

TERRA TECHNOLOGIES

Wednesday, July 25, 2018

US Army Corps of Engineers
Regulatory Division Kansas City District
635 Federal Building 601 East 12th Street
Kansas City Missouri 64106

RE: CWA 404 Nationwide Permit Request for Verification
Artisan Point Apartments
Lee's Summit, Jackson County, Missouri

Dear Sirs,

Please find enclosed Form 4345 for your review and utilization. We are retained by the owner and applicant to seek nationwide permit (NWP) verification for impacts to waters of the United States resulting from the placement of fill at or below the ordinary high-water mark in wetlands within the project limits of the Artisan Point Apartments residential development. The project will provide multifamily residential living sites in eastern Lee's Summit.

Enclosed, please find a Jurisdictional Assessment report seeking your review for use in the issuance of a Preliminary Jurisdictional Determination. The report is complete with numerous exhibits including wetland data sheets and a comprehensive photograph log.

We are also including a Jurisdictional Impacts exhibit depicting project impacts to potential jurisdictional waters. The exhibit indicates 0.29-acres of wetland would be permanently impacted by general fill necessary to construct the project. Future expansion of the apartments may impact additional waters, but the first phase of units avoids a single 0.23-acre pond and two wetlands totaling 0.68-acres. For minimization, the applicant will incorporate stormwater quality BMP in compliance with municipal requirements. For mitigation, the applicant proposes to purchase wetland credits from the Clear Fork Wetland and Stream Mitigation Bank.

A limited quantity of trees around Wetland 4 (less than 0.25-acres) is required to construct the project. An Indiana Bat data sheet is included in digital format for your review. We provided an advance notice of development to the Missouri Ecological Services Field Office at the US Fish and Wildlife Service through the Information, Planning, and Conservation (IPaC) website and a copy of the computerized output is provided for your review.

We also provided an advance notice of development to the State Historic Preservation Office at the Missouri Department of Natural Resources and are awaiting their reply.

A digital copy of this submittal is included on an enclosed CD. Please call if I can be of assistance in reviewing any of these documents.

Sincerely,
TERRA TECHNOLOGIES INC.



David L. Flick
Principal

Copy: Applicant

TERRA TECHNOLOGIES

6240 West 135th St., Suite 100 • Overland Park, KS 66223

Phone: 913-385-9560 • Fax: 913-385-5295

<http://www.terratechnologies.com>

FORM 4345
404 PERMIT
APPLICATION FORM

U.S. ARMY CORPS OF ENGINEERS
APPLICATION FOR DEPARTMENT OF THE ARMY PERMIT

33 CFR 325. The proponent agency is CECW-CO-R.

Form Approved -
OMB No. 0710-0003
Expires: 31-AUGUST-2013

Public reporting for this collection of information is estimated to average 11 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of the collection of information, including suggestions for reducing this burden, to Department of Defense, Washington Headquarters, Executive Services and Communications Directorate, Information Management Division and to the Office of Management and Budget, Paperwork Reduction Project (0710-0003). Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. Please DO NOT RETURN your form to either of those addresses. Completed applications must be submitted to the District Engineer having jurisdiction over the location of the proposed activity.

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned.

(ITEMS 1 THRU 4 TO BE FILLED BY THE CORPS)

1. APPLICATION NO.	2. FIELD OFFICE CODE	3. DATE RECEIVED	4. DATE APPLICATION COMPLETE
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(ITEMS BELOW TO BE FILLED BY APPLICANT)

5. APPLICANT'S NAME First - Justin Middle - Last - Dixon Company - Case Ventures Inc. E-mail Address - jdixon@caseusa.com	8. AUTHORIZED AGENT'S NAME AND TITLE (agent is not required) First - David Middle - Last - Flick Company - Terra Technologies Inc. E-mail Address - dflick@terratechnologies.com
6. APPLICANT'S ADDRESS: Address- 4200 East Skelly Drive, Suite 800 City - Tulsa State - OK Zip - 74105 Country - USA	9. AGENT'S ADDRESS: Address- 6240 W. 135th St., Suite 100 City - Overland Park State - KS Zip - 66223 Country - USA
7. APPLICANT'S PHONE NOS. w/AREA CODE a. Residence b. Business c. Fax 918-492-1983	10. AGENTS PHONE NOS. w/AREA CODE a. Residence b. Business c. Fax 816-810-8377 913-385-9560 913-385-5295

STATEMENT OF AUTHORIZATION

11. I hereby authorize, David Flick to act in my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this permit application.

SIGNATURE OF APPLICANT

DATE

NAME, LOCATION, AND DESCRIPTION OF PROJECT OR ACTIVITY

12. PROJECT NAME OR TITLE (see instructions) Artisan Apartments	
13. NAME OF WATERBODY, IF KNOWN (if applicable) Unnamed Waters to Little Blue River (Missouri River)	14. PROJECT STREET ADDRESS (if applicable) Address City - State - Zip-
15. LOCATION OF PROJECT Latitude: °N 38.90315 Longitude: °W 94.31297	
16. OTHER LOCATION DESCRIPTIONS, IF KNOWN (see instructions) State Tax Parcel ID Municipality Lee's Summit Section - 11 Township - 47N Range - 31W	

17. DIRECTIONS TO THE SITE

18. Nature of Activity (Description of project, include all features)

Multifamily residential development with associated appurtenances such as streets, sanitary sewer, storm water detention, roadways, building lots, and utilities.

19. Project Purpose (Describe the reason or purpose of the project, see instructions)

Meet the demand for multifamily living along the Missouri Highway 50 corridor of eastern Lee's Summit.

USE BLOCKS 20-23 IF DREDGED AND/OR FILL MATERIAL IS TO BE DISCHARGED

20. Reason(s) for Discharge

Small segments of wetland require general fill to construct the project.

21. Type(s) of Material Being Discharged and the Amount of Each Type in Cubic Yards:

Type Amount in Cubic Yards	Type Amount in Cubic Yards	Type Amount in Cubic Yards
Wetlands	0.29acres x 1 FT = 468CY	Genfill

22. Surface Area in Acres of Wetlands or Other Waters Filled (see instructions)

Acres 0.29 acres Wetland
or
Linear Feet 0 LF

23. Description of Avoidance, Minimization, and Compensation (see instructions)

Future expansion of the apartments may impact additional waters, but the first phase of units avoids a single 0.23-acre pond and two wetlands totaling 0.68-acres. For minimization, the applicant will incorporate stormwater quality BMP in compliance with municipal requirements. For mitigation, the applicant proposes to purchase wetland credits from the Clear Fork Wetland and Stream Mitigation Bank.

24. Is Any Portion of the Work Already Complete? ☐ Yes ☒ No IF YES, DESCRIBE THE COMPLETED WORK

25. Addresses of Adjoining Property Owners, Lessees, Etc., Whose Property Adjoins the Waterbody (if more than can be entered here, please attach a supplemental list).

a. Address- Provided upon request

City - State - Zip -

b. Address-

City - State - Zip -

c. Address-

City - State - Zip -

d. Address-

City - State - Zip -

e. Address-

City - State - Zip -

26. List of Other Certificates or Approvals/Denials received from other Federal, State, or Local Agencies for Work Described in This Application.

AGENCY	TYPE APPROVAL*	IDENTIFICATION NUMBER	DATE APPLIED	DATE APPROVED	DATE DENIED
MDNR/SHPO	Section 106	Awaiting Assignment	2018-07-23		
USFWS	Endangered Species	2018-SLI-2101	2018-07-23		IPaC Attached
Lee's Summit	Preliminary Plans	In-Progress			

* Would include but is not restricted to zoning, building, and flood plain permits

27. Application is hereby made for permit or permits to authorize the work described in this application. I certify that this information in this application is complete and accurate. I further certify that I possess the authority to undertake the work described herein or am acting as the duly authorized agent of the applicant.

SIGNATURE OF APPLICANT

DATE

SIGNATURE OF AGENT

DATE

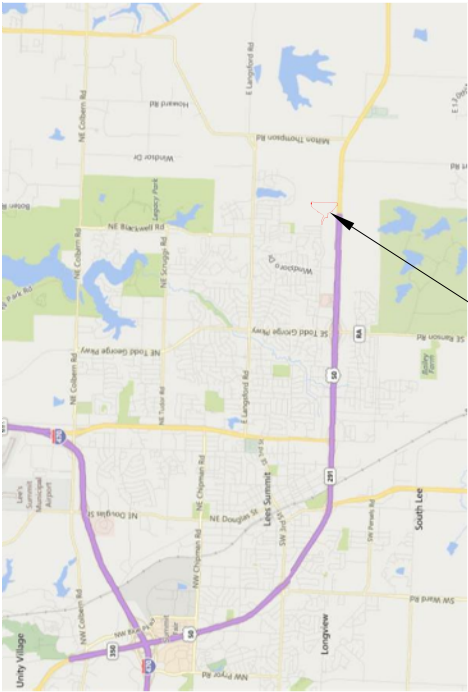
The Application must be signed by the person who desires to undertake the proposed activity (applicant) or it may be signed by a duly authorized agent if the statement in block 11 has been filled out and signed.


18 U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or both.

Jurisdictional Impacts

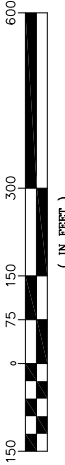


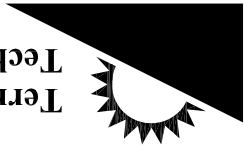
Jurisdictional Feature	General Fill Area (acre)
Wetland #1	0.06
Wetland #2	0.01
Wetland #3	0.07
Wetland #4	0.15
Total Wetlands	0.29





Site Location
T47N-R31W-S11
Lee's Summit, Jackson County, Missouri
21.92 Acres
Lat. 38.90315
Long. -94.31297
GRAPHIC SCALE
1 inch = 150 ft.





6240 W. 135th St., Ste. 100
Overland Park, Kansas 66223
Tel 913.385.9560 Fax 913.385.5295



JURISDICTIONAL IMPACTS

ARTISAN POINT APARTMENTS

CASE VENTURES INC.

SHEET TITLE

PROJECT

CLIENT

REVISIONS

DATE	DESCRIPTION

DATE 07/25/2018
CHECKED BY DRAWN BY
DLF
SHEET NO.
JOB NO. XXX

ADVANCE NOTICE

SHPO



MISSOURI DEPARTMENT OF NATURAL RESOURCES
STATE HISTORIC PRESERVATION OFFICE
SECTION 106 PROJECT INFORMATION FORM

Submission of a completed Project Information Form with adequate information and attachments constitutes a request for a review pursuant to Section 106 of the National Historic Preservation Act of 1966 (as amended). We reserve the right to request more information. **Please refer to the CHECKLIST on Page 2 to ensure that all basic information relevant to the project has been included.** For further information, refer to our website at: <http://dnr.mo.gov/shpo> and follow the links to Section 106 Review.

NOTE: Section 106 regulations provide for a 30-day response time by the Missouri State Historic Preservation Office from the date of receipt.

PROJECT NAME

FEDERAL AGENCY PROVIDING FUNDS, LICENSE, OR PERMIT

APPLICANT

TELEPHONE

CONTACT PERSON

TELEPHONE

ADDRESS FOR RESPONSE

LOCATION OF PROJECT

COUNTY

STREET ADDRESS

CITY

LEGAL DESCRIPTION OF PROJECT AREA (TOWNSHIP, RANGE, SECTION, ¼ SECTION)

USGS TOPOGRAPHIC MAP QUADRANGLE NAME (SEE MAP REQUIREMENTS ON PAGE 2)

YEAR

TOWNSHIP

RANGE

SECTION

PROJECT DESCRIPTION

DESCRIBE THE OVERALL PROJECT IN DETAIL. IF IT INVOLVES EXCAVATION, INDICATE HOW WIDE, HOW DEEP, ETC. IF THE PROJECT INVOLVES DEMOLITION OF EXISTING BUILDINGS, MAKE THAT CLEAR. IF THE PROJECT INVOLVES REHABILITATION, DESCRIBE THE PROPOSED WORK IN DETAIL. USE ADDITIONAL PAGES IF NECESSARY.

ARCHAEOLOGY (EARTHMOVING ACTIVITIES)

HAS THE GROUND INVOLVED BEEN GRADED, BUILT ON, BORROWED, OR OTHERWISE DISTURBED? PLEASE DESCRIBE IN DETAIL (USE ADDITIONAL PAGES, IF NECESSARY) PHOTOGRAPHS ARE HELPFUL:

WILL THE PROJECT REQUIRE FILL MATERIAL? ☐ YES ☐ NO

IF **YES**, INDICATE PROPOSED BORROW AREAS (SOURCE OF FILL MATERIAL) ON TOPOGRAPHIC MAP

ARE YOU AWARE OF ARCHAEOLOGICAL SITES ON OR ADJACENT TO PROJECT AREA? ☐ YES ☐ NO

IF **YES**, IDENTIFY THEM ON THE TOPOGRAPHIC MAP

STRUCTURES (REHABILITATION, DEMOLITION, ADDITIONS TO, OR CONSTRUCTION NEAR EXISTING STRUCTURES)

TO THE BEST OF YOUR KNOWLEDGE, IS THE STRUCTURE LOCATED IN ANY OF THE FOLLOWING?

☐ AN AREA PREVIOUSLY SURVEYED
FOR HISTORIC PROPERTIES.

☐ A NATIONAL REGISTER DISTRICT

☐ A LOCAL HISTORIC DISTRICT

IF YES, PLEASE PROVIDE THE NAME OF
THE SURVEY OR DISTRICT:

IF YES, PLEASE PROVIDE THE NAME OF
THE SURVEY OR DISTRICT:

IF YES, PLEASE PROVIDE THE NAME OF
THE SURVEY OR DISTRICT:

- PLEASE PROVIDE PHOTOGRAPHS OF ALL STRUCTURES, SEE PHOTOGRAPHY REQUIREMENTS
- **NOTE:** ALL PHOTOGRAPHS SHOULD BE LABELED AND KEYED TO ONE MAP OF THE PROJECT AREA
- PLEASE PROVIDE A BRIEF HISTORY OF THE BUILDING(S), INCLUDING CONSTRUCTION DATES AND BUILDING USES. (USE ADDITIONAL PAGES, IF NECESSARY.)

ADDITIONAL REQUIREMENTS

Map Requirements: Attach a copy of the relevant portion (8 ½ x 11) of the current USGS 7.5 min. topographic map **and**, if necessary, a large scale project map. Please do not send an individual map with each structure or site. While an original map is preferable, a good copy is acceptable. For a list of sites from which to order, download or print the required USGS 7.5 min. topographic maps at little or no cost, consult <http://dnr.mo.gov/shpo/sectionrev.htm>.

Photography Requirements: Clear black and white or color photographs (minimum 3" x 5") are acceptable. Polaroids, photocopies, emailed or faxed photographs are not acceptable. **Good quality photographs are important for expeditious project review.** Photographs of neighboring or nearby buildings are also helpful. All photographs should be labeled and keyed to one map of the project area.

CHECKLIST-DID YOU PROVIDE THE FOLLOWING INFORMATION?

☐ Topographic map 7.5 min. (per project, not structure)

☐ Other supporting documents (If necessary to explain the project)

☐ Thorough description (all projects)

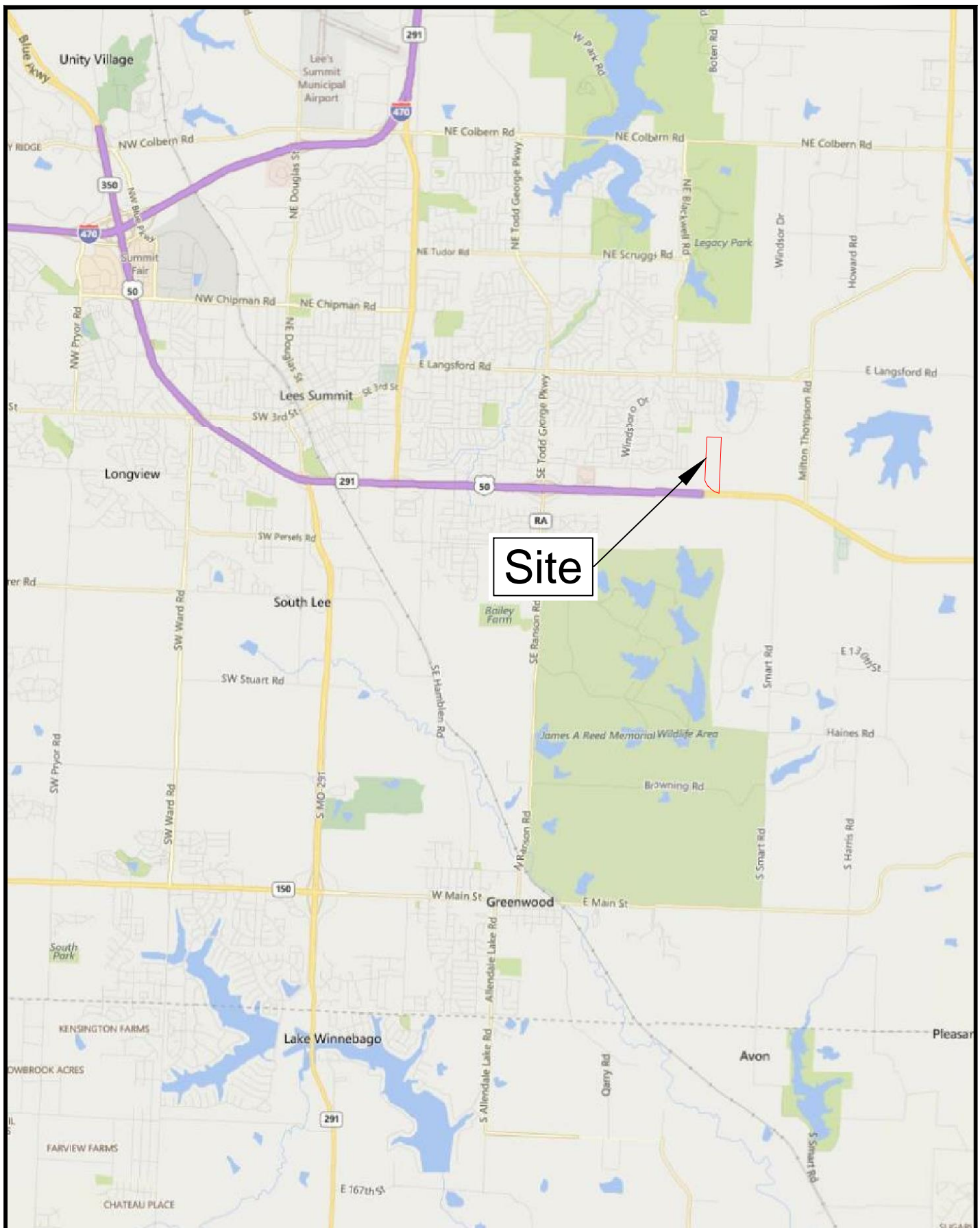
☐ For new construction, rehabilitations, etc., attach work write-ups, plans, drawings, etc.

☐ Photographs (all structures)

☐ Is topographic map identified by quadrangle and year?

Return this Form and Attachments to:

**MISSOURI DEPARTMENT OF NATURAL RESOURCES
STATE HISTORIC PRESERVATION OFFICE
Attn: Section 106 Review
P.O. BOX 176
JEFFERSON CITY, MISSOURI 65102-0176**



Site

Revisions		
No.	Description	Date



Terra Technologies
6240 West 135th Street, Suite 100, Overland Park, KS 66223

Artisan Point Apartments
Lee's Summit, Jackson County,
Missouri

Site Location Map

DRAWING	DATE
FIG 1a	JUL 2018



Revisions		
No.	Description	Date



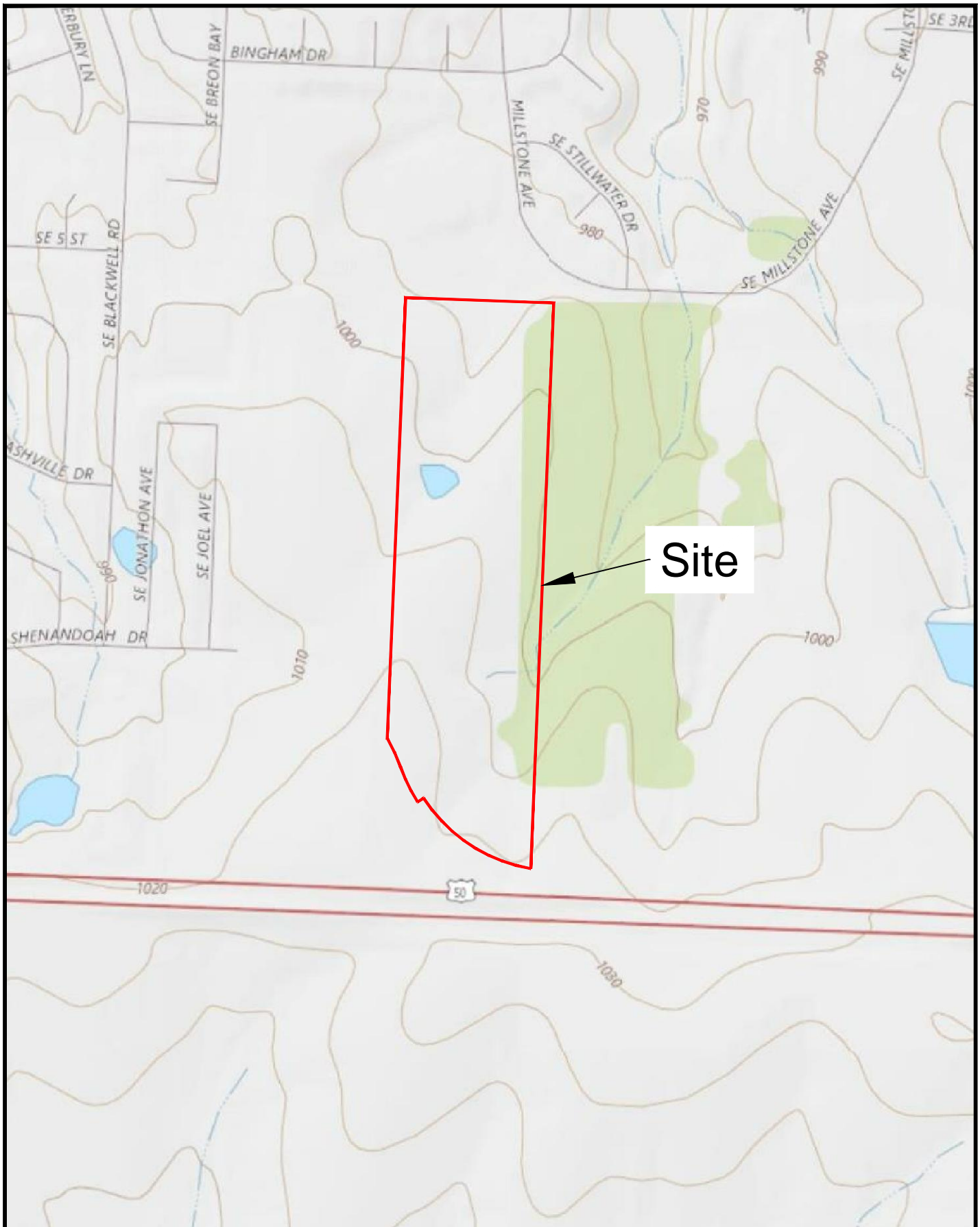
**Terra
Technologies**

6240 West 135th Street, Suite 100, Overland Park, KS 66223

Artisan Point Apartments
Lee's Summit, Jackson County,
Missouri

Section, Township,
Range

DRAWING	DATE
FIG 1b	JUL 2018



Revisions		
No.	Description	Date



**Terra
Technologies**

6240 West 135th Street, Suite 100, Overland Park, KS 66223

Artisan Point Apartments
Lee's Summit, Jackson County,
Missouri

USGS Topography

DRAWING	DATE
FIG 1c	JUL 2018

ADVANCE NOTICE

USFWS



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Missouri Ecological Services Field Office
101 Park Deville Drive
Suite A
Columbia, MO 65203-0057
Phone: (573) 234-2132 Fax: (573) 234-2181



In Reply Refer To:

July 23, 2018

Consultation Code: 03E14000-2018-SLI-2101

Event Code: 03E14000-2018-E-04529

Project Name: Tanner Apartments

Subject: List of threatened and endangered species that may occur in your proposed project location, and/or may be affected by your proposed project

To Whom It May Concern:

This response has been generated by the Information, Planning, and Conservation (IPaC) system to provide information on natural resources that could be affected by your project. The U.S. Fish and Wildlife Service (Service) provides this response under the authority of the Endangered Species Act of 1973 (16 U.S.C. 1531-1543), the Bald and Golden Eagle Protection Act (16 U.S.C. 668-668d), the Migratory Bird Treaty Act (16 U.S.C. 703-712), and the Fish and Wildlife Coordination Act (16 U.S.C. 661 *et seq.*).

Threatened and Endangered Species

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and may be affected by your proposed project. The species list fulfills the requirement for obtaining a Technical Assistance Letter from the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. **Note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days.** The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

Consultation Technical Assistance

Refer to the Midwest Region [S7 Technical Assistance](#) website for step-by-step instructions for making species determinations and for specific guidance on the following types of projects: projects in developed areas, HUD, pipelines, buried utilities, telecommunications, and requests for a Conditional Letter of Map Revision (CLOMR) from FEMA.

Federally Listed Bat Species

Indiana bats, gray bats, and northern long-eared bats occur throughout Missouri and the information below may help in determining if your project may affect these species.

Gray bats - Gray bats roost in caves or mines year-round and use water features and forested riparian corridors for foraging and travel. If your project will impact caves, mines, associated riparian areas, or will involve tree removal around these features particularly within stream corridors, riparian areas, or associated upland woodlots gray bats could be affected.

Indiana and northern long-eared bats - These species hibernate in caves or mines only during the winter. In Missouri the hibernation season is considered to be November 1 to March 31. During the active season in Missouri (April 1 to October 31) they roost in forest and woodland habitats. Suitable summer habitat for Indiana bats and northern long-eared bats consists of a wide variety of forested/wooded habitats where they roost, forage, and travel and may also include some adjacent and interspersed non-forested habitats such as emergent wetlands and adjacent edges of agricultural fields, old fields and pastures. This includes forests and woodlots containing potential roosts (i.e., live trees and/or snags 5 inches diameter at breast height (dbh) for Indiana bat, and 3 inches dbh for northern long-eared bat, that have exfoliating bark, cracks, crevices, and/or hollows), as well as linear features such as fencerows, riparian forests, and other wooded corridors. These wooded areas may be dense or loose aggregates of trees with variable amounts of canopy closure. Tree species often include, but are not limited to, shellbark or shagbark hickory, white oak, cottonwood, and maple. Individual trees may be considered suitable habitat when they exhibit the characteristics of a potential roost tree and are located within 1,000 feet (305 meters) of other forested/wooded habitat. Northern long-eared bats have also been observed roosting in human-made structures, such as buildings, barns, bridges, and bat houses; therefore, these structures should also be considered potential summer habitat and evaluated for use by bats. If your project will impact caves or mines or will involve clearing forest or woodland habitat containing suitable roosting habitat, Indiana bats or northern long-eared bats could be affected.

Examples of unsuitable habitat include:

- Individual trees that are greater than 1,000 feet from forested or wooded areas;
 - Trees found in highly-developed urban areas (e.g., street trees, downtown areas);
 - A pure stand of less than 3-inch dbh trees that are not mixed with larger trees; and
 - A stand of eastern red cedar shrubby vegetation with no potential roost trees.
-

Using the IPaC Official Species List to Make No Effect and May Affect Determinations for Listed Species

1. If IPaC returns a result of “There are no listed species found within the vicinity of the project,” then project proponents can conclude the proposed activities will have **no effect** on any federally listed species under Service jurisdiction. Concurrence from the Service is not required for **No Effect** determinations. No further consultation or coordination is required. Attach this letter to the dated IPaC species list report for your records. An example ["No Effect" document](#) also can be found on the S7 Technical Assistance website.

2. If IPaC returns one or more federally listed, proposed, or candidate species as potentially present in the action area of the proposed project other than bats (see #3 below) then project proponents can conclude the proposed activities **may affect** those species. For assistance in determining if suitable habitat for listed, candidate, or proposed species occurs within your project area or if species may be affected by project activities, you can obtain [Life History Information for Listed and Candidate Species](#) through the S7 Technical Assistance website.

3. If IPaC returns a result that one or more federally listed bat species (Indiana bat, northern long-eared bat, or gray bat) are potentially present in the action area of the proposed project, project proponents can conclude the proposed activities **may affect** these bat species **IF** one or more of the following activities are proposed:

- a. Clearing or disturbing suitable roosting habitat, as defined above, at any time of year;
- b. Any activity in or near the entrance to a cave or mine;
- c. Mining, deep excavation, or underground work within 0.25 miles of a cave or mine;
- d. Construction of one or more wind turbines; or
- e. Demolition or reconstruction of human-made structures that are known to be used by bats based on observations of roosting bats, bats emerging at dusk, or guano deposits or stains.

If none of the above activities are proposed, project proponents can conclude the proposed activities will have **no effect** on listed bat species. Concurrence from the Service is not required for **No Effect** determinations. No further consultation or coordination is required. Attach this letter to the dated IPaC species list report for your records. An example ["No Effect" document](#) also can be found on the S7 Technical Assistance website.

If any of the above activities are proposed in areas where one or more bat species may be present, project proponents can conclude the proposed activities **may affect** one or more bat species. We recommend coordinating with the Service as early as possible during project planning. If your project will involve removal of over 5 acres of suitable forest or woodland habitat, we recommend you complete a Summer Habitat Assessment prior to contacting our office to expedite the consultation process. The Summer Habitat Assessment Form is available in Appendix A of the most recent version of the [Range-wide Indiana Bat Summer Survey Guidelines](#).

Other Trust Resources and Activities

Bald and Golden Eagles - Although the bald eagle has been removed from the endangered species list, this species and the golden eagle are protected by the Bald and Golden Eagle Act and the Migratory Bird Treaty Act. Should bald or golden eagles occur within or near the project area please contact our office for further coordination. For communication and wind energy projects, please refer to additional guidelines below.

Migratory Birds - The Migratory Bird Treaty Act (MBTA) prohibits the taking, killing, possession, transportation, and importation of migratory birds, their eggs, parts, and nests, except when specifically authorized by the Service. The Service has the responsibility under the MBTA to proactively prevent the mortality of migratory birds whenever possible and we encourage implementation of recommendations that minimize potential impacts to migratory birds. Such measures include clearing forested habitat outside the nesting season (generally March 1 to August 31) or conducting nest surveys prior to clearing to avoid injury to eggs or nestlings.

Communication Towers - Construction of new communications towers (including radio, television, cellular, and microwave) creates a potentially significant impact on migratory birds, especially some 350 species of night-migrating birds. However, the Service has developed [voluntary guidelines for minimizing impacts](#).

Transmission Lines - Migratory birds, especially large species with long wingspans, heavy bodies, and poor maneuverability can also collide with power lines. In addition, mortality can occur when birds, particularly hawks, eagles, kites, falcons, and owls, attempt to perch on uninsulated or unguarded power poles. To minimize these risks, please refer to [guidelines](#) developed by the Avian Power Line Interaction Committee and the Service. Implementation of these measures is especially important along sections of lines adjacent to wetlands or other areas that support large numbers of raptors and migratory birds.

Wind Energy - To minimize impacts to migratory birds and bats, wind energy projects should follow the Service's [Wind Energy Guidelines](#). In addition, please refer to the Service's [Eagle Conservation Plan Guidance](#), which provides guidance for conserving bald and golden eagles in the course of siting, constructing, and operating wind energy facilities.

Next Steps

Should you determine that project activities **may affect** any federally listed species or trust resources described herein, please contact our office for further coordination. Letters with requests for consultation or correspondence about your project should include the Consultation Tracking Number in the header. Electronic submission is preferred.

If you have not already done so, please contact the Missouri Department of Conservation (Policy Coordination, P. O. Box 180, Jefferson City, MO 65102) for information concerning Missouri Natural Communities and Species of Conservation Concern.

We appreciate your concern for threatened and endangered species. Please feel free to contact our office with questions or for additional information.

Karen Herrington

Attachment(s):

- Official Species List
 - USFWS National Wildlife Refuges and Fish Hatcheries
 - Wetlands
-

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Missouri Ecological Services Field Office

101 Park Deville Drive

Suite A

Columbia, MO 65203-0057

(573) 234-2132

Project Summary

Consultation Code: 03E14000-2018-SLI-2101

Event Code: 03E14000-2018-E-04529

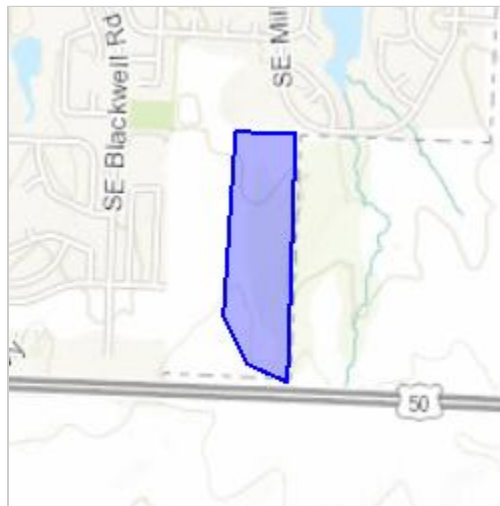
Project Name: Tanner Apartments

Project Type: DEVELOPMENT

Project Description: Residential and Commercial Development in Lee's Summit, Jackson County, Missouri

Project Location:

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/place/38.90524420249501N94.31308904598896W>



Counties: Jackson, MO

Endangered Species Act Species

There is a total of 3 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Mammals

NAME	STATUS
Gray Bat <i>Myotis grisescens</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6329	Endangered
Indiana Bat <i>Myotis sodalis</i> There is final critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/5949	Endangered
Northern Long-eared Bat <i>Myotis septentrionalis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Threatened

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

USFWS National Wildlife Refuge Lands And Fish Hatcheries

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

Wetlands

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

FRESHWATER POND

- [PUBGh](#)

RIVERINE

- [R4SBC](#)
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