

PUBLIC NOTICE



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

**Permit No. NWK-2018-1233
Issue Date: March 18, 2020
Expiration Date: April 8, 2020**

21-Day Notice

This public notice is issued jointly with the Missouri Department of Natural Resources, Water Protection 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: KCI Raymore Industrial Land, LLC
4900 Main Street, Suite 400
Kansas city, Missouri 64112

PROJECT LOCATION (As shown on the attached drawings): The project is located in Raymore, Missouri on approximately 110 acres of land in Section 29, Township 46 north, Range 32 west, Cass County, Missouri.

USGS QUAD - Raymore, MO
Latitude: 38.77692 --- Longitude: -94.49196

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

ACTIVITY (As shown on the attached drawings): The proposed project involves the placement of fill materials within a 1.25 acre open water farm pond, 0.05 acre of wetland and 1,235 linear feet of an ephemeral stream channel for the commercial development of the site. The project as currently proposed would involve grading and fill activities within those waters for the construction of two industrial warehouses, roads, parking areas and utilities. The purpose of the project as stated by the applicant is to meet market demand for light industrial warehouse space in the area.

WETLANDS/AQUATIC HABITAT: The project site contains 3 small, non-jurisdictional isolated ponds, a 1.25 acre open water farm pond, 0.05 acre of wetland and 1,235 linear feet of an ephemeral tributary to East Creek within the limits of the project boundary.

APPLICANT'S STATEMENT OF AVOIDANCE, MINIMIZATION, AND COMPENSATORY MITIGATION FOR UNAVOIDABLE IMPACTS TO AQUATIC RESOURCES: Mitigation for unavoidable impacts of the work to jurisdictional waters is proposed through an approved mitigation bank (Camp Branch Mitigation Bank).

ADDITIONAL INFORMATION: Additional information about this project may be obtained by contacting Brian Donahue, U.S. Army Corps of Engineers, Kansas City Regulatory Office at telephone: 816-389-3703 or via email at Brian.T.Donahue@usace.army.mil. All comments to this public notice should be directed to the email shown. Please reference permit application No. NWK-2018-1233 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. 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: In compliance with the Endangered Species Act, a preliminary determination has been made that the described work will have no adverse affect upon 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. This activity is not located in a floodplain.

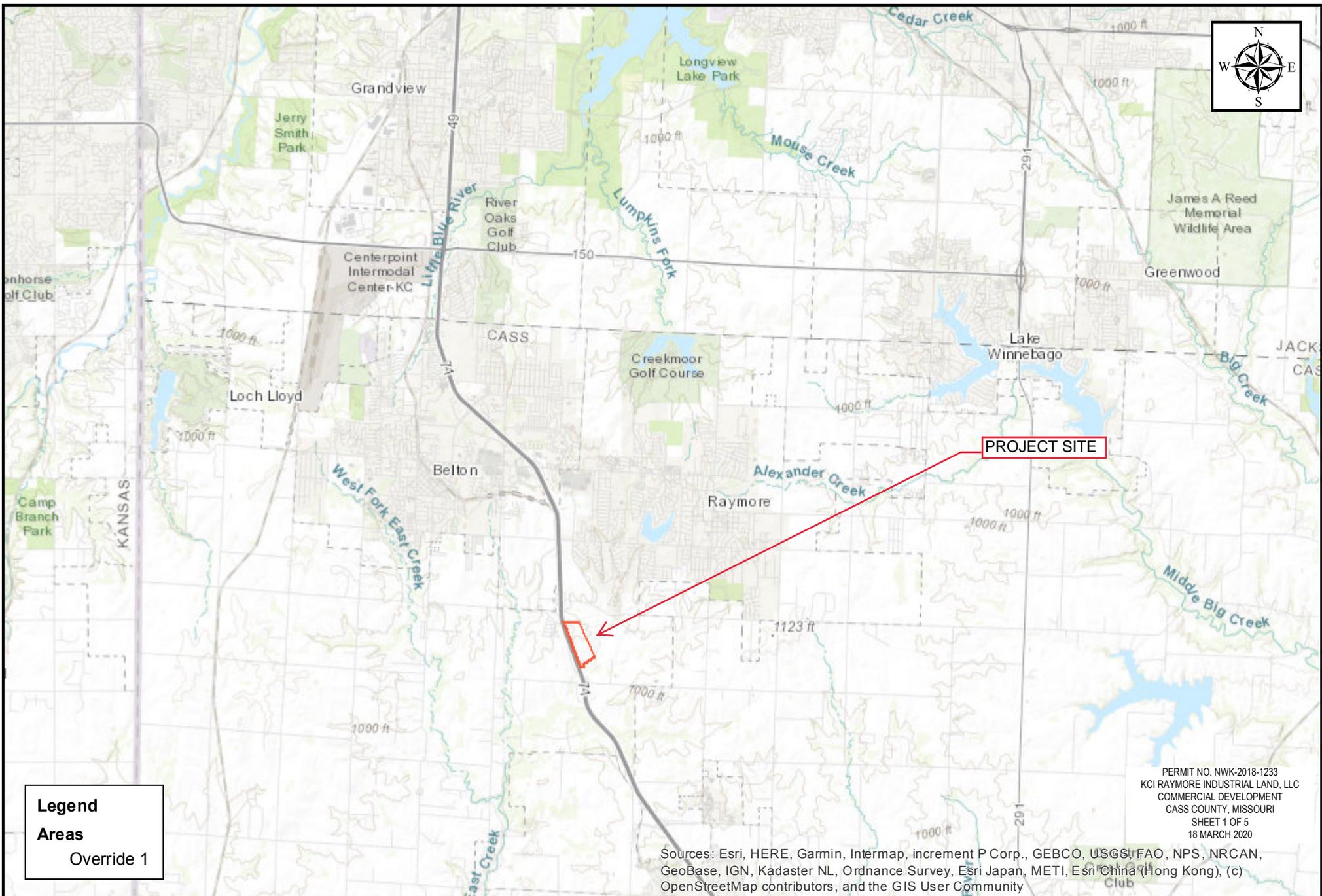
WATER QUALITY CERTIFICATION: Section 401 of the Clean Water Act (33 USC 1341) requires that all discharges of dredged or fill material must be certified by the appropriate state agency as complying with applicable effluent limitations and water quality standards. This public notice serves as an application 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 emailed to the address shown on page 2 of this public notice.

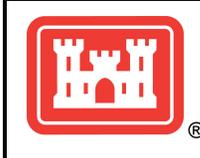
PUBLIC HEARING: Any person may request, in writing, prior to the expiration date of this public notice, that a public hearing be held to consider this application. Such requests shall state, with particularity, the reasons for holding a public hearing.



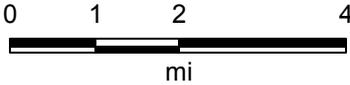
Legend
Areas
 Override 1

PERMIT NO. NWK-2018-1233
 KCI RAYMORE INDUSTRIAL LAND, LLC
 COMMERCIAL DEVELOPMENT
 CASS COUNTY, MISSOURI
 SHEET 1 OF 5
 18 MARCH 2020

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



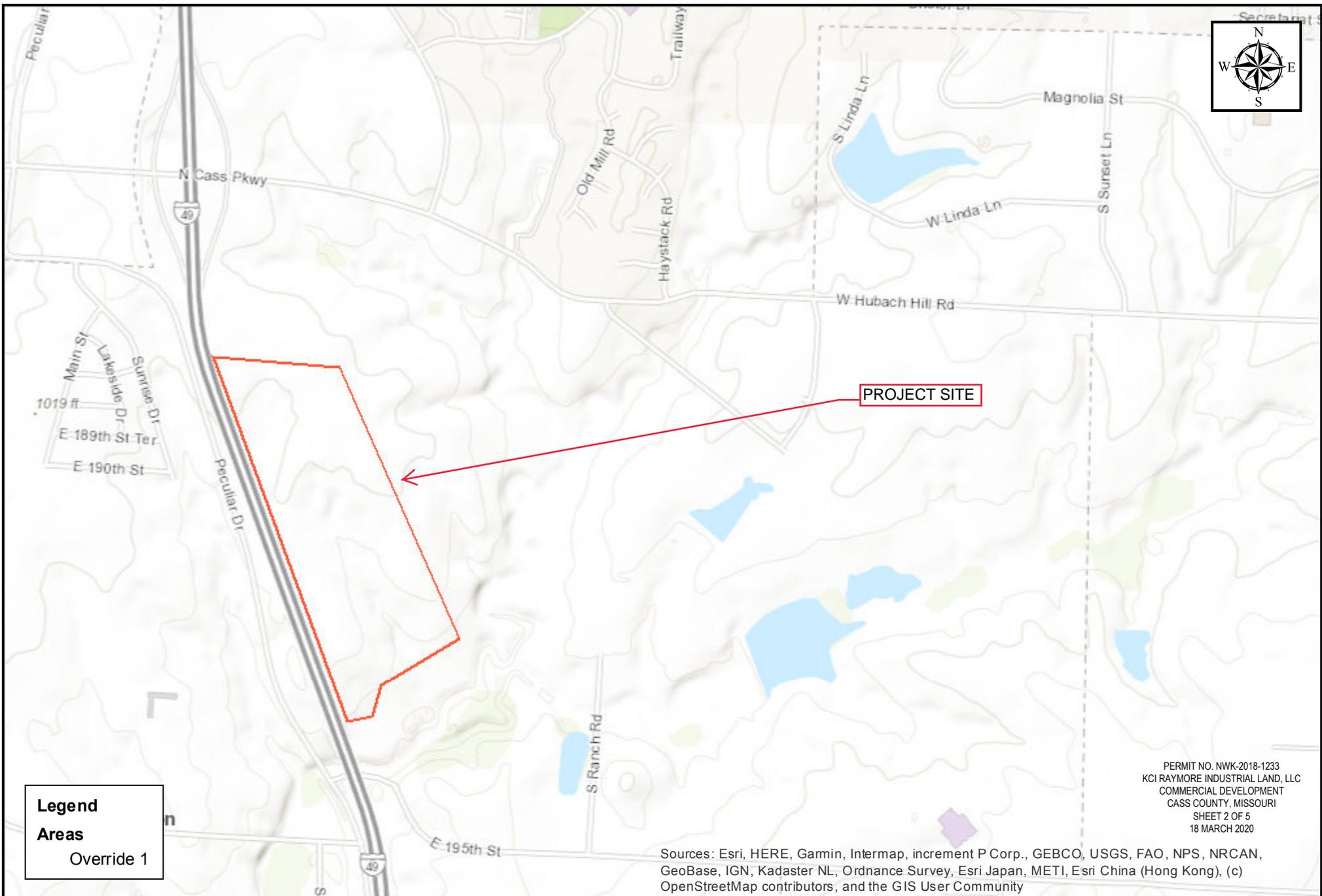
2018-1233 vicinity



Map Center: -94.4702 38.8163

Map created by on 3/17/2020 at 5:14:15 PM

Coordinate System: WGS 1984 Web Mercator
 Auxiliary Sphere
 Projection: Mercator Auxiliary Sphere



Legend
Areas
 Override 1

PERMIT NO. NWK-2018-1233
 KCI RAYMORE INDUSTRIAL LAND, LLC
 COMMERCIAL DEVELOPMENT
 CASS COUNTY, MISSOURI
 SHEET 2 OF 5
 18 MARCH 2020

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



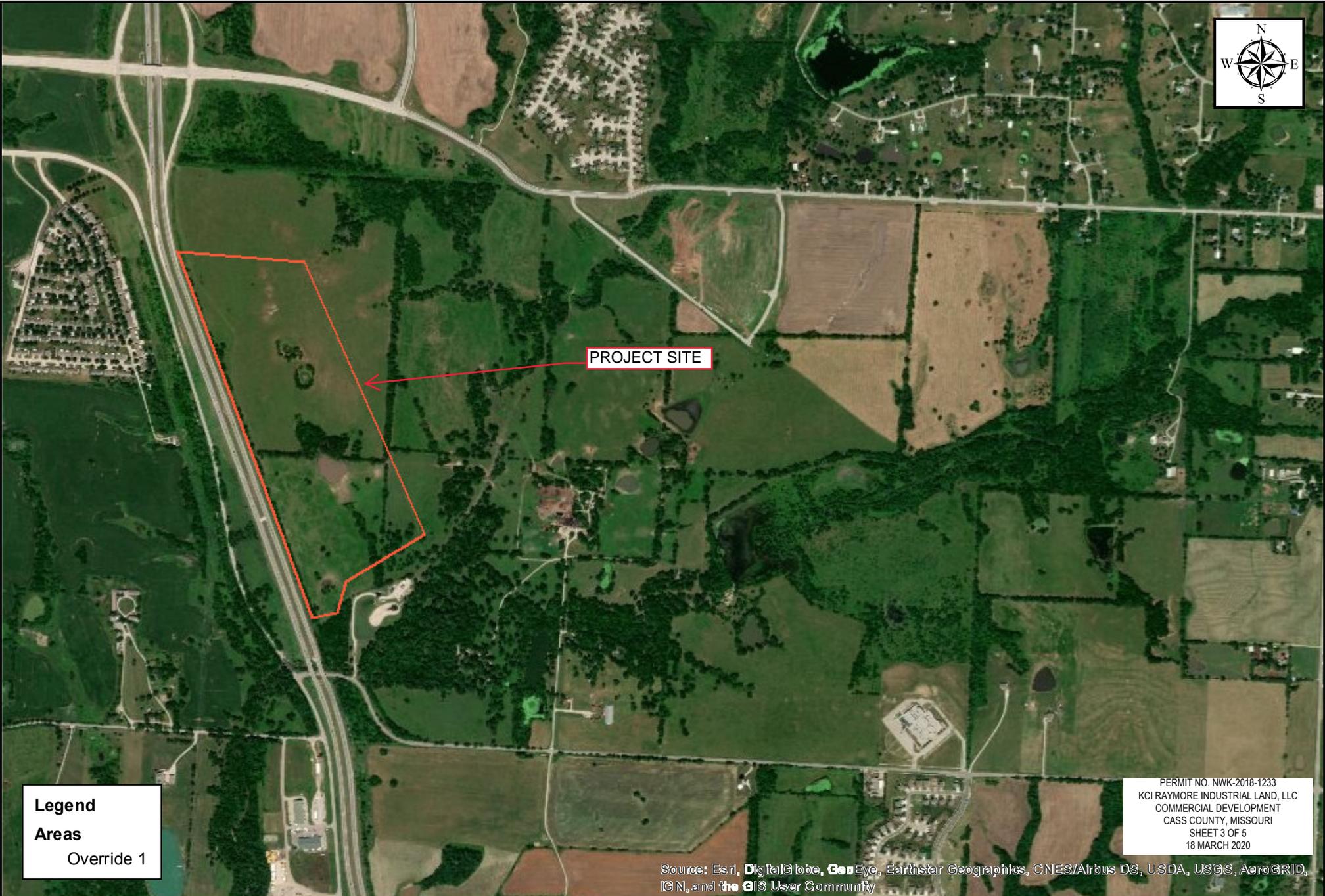
2018-1233 Approximate Project Boundary



Map Center: -94.4815 38.7790

Map created by on 3/17/2020 at 5:16:30 PM

Coordinate System: WGS 1984 Web Mercator
 Auxiliary Sphere
 Projection: Mercator Auxiliary Sphere



PROJECT SITE

Legend
Areas
Override 1

PERMIT NO. NWK-2018-1233
KCI RAYMORE INDUSTRIAL LAND, LLC
COMMERCIAL DEVELOPMENT
CASS COUNTY, MISSOURI
SHEET 3 OF 5
18 MARCH 2020

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



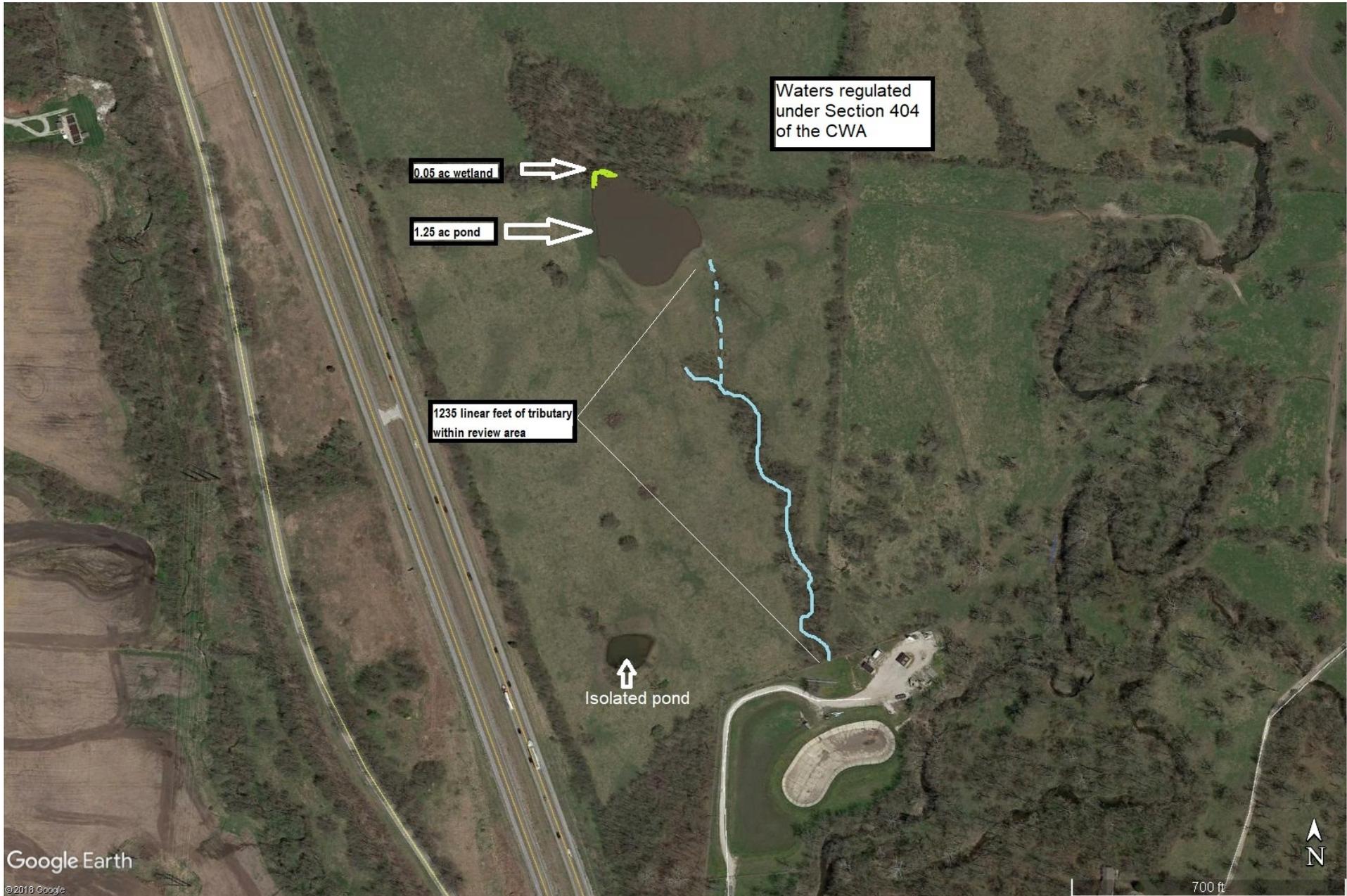
2018-1233 Aerial Project Boundary



Map Center: -94.4804 38.7764

Map created by on 3/17/2020 at 5:18:48 PM

Coordinate System: WGS 1984 Web Mercator
Auxiliary Sphere
Projection: Mercator Auxiliary Sphere



PROPOSED SITE USE:
LIGHT INDUSTRIAL/DISTRIBUTION/WAREHOUSING

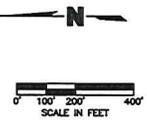
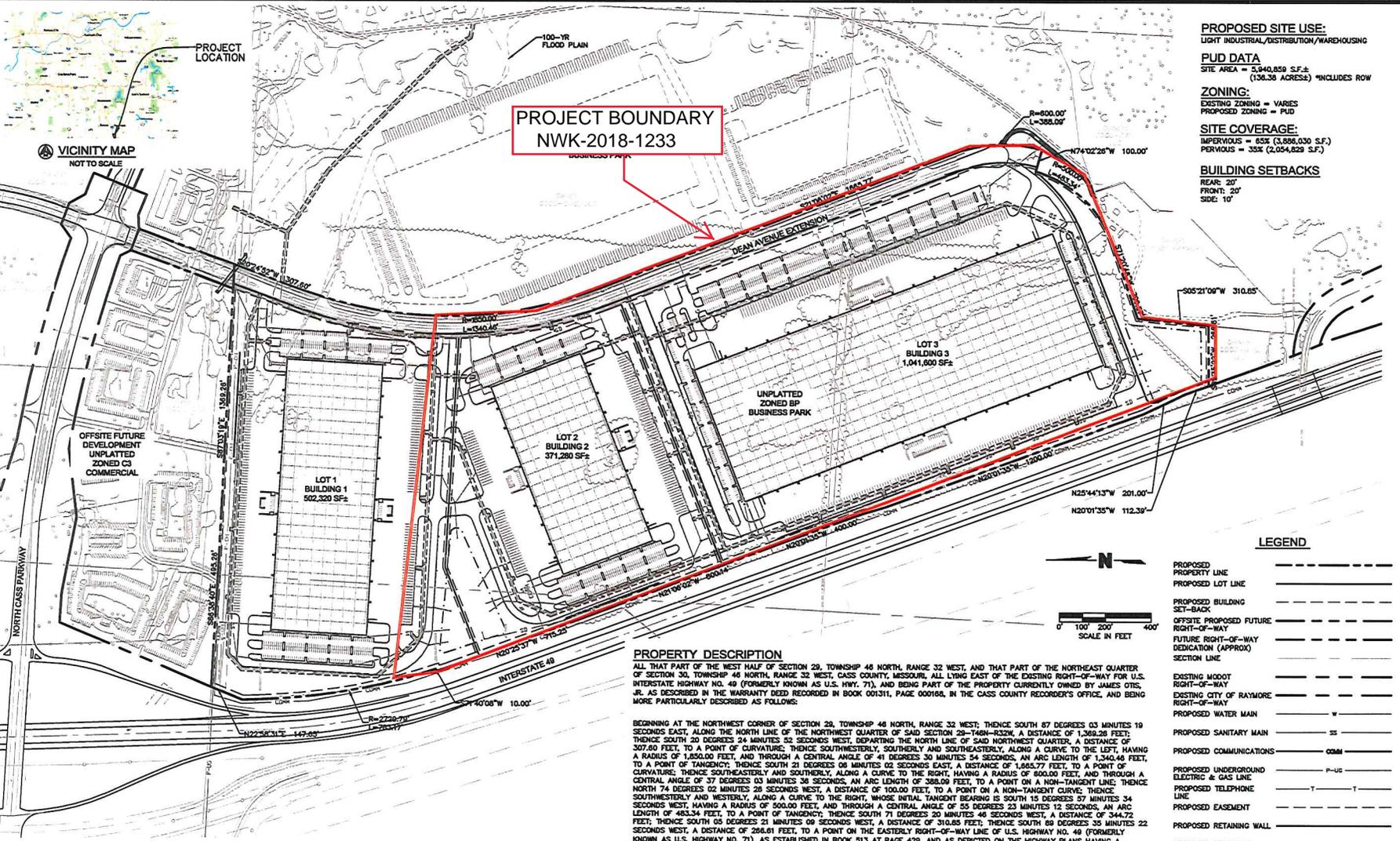
PUD DATA
SITE AREA = 5,940,859 SF±
(136.38 ACRES) *INCLUDES ROW

ZONING:
EXISTING ZONING = VARIES
PROPOSED ZONING = PUD

SITE COVERAGE:
IMPERVIOUS = 85% (3,888,030 SF.)
PERVIOUS = 35% (2,054,829 SF.)

BUILDING SETBACKS
REAR: 20'
FRONT: 20'
SIDE: 10'

PROJECT BOUNDARY
NWK-2018-1233



LEGEND

PROPOSED PROPERTY LINE	---
PROPOSED LOT LINE	---
PROPOSED BUILDING SET-BACK	---
OFFSITE PROPOSED FUTURE RIGHT-OF-WAY DEDICATION (APPROX) SECTION LINE	---
EXISTING MUDOT RIGHT-OF-WAY	---
EXISTING CITY OF RAYMORE RIGHT-OF-WAY	---
PROPOSED WATER MAIN	W
PROPOSED SANITARY MAIN	S
PROPOSED COMMUNICATIONS	COMM
PROPOSED UNDERGROUND ELECTRIC & GAS LINE	PE-GC
PROPOSED TELEPHONE LINE	T
PROPOSED EASEMENT	---
PROPOSED RETAINING WALL	---
PROPOSED DETENTION BASIN	---
EXISTING OVERHEAD POWER	---
EXISTING ELECTRICAL LINE	---
EXISTING SANITARY MAIN	---
EXISTING EASEMENT	---
EXISTING FENCE	---
EXISTING CHAIN LINKED FENCE	---
EXISTING VEGETATION/TREE LINE	---
EXISTING WATER WAY/POND	---
PROPOSED FIRE HYDRANT	---

PROPERTY DESCRIPTION
ALL THAT PART OF THE WEST HALF OF SECTION 28, TOWNSHIP 48 NORTH, RANGE 32 WEST, AND THAT PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 48 NORTH, RANGE 32 WEST, CASS COUNTY, MISSOURI, ALL LYING EAST OF THE EXISTING RIGHT-OF-WAY FOR U.S. INTERSTATE HIGHWAY NO. 49 (FORMERLY KNOWN AS U.S. HWY. 71), AND BEING PART OF THE PROPERTY CURRENTLY OWNED BY JAMES OTIS, JR. AS DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 000131, PAGE 000168, IN THE CASS COUNTY RECORDER'S OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 48 NORTH, RANGE 32 WEST; THENCE SOUTH 87 DEGREES 03 MINUTES 19 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28-148N-R32W, A DISTANCE OF 1,369.28 FEET; THENCE SOUTH 20 DEGREES 52 MINUTES 52 SECONDS WEST, DEPARTING THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 307.60 FEET, TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1,050.00 FEET, AND THROUGH A CENTRAL ANGLE OF 41 DEGREES 30 MINUTES 54 SECONDS, AN ARC LENGTH OF 1,340.46 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 21 DEGREES 08 MINUTES 02 SECONDS EAST, A DISTANCE OF 1,083.77 FEET, TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY AND SOUTHERLY, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 800.00 FEET, AND THROUGH A CENTRAL ANGLE OF 37 DEGREES 03 MINUTES 38 SECONDS, AN ARC LENGTH OF 388.09 FEET, TO A POINT ON A NON-TANGENT LINE; THENCE NORTH 74 DEGREES 02 MINUTES 28 SECONDS WEST, A DISTANCE OF 100.00 FEET, TO A POINT ON A NON-TANGENT LINE; THENCE SOUTHWESTERLY AND WESTERLY, ALONG A CURVE TO THE RIGHT, WHOSE INITIAL TANGENT BEARING IS SOUTH 15 DEGREES 57 MINUTES 34 SECONDS WEST, HAVING A RADIUS OF 500.00 FEET, AND THROUGH A CENTRAL ANGLE OF 55 DEGREES 23 MINUTES 12 SECONDS, AN ARC LENGTH OF 483.54 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 71 DEGREES 20 MINUTES 48 SECONDS WEST, A DISTANCE OF 344.72 FEET; THENCE SOUTH 05 DEGREES 21 MINUTES 09 SECONDS WEST, A DISTANCE OF 310.85 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 22 SECONDS WEST, A DISTANCE OF 286.61 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 49 (FORMERLY KNOWN AS U.S. HIGHWAY NO. 71), AS ESTABLISHED IN BOOK 913 AT PAGE 429, AND AS DEPICTED ON THE HIGHWAY PLANS HAVING A PROJECT NUMBER OF F-71-4(0); THENCE NORTH 20 DEGREES 01 MINUTES 35 SECONDS WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 112.30 FEET; THENCE NORTH 25 DEGREES 44 MINUTES 13 SECONDS WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 201.00 FEET; THENCE NORTH 20 DEGREES 01 MINUTES 35 SECONDS WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,200.00 FEET; THENCE NORTH 17 DEGREES 09 MINUTES 50 SECONDS WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 100.12 FEET; THENCE NORTH 20 DEGREES 01 MINUTES 35 SECONDS WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 800.14 FEET; THENCE NORTH 20 DEGREES 25 MINUTES 37 SECONDS WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 715.25 FEET, TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHWESTERLY, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AND ALONG A CURVE TO THE RIGHT, WHOSE INITIAL TANGENT BEARING IS 20 DEGREES 01 MINUTES 35 SECONDS WEST, HAVING A RADIUS OF 2,739.79 FEET, AND THROUGH A CENTRAL ANGLE OF 01 DEGREE 41 MINUTES 43 SECONDS, A DISTANCE OF 81.07 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 49 (FORMERLY KNOWN AS U.S. HIGHWAY NO. 71), AS ESTABLISHED IN BOOK 3140 AT PAGE 32, AND AS DEPICTED ON THE HIGHWAY PLANS HAVING A JOB NUMBER OF J4P1709, DATED 05/02/2008; THENCE NORTH 71 DEGREES 08 MINUTES 08 SECONDS EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET, TO A POINT ON A NON-TANGENT CURVE; THENCE NORTHWESTERLY AND NORTHERLY, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AND ALONG A CURVE TO THE RIGHT, WHOSE INITIAL TANGENT BEARING IS NORTH 18 DEGREES 19 MINUTES 52 SECONDS WEST, HAVING A RADIUS OF 2,729.79 FEET, AND THROUGH A CENTRAL ANGLE OF 18 DEGREES 28 MINUTES 17 SECONDS, AN ARC LENGTH OF 783.17 FEET, TO A POINT OF TANGENCY; THENCE NORTH 01 DEGREES 33 MINUTES 35 SECONDS WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 78.14 FEET; THENCE NORTH 22 DEGREES 58 MINUTES 31 SECONDS EAST, A DISTANCE OF 147.65 FEET, TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 48 NORTH, RANGE 32 WEST; THENCE SOUTH 88 DEGREES 38 MINUTES 40 SECONDS EAST, DEPARTING THE EASTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 49, AND ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, TOWNSHIP 48 NORTH, RANGE 32 WEST, A DISTANCE OF 483.28 FEET, TO THE POINT OF BEGINNING, CONTAINING 5,940,859 SQUARE FEET OR 136.3834 ACRES, MORE OR LESS.

PARKING DATA

LIGHT INDUSTRIAL/DISTRIBUTION	LOT SIZE	LOT SIZE	BUILDING SIZE*	REQUIRED PARKING				TOTALS
				AT OPENING	AT FULL FUTURE OCCUPANCY	AT FULL FUTURE OCCUPANCY	FUTURE ADD. TRAILER STORAGE	
BUILDING 1	1,853,634 SF±	37.98 AC±	502,320 SF±	197	404	404	168	572
BUILDING 2	1,276,694 SF±	29.31 AC±	371,280 SF±	145	298	404	106	312
BUILDING 3	2,841,523 SF±	60.64 AC±	1,041,600 SF±	407	836	872	233	1,105
PUBLIC ROW:	369,008 SF±	8.47 AC±	---	---	---	---	---	---
TOTALS:	5,940,859 SF±	136.38 AC±	1,915,200 SF±	750	1,538	1,680	508	2,189

*BUILDING SIZE:
22 OFFICE, 98% LIGHT INDUSTRIAL
PLAN SHOWN REFLECTS FULL BUILD-OUT, SEE ALSO SHEETS C-2 & C-3.

*REQUIRED PARKING RATIOS:
OFFICE @ OPENING RATIO: 1:300 SF
OFFICE @ FULL FUTURE OCC RATIO: 0.33:1,000 SF
LIGHT INDUSTRIAL @ OPENING RATIO: 0.33:1,000 SF
LIGHT INDUSTRIAL @ FULL FUTURE OCC RATIO: 0.75:1,000 SF

DATE: 03/15/2020
 TIME: 10:00 AM
 USER: M.H. JONES
 X-BASE: 00002
 Y-BASE: 00002
 C-SP: PLANS_FUTURE
 T-PAUSE: 00002