision to issue a permit will be based on an evaluation of the probable impact including the cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The 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.

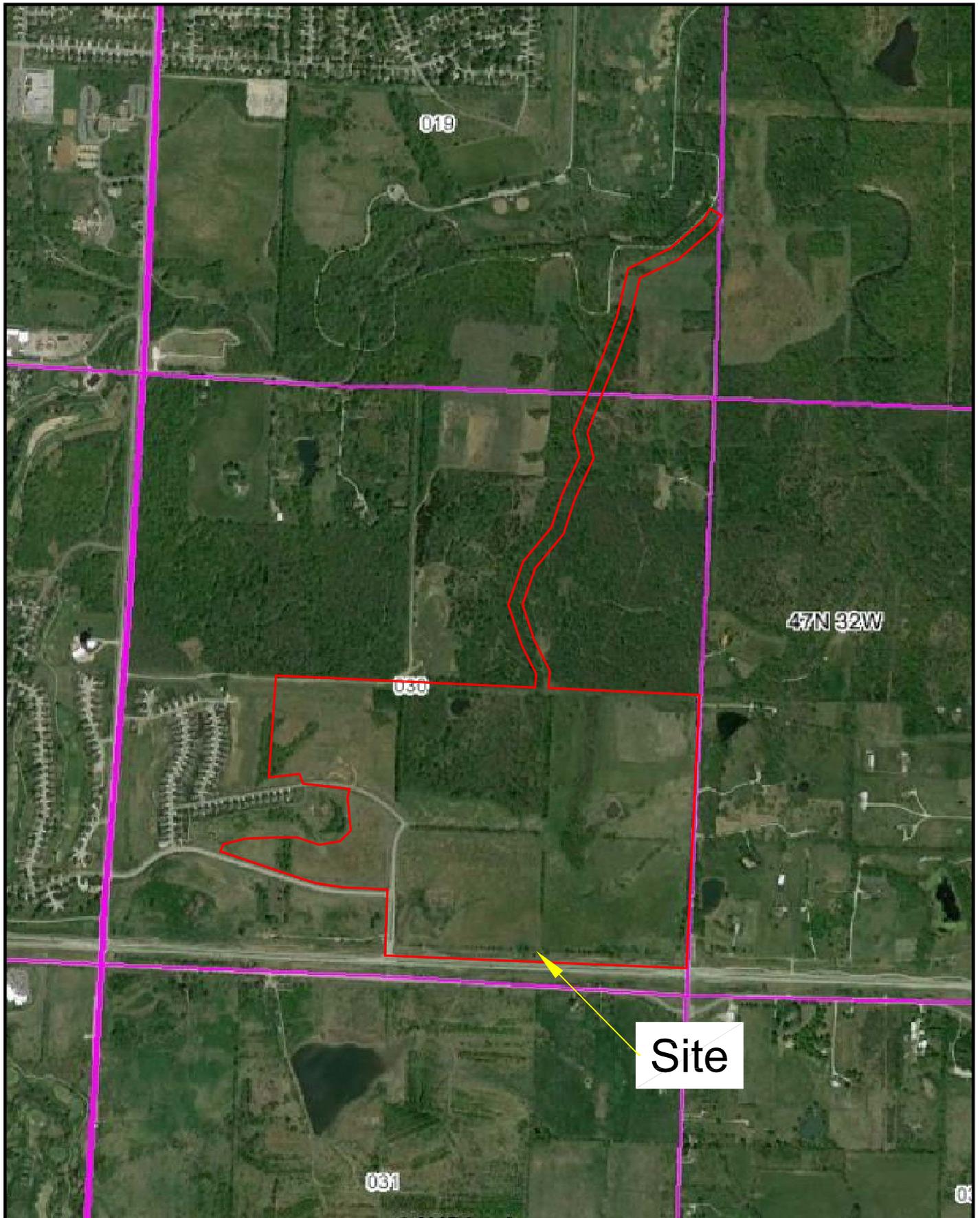
COMMENTS: This notice is provided to outline details of the above-described activity so this District may consider all pertinent comments prior to determining if issuance of a permit would be in the public interest. Any interested party is invited to submit to this office written facts or objections 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.

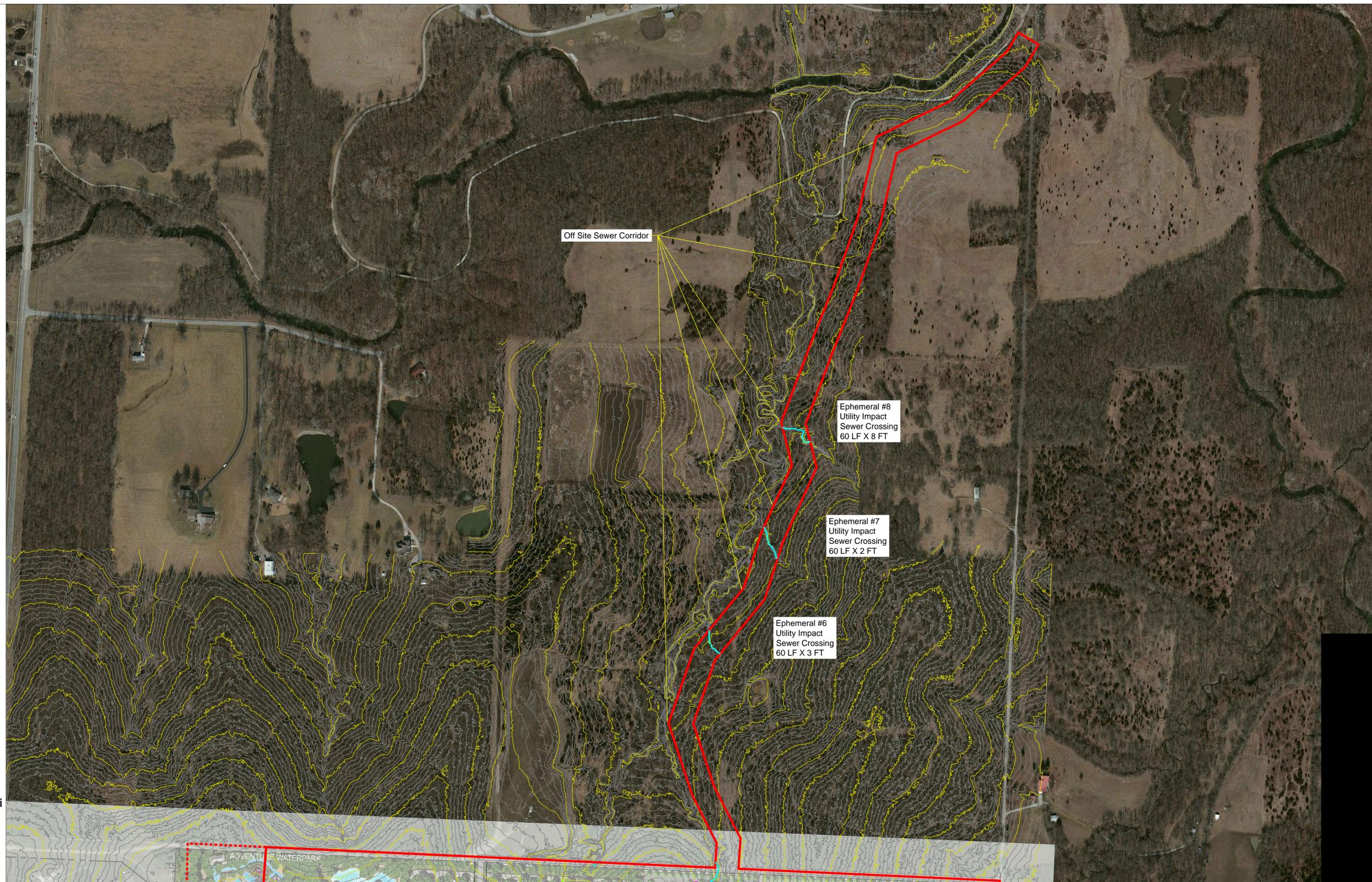
Site Location Map



APPLICATION NO. NWK-2015-316
PG PARTNERS, LLC
GATEWAY VILLAGE DEVELOPMENT
JACKSON COUNTY, MISSOURI
SHEET 1 OF 4
DATED 3 AUGUST 2015



APPLICATION NO. NWK-2015-316
PG PARTNERS, LLC
GATEWAY VILLAGE DEVELOPMENT
JACKSON COUNTY, MISSOURI
SHEET 2 OF 4
DATED 3 AUGUST 2015



Off Site Sewer Corridor

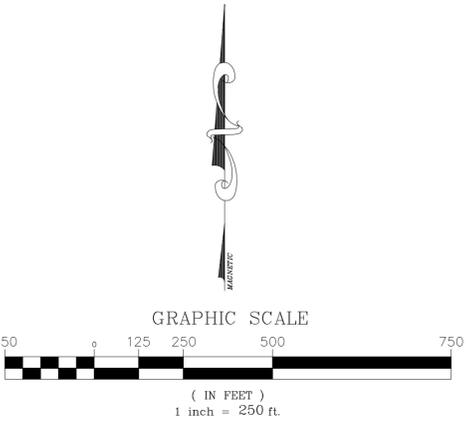
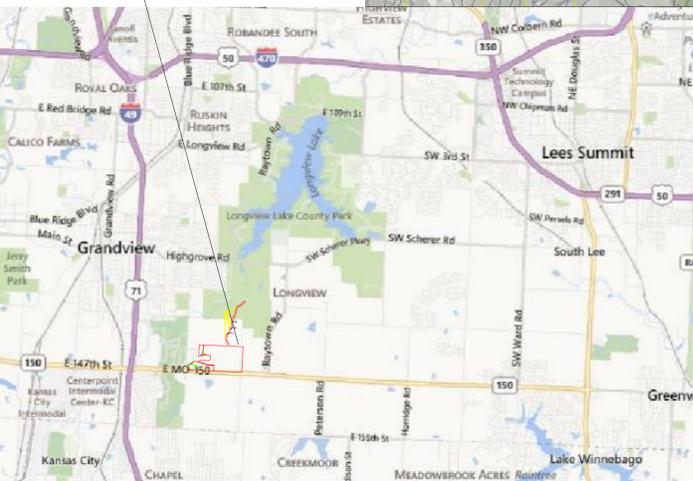
Ephemeral #8
Utility Impact
Sewer Crossing
60 LF X 8 FT

Ephemeral #7
Utility Impact
Sewer Crossing
60 LF X 2 FT

Ephemeral #6
Utility Impact
Sewer Crossing
60 LF X 3 FT

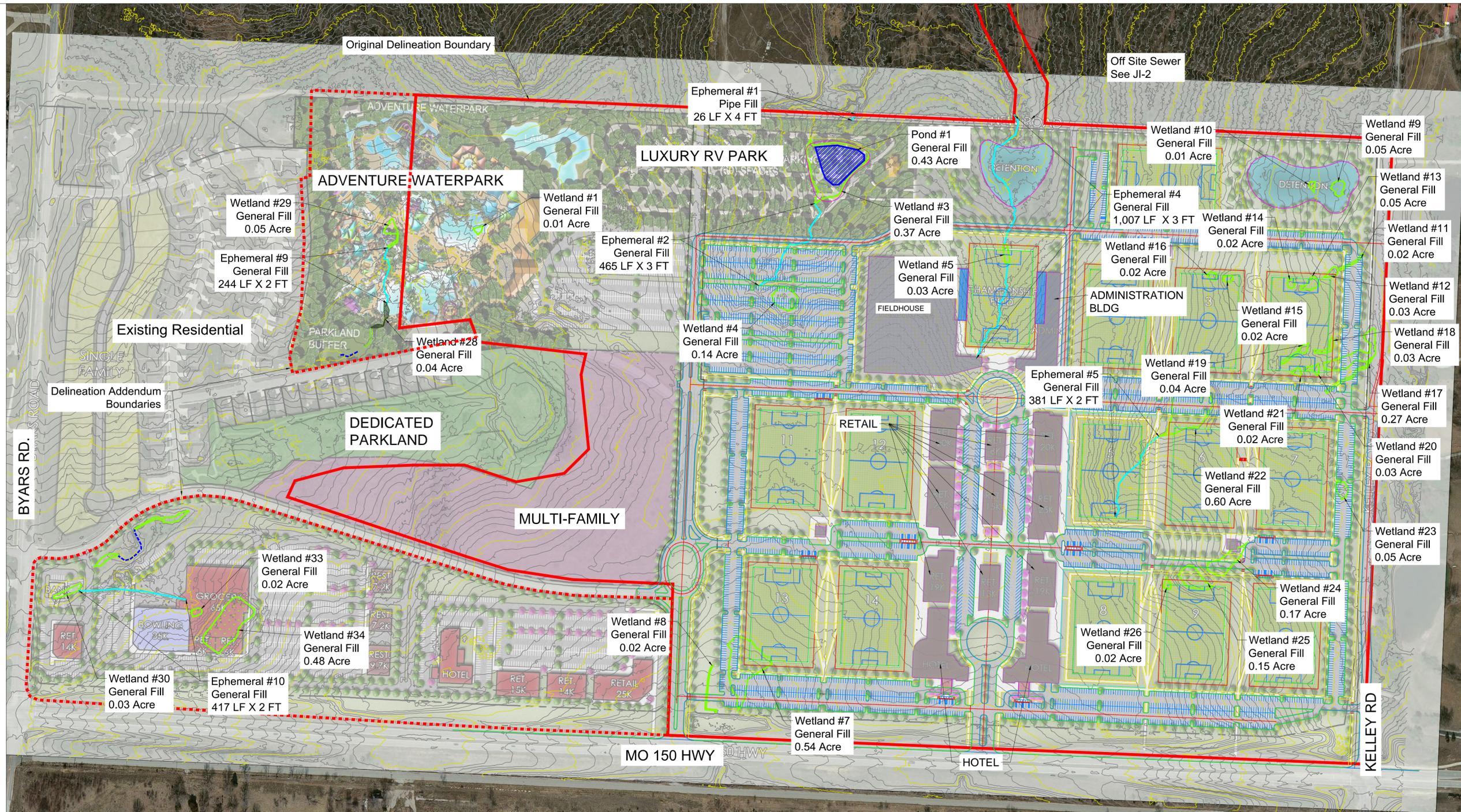
JURISDICTIONAL ASSESSMENT (OFF SITE SEWER)

Site Location
T47N-R32W-S30 & S19
Grandview, Jackson County, Missouri
201.52 Acres
Lat. N38.86032
Long. W94.49804

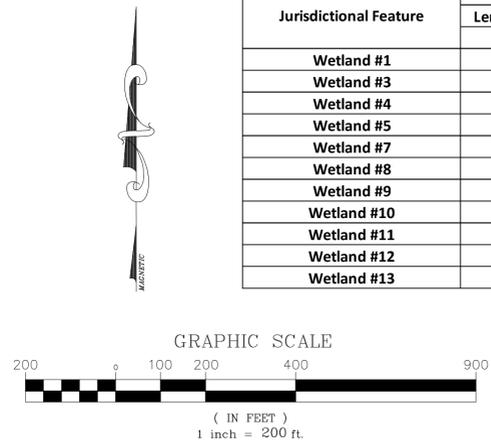
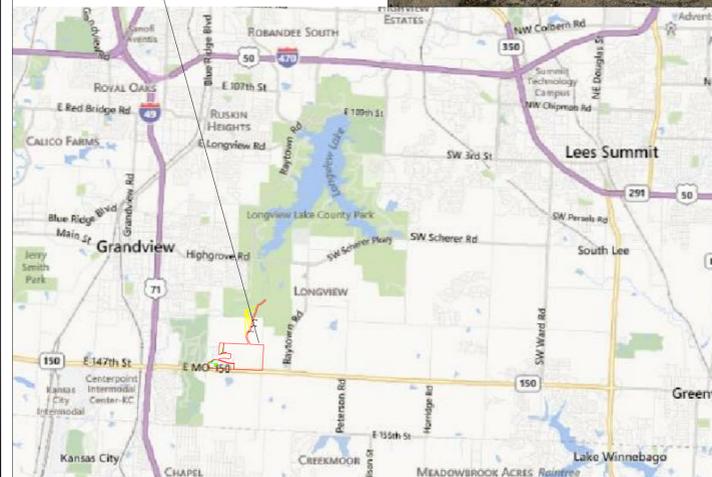


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PG PARTNERS, LLC
GATEWAY VILLAGE DEVELOPMENT
JACKSON COUNTY, MISSOURI
SHEET 3 OF 4
DATED 3 AUGUST 2015

Jurisdictional Assessment
(Main Site)



Site Location
T47N-R32W-S30 & S19
Grandview, Jackson County, Missouri
201.52 Acres
Lat. N38.86032
Long. W94.49804



Jurisdictional Feature	General Fill		Pipe Fill		Utility Impact		Jurisdictional Feature	General Fill		Pipe Fill		Utility Impact		Jurisdictional Feature	General Fill		Pipe Fill		Utility Impact				
	Length	Width	Length	Width	Length	Width		Length	Width	Length	Width	Length	Width		Length	Width	Length	Width	Length	Width			
Wetland #1	0.01						Wetland #14	0.02						Ephemeral #1			36	4					
Wetland #3	0.37						Wetland #15	0.02						Ephemeral #2	465	3				60	3		
Wetland #4	0.14						Wetland #16	0.02						Ephemeral #4	1007	3							
Wetland #5	0.03						Wetland #17	0.27						Ephemeral #5	381	2							
Wetland #7	0.54						Wetland #18	0.03						Ephemeral #6							60	2	
Wetland #8	0.02						Wetland #19	0.04						Ephemeral #7								60	8
Wetland #9	0.05						Wetland #20	0.03						Ephemeral #8									
Wetland #10	0.01						Wetland #21	0.02						Ephemeral #9	244	2							
Wetland #11	0.02						Wetland #22	0.60						Ephemeral #10	417	2							
Wetland #12	0.03						Wetland #23	0.05						Totals			0.149	0.003			0.018		
Wetland #13	0.05						Wetland #24	0.17						Total Impacts									
							Wetland #25	0.15															
							Wetland #26	0.02															
							Wetland #28	0.04															
							Wetland #29	0.05															
							Wetland #30	0.03															
							Wetland #33	0.02															
							Wetland #34	0.48															
							Total Wetland Impacts	3.33			0.00												