

STORMWATER POLLUTION PREVENTION PLAN

Designed in accordance with the Missouri State Operating Permit

Summit Place

Permit Tracking #

Owner/Operator:

Church at Deerfield Pointe, LLC
211 N. Robinson Avenue, Eighth Floor, Two Leadership Square
Oklahoma, OK 73012

Prepared by:

Olsson
7301 W 133rd Street, Suite 200
Overland Park, KS 66213
913.381.1170

February 2022

SWPPP Certification (to be signed by permittee):

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Name: _____ Title: _____

Signature: _____ Date: _____



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SECTION 1

Delegation Statements & Contractor Certifications

Delegation Statement(s) for applicable personnel should be kept in this section. Contractor Certification Statements that contain contact information for those responsible for specific activities on the project should also be kept here.

Delegation of Authority

I, _____, hereby designate the person(s) or specifically described position(s) below to be a duly authorized representative(s) for the purpose of overseeing compliance with environmental requirements, including the Missouri State Operating Permit.

Duly Authorized Representative:

Name or Position: _____

Company: _____

Address: _____

Phone: _____

Email: _____

By signing the certification below, I certify that I meet the signing requirements J.5.a of the Missouri State Operating Permit, 40 CFR 122.22 and 10 CSR 20-6.010 for this project.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Permittee Name: _____

Company: _____

Title: _____

Signature: _____

Date: _____

Contractor/Subcontractor Certification

Project Name: _____

Permit Number: _____

Project Owner: _____

As a contractor/subcontractor, you are required to comply with the Stormwater Pollution Prevention Plan (SWPPP) for any work that you perform on-site. Any person or group who violates any condition of the SWPPP may be subject to substantial penalties or loss of contract. You are encouraged to advise each of your employees working on this project of the requirements of the SWPPP. A copy of the SWPPP is available for your review upon request.

Each contractor/subcontractor engaged in activities at the construction site that could impact stormwater should be identified and sign the following certification statement:

I certify under the penalty of law that I have read and understand the terms and conditions of the SWPPP for the above designated project and agree to follow the practices described in the SWPPP.

This certification is hereby signed in reference to the project named above:

Service Provided: _____

Company Name: _____

Address: _____

Telephone: _____

Representative: _____

Title: _____

Signature: _____

Date: _____

SECTION 2

Permit Authorization & Missouri State Operating Permit

Permit authorization from the MDNR and a copy of the Missouri State Operating Permit will be kept in this section.

The Application for Land Disturbance Stormwater General Permit was completed through the Missouri Gateway for Environmental Management at <https://dnr.mo.gov/mogem/>.

SECTION 3

SWPPP Narrative

SWPPP NARRATIVE CONTENTS

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1.0. PROJECT CONTACT INFORMATION

Parties directly related to the compliance of the site are listed below. Any blank contacts were not known at the time of SWPPP creation and should be filled in when contractors are assigned.

Owner
Church at Ward Rd, LLC
Desiree Good
211 N Robinson Ave, 8 th Floor, Two Leadership Square
Oklahoma City, OK 73012
405.216.7106
info@seed.services

General Contractor
Whiting-Turner
Ben Zwick
2519 Madison Ave, Suite 200
Kansas City, MO 64108
p816.921.0100
Ben.Zwick@whiting-turner.com

SWPPP Preparer
Olsson
Mason Olson
7301 W. 133 rd Street, Suite 200
Overland Park, KS 66213
913.381.1170
molson@olsson.com

SWPPP Inspections
TBD

Best Management Practices (BMP) Installation
TBD

BMP Maintenance
TBD

Should any of the above personnel change, tables will be updated and noted on the Amendment Log found in Section 7 and additional Contractor Certification Sheets will be added to Section 1 of this SWPPP.

2.0. INTRODUCTION AND DEFINITIONS

This document was created to comply with the Missouri State Operating Permit (MO-RA) in compliance with the Missouri Clean Water Law (Chapter 644 R.S. Mo. as amended) and the Federal Water Pollution Control Act (Public Law 92-500, 92nd Congress). Relevant local ordinances are incorporated in Section 8 of this SWPPP. Permit language incorporated into this document will be denoted by *italics*.

The purpose of the SWPPP is to ensure the design, implementation, management, and maintenance of best management practices (BMPs) in order to prevent sediment and other pollutants in stormwater discharges associated with the land disturbance activities; compliance with the Missouri Water Quality Standards; and compliance with the terms and conditions of the general permit.

2.1. ACRONYMS

AST	.....aboveground storage tank
BMP	.....best management practice
MDNR	.....Missouri Department of Natural Resources
ESA	.....environmental site assessment
ESC	.....erosion and sediment control
MO-RA	.....Missouri State Operating Permit
MS4	.....municipal separate storm sewer system
NRC	.....National Response Center
NRCS	.....Natural Resources Conservation Service
REC	.....recognized environmental condition
SPCC	.....spill prevention control and countermeasures plan
SVOC	.....semivolatile organic compound
SWPPP	.....stormwater pollution prevention plan
TMDL	.....total maximum daily load
TOC	.....total organic carbon
VOC	.....volatile organic compound
WSS	.....Web Soil Survey

2.2. DEFINITIONS

Department

The Missouri Department of Natural Resources

Duly Authorized Representative

The representative authorized by the permittee. The duly authorized representative is responsible for the overall operation of the facility from which the discharge occurs. The authorization is made in writing by the permittee and is submitted to the director.

Permit

Missouri State Operating Permit (MO-RA)

Signatory Requirements

All permit applications, reports required by the permit, or information requested by the Department shall be signed and certified (MDNR 2017).

- Signatory for a corporation: an individual having responsibility for the overall operation of the regulated facility or activity, such as the plant manager, or by an individual having overall responsibility for environmental matters at the facility.
- Signatory for a partnership or sole proprietorship: a general partner or the proprietor, respectively.
- Signatory for a municipal, state, federal, or other public facility: either a principal executive officer or an individual having overall responsibility for environmental matters at the facility.

Documents submitted to the MDNR should be certified by the following statement:

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

3.0. SITE DESCRIPTION

Project Name: Church at Ward Road, LLC

Project Location: Site is located north of NW Ward Rd and South of Interstate 470. (38° 56'12.28" N, 94°23'54.77" W)

Total project area: 7.51 Acres

Area to be disturbed: 7.51 Acres

Anticipated start date: March 2022

Anticipated end date: August 2022

Past use: Site is unimproved with trees, brushes, and shrubbery.

Historic Preservation Information: State Historic Preservation Office request has been made – Under Review.

Endangered Species Information: According to correspondence received from the Missouri Department of Conservation Natural Heritage Review, the following species may be present within the project limits.

- Indiana bats
- Northern long-eared bats

The review requires owner/operator to contact Missouri Department of Conservation for further coordination.

IPaC inquiry has been requested – Under Review.

Existing conditions: The existing site is a vacant lot with trees, bushes, and shrubbery. It is bordered interstate 470 to the north and northwest and a private drive the east. The site is contains Oska silty clay loam, Snead-Rock out crop complex, and Urban land soils. Refer to the soils map in SWPPP binder Section 5 for additional information about the location and types of soils. Drainage onsite runs via overland flow to the southwest to be collect with existing storm system for interstate 470 and east where it collects in an existing private roadway. Both conveyances drain to Little Cedar Creek.

Description of Construction Activity: This project is for a church. This includes but not limited to various grading activities. The overall drainage pattern onsite will remain the same with the flow generally going to the southwest and east.

Table 1. Anticipated Sequence of Construction.

EROSION CONTROL STAGING CHART				
PROJECT STAGE	EROSION CONTROL BMP REFERENCE NO.	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
A – PRE DISTURBANCE	A1	CONSTRUCTION ENTRANCE	C	INSTALL AS INDICATED ON PLANS (IF SITE DISRUPTION LASTS LONGER THAN 14 DAYS)
	A2	SILT FENCE	C	INSTALL AS INDICATED ON PLANS
	A3	SEDIMENT TRAP	N/A	SEE DETAILS ON SHEETS 8 & 9
	A4	COMPOST FILTER BERM	C	INSTALL AS INDICATED ON PLANS
	A5	DIVERSION BERM	C	INSTALL AS INDICATED ON PLANS
B – MASS GRADING	B1	EROSION CONTROL MAT	N/A	INSTALL AS INDICATED ON PLANS
C – FINAL STABILIZATION	C1	REPLACE TOP SOIL, SEED MULCH	N/A	ESTABLISH PERENNIAL VEGETATION WITH A 70% DENSITY OVER 100% OF DISTURBED AREA.

Location of nearby or on-site surface waters: Site drains offsite to Little Cedar Creek to Little Blue River to the Missouri River.

Table 2. Outfalls.

#	Type	Location	Drainage Area
1	Trap A	East Line of Limits of Construction	3.94 Acres
2	Trap B	SW corner of the limits of Construction	3.57 Acres

Receiving Waters: Site drains off site to Little Cedar Creek to Little Blue River to the Missouri River. According to MO DNR Impaired Waters and Total Maximum Daily Loads (TMDL) Viewer, there appears to be escherichia coli pollutant within the Little Blue River and chlordanes & PCB TMDLs within the Missouri River at the time of inquiry. Site is located in the Lee's Summit MS4.

4.0. EROSION AND SEDIMENT CONTROLS

Temporary BMPs used during active construction of the project will be listed below. Specific erosion and sediment control requirements found in the permit are also located here and should be addressed in the erosion and sediment control (ESC) plan sheets located in Section 5 of this SWPPP.

Table 3. Anticipated BMPs.

BMP	
Site Preparation	
SWPPP Sign	<input checked="" type="checkbox"/>
Construction exit	<input checked="" type="checkbox"/>
Wash rack	<input type="checkbox"/>
Temporary stream crossing	<input type="checkbox"/>
Surface roughening	<input type="checkbox"/>
Tree protection	<input type="checkbox"/>
Erosion Control	
Dust control	<input checked="" type="checkbox"/>
Mulch	<input checked="" type="checkbox"/>
Erosion control blankets	<input checked="" type="checkbox"/>
Temporary seeding	<input checked="" type="checkbox"/>
Permanent seeding	<input checked="" type="checkbox"/>
Hydroseeding	<input checked="" type="checkbox"/>
Sodding	<input type="checkbox"/>
Slope protection	<input checked="" type="checkbox"/>

BMP	
Sediment Control	
Silt fence	<input checked="" type="checkbox"/>
Inlet protection	<input type="checkbox"/>
Diversion berm	<input checked="" type="checkbox"/>
Filter berm	<input type="checkbox"/>
Outlet protection	<input type="checkbox"/>
Check dam	<input type="checkbox"/>
Sediment trap	<input checked="" type="checkbox"/>
Sediment basin	<input type="checkbox"/>
Pollution Prevention	
Stockpile	<input type="checkbox"/>
Concrete washout	<input type="checkbox"/>
Solid waste management	<input checked="" type="checkbox"/>
Sanitary waste management	<input checked="" type="checkbox"/>
Material staging areas	<input type="checkbox"/>
	<input type="checkbox"/>

Specification and detail sheets can be found in Section 6 of this SWPPP.

During construction, if additional BMPs not listed in Table 3 are required, the SWPPP will be amended. The BMP specification and detail sheets of the new BMPs should be added to Section 6 of this SWPPP, the locations noted on the BMP Tracking Map located in Section 5, and the change noted in the Log of Amendments located in Section 7 of this SWPPP.

4.1. EROSION AND SEDIMENT CONTROL DESIGN REQUIREMENTS

ESC plans for the project can be found in Section 5 of this SWPPP. Excerpts of these plans will be used as the basis of the BMP Tracking Map located in Section 5 of this SWPPP.

Ensure the design, installation and maintenance of effective erosion and sediment controls to minimize the discharge of pollutants. At a minimum, such controls must be designed, installed and maintained to:

- a. Control stormwater volume and velocity within the site to minimize soil erosion;*
- b. Control stormwater discharges, including both peak flow rates and total stormwater volume, to minimize erosion at outlets and to minimize downstream channel and stream bank erosion;*
- c. Minimize the amount of soil exposed during construction activity;*
- d. Minimize the disturbance of steep slopes;*
- e. Minimize sediment discharges from the site. Design, install and maintain erosion and sediment controls that address factors such as the amount, frequency, intensity and duration of precipitation, the nature of resulting stormwater runoff, and soil characteristics, including the range of soil particle size expected to be present on the site;*
- f. Provide and maintain natural buffers around surface waters as detailed in 8.f (of the permit), direct stormwater to vegetated areas to increase sediment removal and maximize stormwater infiltration and filtering, unless infeasible; and*
- g. Minimize soil compaction and, unless infeasible, preserve topsoil.*
- h. Capture or treat a 2-year, 24-hour storm event. A 2-year, 24-hour storm event shall be determined for the project location using the National Oceanic and Atmospheric Administration's National Weather Service Atlas 14 which can be located at <http://hdsc.nws.noaa.gov/hdsc/pfds/> (MDNR 2017).*

4.2. TREE AND VEGETATION PRESERVATION

Areas where existing trees and vegetation are preserved on-site can be found on the ESC plan sheets located in Section 5 of this SWPPP.

4.3. NATURAL BUFFERS

When applicable, natural buffers will be identified on the ESC plans located in Section 5 of this SWPPP.

For surface waters of the state, defined as "all waters within the jurisdiction of this state, including all rivers, streams, lakes and other bodies of surface and subsurface water lying within or forming a part of the boundaries of the state which are not entirely confined and located completely upon lands owned, leased or otherwise controlled by a single person or by two or more persons jointly or as tenants in common, located on or adjacent to the site, the permittee must:

- a. Provide and maintain a 50-foot undisturbed natural buffer;*

- b. *Provide and maintain an undisturbed natural buffer that is less than 50 feet and is supplemented by erosion and sediment controls that achieve the sediment load reduction equivalent to a 50-foot undisturbed natural buffer; or*
- c. *If infeasible to provide and maintain an undisturbed natural buffer of any size, implement erosion and sediment controls to achieve the sediment load reduction equivalent to a 50-foot undisturbed natural buffer.*
- d. *Where you are retaining a buffer of any size, the buffer should be measured perpendicularly from any of the following points, whichever is further landward from the water:*
 - a. *The ordinary high water mark of the water body, defined as the line on the shore established by fluctuations of the water and indicated by physical characteristics such as a clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, and/or the presence of litter and debris; or*
 - b. *The edge of the stream or river bank, bluff, or cliff, whichever is applicable (MDNR 2017).*

4.4. STABILIZATION REQUIREMENTS

The permit requires specific stabilization schedules depending on activity level and slope characteristics.

Table 4. Stabilization Requirements.

Situation	Stabilization Requirement
Soil-disturbing activities that have temporarily ceased on any portion of the site and will not resume for more than 14 calendar days.	Construct BMPs to establish interim stabilization; stabilization must be initiated immediately and completed within 14 calendar days. *
Soil-disturbing activities that have permanently ceased.	Final stabilization of disturbed areas must be initiated immediately and completed within 14 calendar days. *
Slopes with a greater than 3:1 ratio or slopes greater than 3% and greater than 150 feet in length.	Establish interim stabilization within 7 days of ceasing operations.

**Allowances to the 14-day completion period for temporary and final stabilization may be made because of weather and equipment malfunctions. The use of the allowances shall be documented in the SWPPP (MDNR 2017) and can be found in Section 5 of this SWPPP.*

5.0. STORMWATER MANAGEMENT CONTROLS

When applicable, permanent stormwater management BMPs will be listed and described here. Design specifications and details can be found in Section 6 of this SWPPP if applicable. These BMPs will remain in place to provide for stormwater management after construction has completed and the permit terminated.

Table 5. Post Construction Stormwater Management BMPs.

Type	Location	Receiving Water	Area Treated
NA			

6.0. POLLUTION PREVENTION AND SPILL REPORTING

Good housekeeping practices shall be maintained at all times to keep waste from entering waters of the state. Below are lists of prohibited discharges, authorized non-stormwater discharges, and potential pollutants that will likely be on-site during construction. Suggested BMPs to help resolve potential discharges from non-stormwater discharges as well as potential pollutants are discussed.

6.1. PROHIBITED DISCHARGES

- *Any hazardous material, oil, lubricant, solid waste or other non-naturally occurring substance from the site, including fuels, oils, or other pollutants used in vehicle and equipment operation and maintenance;*
- *Soaps or solvents used in vehicle and equipment washing;*
- *Hazardous substances or petroleum products from an on-site spill or handling and disposal practices;*
- *Wash and/or rinse waters from concrete mixing equipment including ready mix concrete trucks, unless managed by an appropriate control. Any such pollutants must be adequately treated and addressed in the SWPPP, and cannot be discharged to waters of the state;*
- *Wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds and other construction materials;*
- *Domestic wastewaters, including gray waters; or*
- *Industrial stormwater runoff (MDNR 2017).*

6.2. AUTHORIZED NON-STORMWATER DISCHARGES

The below signified discharges are anticipated to occur on-site.

- De-watering activities if there are no contaminants other than sediment present in discharge, and the discharge is treated as specified in Section C.8.m of the permit*
- Flushing water hydrants and potable water lines*
- Water only (i.e., without detergents and additives) rinsing of streets and buildings*
- Site watering to establish vegetation*

Potential BMPs used for authorized non-stormwater discharges:

Dewatering activities if there are no contaminants other than sediment present in discharge, and the discharge is treated as specified in Section C.8.m of the permit

Discharges from dewatering activities, including discharges from dewatering of trenches and excavations, are prohibited unless managed by appropriate controls. Estimations of the volume of water discharged from these dewatering activities can be recorded in Section 5 of this SWPPP.

Dewatering of sediment-laden water should be discharged to a temporary or permanent sediment basin when possible, so the sediment may be allowed to settle out of suspension. If basins will be used, the existing water level should be inspected and drawn down if necessary.

Dewatering bags may also be used to filter sediment out of the water. They should be placed on a level surface away from slopes to prevent scouring, and water should ideally flow to a vegetated area toward perimeter controls. Premanufactured dewatering bags should be installed and maintained per manufacturer’s recommendations.

Water only (i.e., without detergents and additives) rinsing of streets and buildings

Streets should be inspected to confirm sediment and spills have been removed before they are rinsed with water. Inlet protections should remain in place, so water may be filtered before leaving the site.

Stabilization typically occurs before buildings are washed down. Washwater should be directed to stabilized areas or perimeter controls. Water that escapes through paved surfaces should be treated by inlet protections before leaving the site.

Site watering to establish vegetation

Efforts should be taken to time watering activities that are intended to help establish vegetation so watering does not occur prior to or during precipitation. Areas should be watered only in amounts necessary for vegetation to establish or thrive. Irrigated areas should be monitored for overwatering and, if identified, amounts and timing of watering should be adjusted.

6.3. POTENTIAL POLLUTANTS

Potential pollutant sources that are anticipated to be on-site during the project can be found in the table below.

Table 6. Anticipated Potential Pollutants.

The below listed suggested BMPs are meant as initial examples and should be adjusted as site conditions necessitate different BMPs. The table should be amended should additional pollutants and BMPs be utilized onsite that were not originally anticipated.

Material/Activity	Potential Pollutants	Suggested BMPs
Detergents	pH, chlorine, surfactant	Use of detergents on-site should be discouraged. Washing of vehicles or equipment that requires the use of detergents should occur off-site.
Fertilizers	Nutrients	Fertilizers can be kept on-site in amounts necessary for immediate use. In the event fertilizers must remain on-site longer, they should be stored in a covered area to minimize contact with precipitation.

		<p>Refer to the manufacturer's recommendations for application and disposal.</p> <p>Do not over apply or apply before an anticipated runoff-producing rain event.</p>
Fuels and Oils	Petroleum hydrocarbons and distillates	<p>If aboveground storage tanks (ASTs) are required, locations will be tracked on the SWPPP map.</p> <p>A separate spill prevention containment and countermeasure (SPCC) plan will be developed should one or more of the following be present on-site:</p> <ul style="list-style-type: none"> • A single AST for oil with 660 gallons or more capacity • Two or more ASTs with an aggregate of 1,320 gallons or more capacity (include storage vessels stored above ground with a capacity of 55 gallons or more with the aggregate total capacity) • Belowground oil storage vessels of 42,000 gallons or more <p>Smaller fuel containers and gas-powered equipment should be kept in secondary containment vessels to prevent spills or leaks during fueling and operation. Small gas cans can be kept in the back of trucks when not in use.</p> <p>Drip pans should be used for parked vehicles where leaks have been identified.</p> <p>Soil stained with fuel or other petroleum products should be removed and disposed of in compliance with federal, state, and local requirements.</p>
Grease / Lubricants	Petroleum hydrocarbons	<p>If grease is to be stored on-site, it should be stored in a covered location to minimize contact with stormwater.</p> <p>The application of lubricants should be conducted off-site or in an area with sufficient secondary containment measures to contain any leaks or spills.</p> <p>Lubricants should not be applied in rain or on exposed areas of machinery when precipitation is expected.</p>
Landscape Materials	Nutrients, sediment, pH	<p>Landscape materials include—but are not limited to—items such as topsoil, compost, mulch, polymers, gypsum, and lime.</p> <p>If the materials are to be stored on-site they should be stored in a covered area or covered with plastic sheeting, tarps, or similar products to minimize contact with stormwater.</p> <p>Soil amendments should not be used before anticipated runoff producing rain events.</p>
Material Storage	Solid waste, hydrocarbons, nutrients, sediment, hazardous materials	<p>As necessary and as space on the project allows, material storage areas should be dedicated on-site.</p> <p>The number of access points to the material storage area should be limited, and materials should be stored away from drainage courses and low areas.</p>

		<p>Hazardous materials should be stored in containers or structures or otherwise covered to minimize contact with stormwater. Secondary containment should be provided for the area not only to contain spills but also to limit multiple access points.</p>
Pesticides, Herbicides	<p>Organophosphates, carbamates, triazines, chloroacetanilides, salts, heavy metals</p>	<p>Pesticides and herbicides should be used and disposed of per manufacturer's recommendations. Avoid overapplying products and avoid applying products before anticipated runoff-producing storm events.</p> <p>Storage of pesticides and herbicides on-site should be discouraged. Should storage on-site be required, items should be stored in covered areas to minimize contact with precipitation and stormwater.</p> <p>Spilled material should be promptly cleaned up per manufacturer's recommendations.</p>
Sanitary Waste	<p>Bacteria, viruses, parasites</p>	<p>Sanitary stations should be located where accidental discharge cannot flow to storm drains, gutters, surface waters, or conveyance channels.</p> <p>Locate stations on a level, permeable surface, away from drainage courses and low areas. These stations should not be located on streets, sidewalks, or on top of inlets.</p> <p>Stations will be inspected and maintained by a qualified person at frequent and regular intervals to assure cleanliness and proper operation.</p>
Sediment / Total Suspended Solids	<p>Turbidity, nutrients</p>	<p>Surface water impairments caused by sediment and total suspended solids will have a higher risk of occurring in areas where soils have been disturbed for construction activities.</p> <p>Temporary controls are described in this SWPPP to control and contain this potential pollutant during land-disturbing activities of the project.</p> <p>Vegetation (temporary or permanent stabilization) is a very efficient BMP for controlling sediment and should be used whenever possible.</p>
Solid Waste	<p>Floatable and blowable trash and debris</p>	<p>Solid waste created from construction activities (including but not limited to scrap building material, product/material shipping waste, food containers, and cups) should be properly contained on-site and removed frequently from the site for disposal.</p> <p>Dumpsters should be emptied at regular intervals and as needed during times of high activity on the site.</p> <p>Efforts should be taken to minimize exposure of solids wastes generated on the site to stormwater.</p>
Vehicle Washing, Wheel Washwater	<p>Sediment, petroleum hydrocarbons, heavy metals</p>	<p>If vehicle washing and/or wheel washing is to occur on-site, it should be done in designated areas where washwater can collect in a basin or alternative control.</p> <p>Use of detergents should be discouraged.</p>

Washing on paved surfaces should be discouraged unless water can be sufficiently treated before leaving the site.

6.4. NONREPORTABLE SPILL PROTOCOL

Most spills can be cleaned up following manufacturer's recommendations. Absorbent materials, sealable containers, plastic bags, and shovels/brooms are suggested as minimum spill response items that should be available at this location.

- Check for hazards (flammable material, noxious fumes). If flammable liquid, turn off engines and nearby electrical equipment. If serious hazards are present, leave the area and call 911.
- Make sure the spill area is safe to enter and that it does not pose an immediate threat to health or safety of any person.
- Stop the spill source.
- Call co-workers and supervisor for assistance and to make them aware of the spill and potential dangers.
- If possible, stop the spill from entering drains (use absorbent or other material as necessary).
- Stop spill from spreading (use absorbent or other material).
- If spilled material has entered a storm sewer, contact the locality at the below number.
- Clean up spilled material according to manufacturer's specifications. For liquid spills, use absorbent material and do not flush the contaminated area with water.
- Properly dispose of cleaning materials and used absorbent material according to manufacturer specifications.

6.5. REPORTABLE SPILLS

Requirements for reporting spills of hazardous materials and typical site pollutants and spill report documentations can be found in Section 9 of this SWPPP.

Release of a hazardous substance must be reported to the department in accordance with 10 CSR 24-3.010. A record of each reportable spill shall be retained with the Stormwater Pollution Prevention Plan (SWPPP) and made available to the department upon request. The department may also require the submittal of a written or electronic report detailing measures taken to clean up the spill within five (5) days of the spill. Such a report must include the type of material spilled, volume, date of spill, date clean-up was completed, clean-up method, and final disposal method. If the spill occurs outside normal business hours, or if the permit holder cannot reach regional office staff for any reason, the permit holder is instructed to report the spill to the department's 24 hour Environmental Emergency Response hotline at (573) 634-2436 at the earliest practicable moment after discovery. Leaving a message on a department staff member voice-mail does not satisfy this reporting requirement (MDNR 2017).

Table 7. Jackson County Contact.

Name/Position	Contact Number
Central Jackson County Emergency Management Agency	(816) 229-9118

Report to:	Contact Number
Kansas City Regional Office 500 NE Colbern Road Lee's Summit, MO 64086-4710	816.251.0700
MDNR 24-Hour Spill Response	573.634.2436
National Response Center (NRC)	800.424.8802

7.0. SWPPP IMPLEMENTATION

7.1. PUBLIC NOTIFICATION

The locations of the site posting will be noted on the site BMP Tracking Map located in Section 5 of this SWPPP. The location will be updated should the posting move.

The permittee shall post a copy of the public notification sign described by the Department at the main entrance to the site. The public notification sign must be visible from the public road that provides access to the site's main entrance. An alternate location is acceptable provided the public can see it and it is noted in the SWPPP. The public notification sign must remain posted at the site until the permit has been terminated (MDNR 2017).

7.2. INSPECTIONS

Site inspections should be conducted by qualified personnel at the frequency indicated below. Site inspection reports can be stored in Section 12 of this SWPPP unless otherwise noted.

The permittee (or a representative of the permittee) shall conduct regularly scheduled inspections. These inspections shall be conducted by a qualified person, one who is responsible for environmental matters at the site, or a person trained by and directly supervised by the person responsible for environmental matters at the site. For disturbed areas that have not been finally stabilized, all installed BMPs and other pollution control measures shall be inspected for proper installation, operation and maintenance. All stormwater outfalls shall be inspected for evidence of erosion or sediment deposition. When practicable the receiving stream shall also be inspected for 50 feet downstream of the outfall. Any structural or maintenance problems shall be noted in an inspection report and corrected as soon as possible but no more than seven calendar days after the inspection. All BMPs must be inspected in accordance to one of the two schedules listed below, and any changes to the frequency of inspections, including switching between the options listed below, must be documented in the SWPPP:

- At least once every seven calendar days and within 48 hours after any storm event equal to or greater than a 2-year, 24-hour storm has ceased during a normal work day and within 72 hours if the rain event ceases during a non-work day such as a weekend or holiday;*
or
- Once every 14 calendar days and within 24 hours of the occurrence of a storm event of 0.25 inches of precipitation or greater, or the occurrence of runoff from snowmelt. To determine a storm event of 0.25 inches or greater has occurred on your site, you must either keep a properly maintained rain gauge on site, or obtain the storm event information from a weather station for your location.*
 - a. Inspections are only required during the project's normal working hours.*
 - b. You must conduct an inspection within 24 hours once a storm event has produced 0.25 inches within a 24 hour period, even if the storm event is still continuing.*

- c. *If you have elected to inspect every 14 calendar days and there is a storm event at your site that continues for multiple days, and each day of the storm produces 0.25 inches or more of rain, you are required to conduct an inspection within 24 hours of the first day of the storm and within 24 hours after the end of the storm (MDNR 2017).*

7.3. CORRECTIVE ACTIONS

Structural or maintenance problems with BMPs used in this project and noted as a result of an inspection shall be corrected as soon as possible but no more than seven calendar days after the inspection.

7.4. MODIFICATION AND AMENDMENTS

Modifications and amendments to the SWPPP can be tracked in Section 7 of this SWPPP. Below are minimum guidelines for when the SWPPP should be updated.

The permittee shall amend the SWPPP at a minimum whenever the:

- a. *Design, operation, or maintenance of BMPs is changed;*
- b. *Design of the construction project is changed that could significantly affect the quality of the stormwater discharges;*
- c. *Permittee's inspections indicate deficiencies in the SWPPP or any BMP;*
- d. *Department notifies the permittee in writing of deficiencies in the SWPPP;*
- e. *SWPPP is determined to be ineffective in minimizing or controlling erosion and sedimentation (e.g., there is visual evidence of excessive site erosion or excessive sediment deposits in streams or lakes); and/or*
- f. *Department determines violations of water quality standards may occur or have occurred (MDNR 2017).*

7.5. TRANSFER OF OWNERSHIP

As necessary, permit transfers or records of sale should be placed in Section 2 of this SWPPP.

If the permittee sells any portion of the permitted site to a developer for commercial, industrial, or residential use, this land remains a part of the common sale and the new owner must obtain a permit prior to conducting any land disturbance activity. Therefore, the original permittee must amend the SWPPP to show that the property has been sold and therefore no longer under the original permit coverage.

If the entire tract is sold to a single entity, then this permit shall be terminated when the new owner obtains a new land disturbance permit for the site (MDNR 2017).

7.6. TERMINATION OF PERMIT

When the project is completed and has reached final stabilization, a copy of the notice of termination and confirmation from the MDNR should be placed in Section 14 of this SWPPP.

This permit may be terminated when the project is stabilized. The project is considered to be stabilized when perennial vegetation, pavement, buildings, or structures using permanent materials cover all areas that have been disturbed. With respect to areas that have been vegetated, vegetation cover shall be at least 70% over 100% of the site. In order to terminate the permit, the permittee shall notify the Department by submitting Form H Request for Termination of a General Permit (MDNR 2017).

7.7. RECORDS

When the project is complete, and the notice of termination has been accepted by the MDNR, records should be removed from the site and retained.

The permittee shall retain copies of this general permit, the SWPPP and all amendments for the site named in the State Operating Permit, results of any monitoring and analysis and all site inspection records required by this general permit. The records shall be accessible during normal business hours. The records shall be retained for a period of at least three years from the date of the Letter of Termination.

The permittee shall provide a copy of the SWPPP to the Department, USEPA, or any local agency or government representative if they request a copy in the performance of their official duties.

The permittee shall provide a copy of the SWPPP to those who are responsible for installation, operation, or maintenance of any BMP. The permittee, their representative, and/or the contractor(s) responsible for installation, operation and maintenance of the BMPs shall have a current copy of the SWPPP with them when on the project site (MDNR 2017).

8.0. REFERENCES

California Stormwater Quality Association. (November 2009). *Stormwater Best Management Practice Handbook Portal: Construction*. Retrieved from <http://www.buenapark.com/home/showdocument?id=2557>.

Missouri Department of Natural Resources. (February 2017). *Missouri State Operating Permit*. Retrieved from <https://dnr.mo.gov/env/wpp/permits/issued/docs/RA00000.pdf>.

Missouri Department of Natural Resources, ABC's of BMP's LLC and Shockey Consulting Services. (January 2011). *Protecting Water Quality: A field guide to erosion, sediment and stormwater best management practices for development sites in Missouri and Kansas*. Retrieved from <https://dnr.mo.gov/env/wpp/wpcp-guide/docs/wpcp-guide.pdf>.

United States Environmental Protection Agency. (May 2007). *Developing Your Stormwater Pollution Prevention Plan, A Guide for Construction Sites*. Retrieved from https://www.epa.gov/sites/production/files/2015-10/documents/sw_swppp_guide.pdf.

Virginia Department of Environmental Quality. (July 2014). *Single Family Residence Common Plan of Development or Sale Stormwater Pollution Prevention Plan Template*. Retrieved from <http://www.deq.virginia.gov/Programs/Water/StormwaterManagement/VSMPPpermits/ConstructionGeneralPermit.aspx>.

SECTION 4

Location/Topographical Map(s), FIRM Maps & Soils Maps

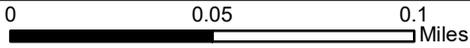
This section contains:

- Required Location, Vicinity and Topographical Maps (as needed)
- FIRM Maps
- Soils Maps if needed

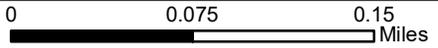


Legend

 Property Boundary



Project Number: 021-05070	<p align="center">Aerial Map</p> <p>Proposed Summit Place</p> <p>Lee's Summit, Missouri</p>	<p><small>DISCLAIMER : This Geographic Information System (GIS) and its components are designed as a source of reference for answering inquiries, for planning and for modeling. GIS is not intended, nor does it replace legal description information in the chain of title and other information contained in official government records such as the County Clerk and Records office or the courts. In addition, the representations of locations in this GIS cannot be substituted for actual legal surveys.</small></p>	 <p>7301 West 133rd Street Suite 200 Overland Park, Kansas 66213 P: 913.381.1170 F: 913.381.1174</p>	Figure
Drawn By: RR				3
Revision Date: 8/11/2021				

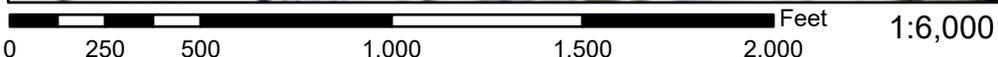
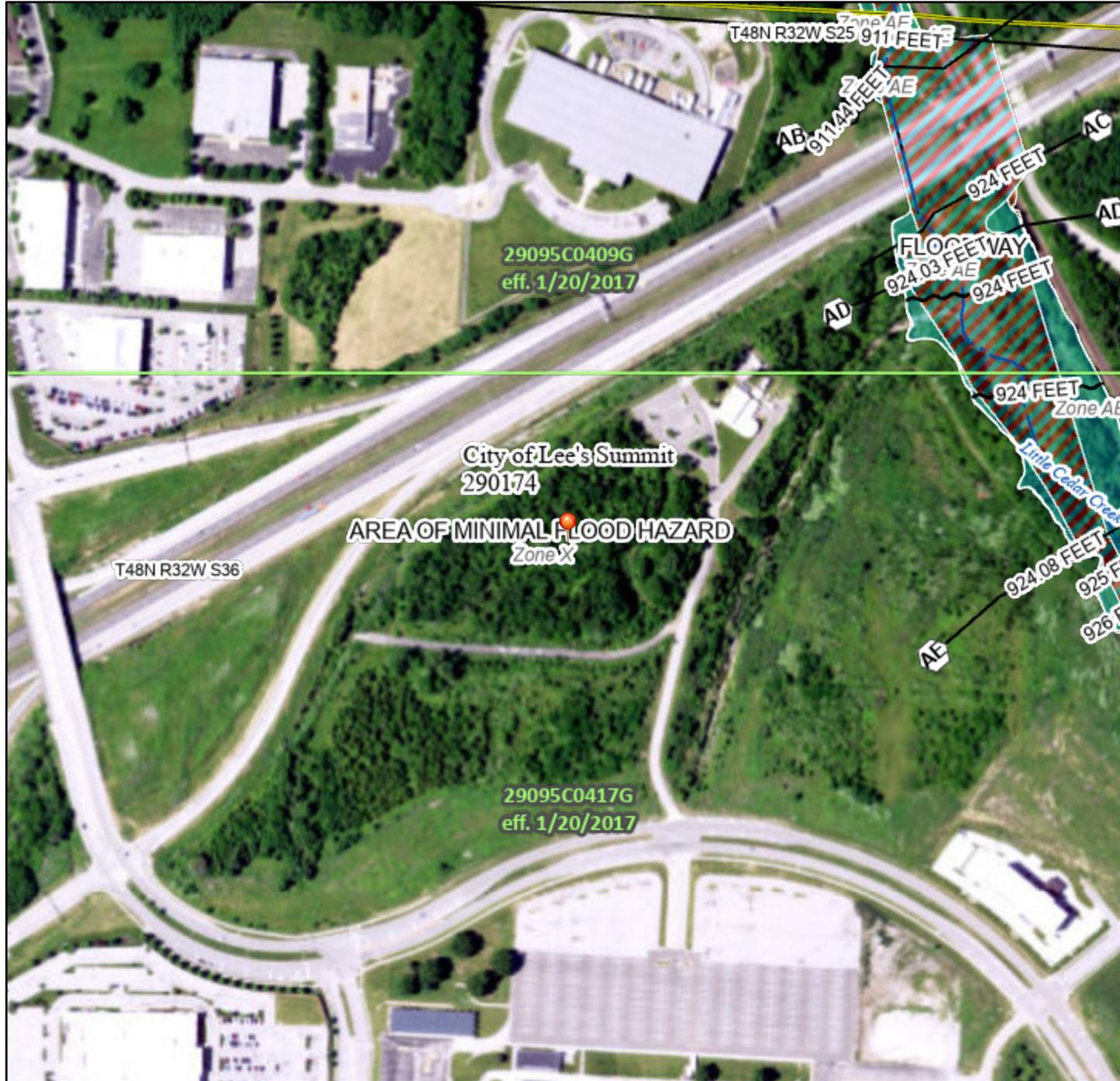


<p>Project Number: 021-05070</p> <p>Drawn By: RR</p> <p>Revision Date: 8/11/2021</p>		<p>Topographic Map</p> <p>Proposed Summit Place</p> <p>Lee's Summit, Missouri</p>		<p>DISCLAIMER : This Geographic Information System (GIS) and its components are designed as a source of reference for answering inquiries, for planning and for modeling. GIS is not intended, nor does it replace legal description information in the chain of title and other information contained in official government records such as the County Clerk and Records office or the courts. In addition, the representations of locations in this GIS cannot be substituted for actual legal surveys.</p>		<p>olsson</p> <p>7301 West 133rd Street Suite 200 Overland Park, Kansas 66213 P: 913.381.1170 F: 913.381.1174</p>		<p>Figure</p> <p>2</p>	
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National Flood Hazard Layer FIRMMette



94°24'14"W 38°56'25"N



Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation 17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
MAP PANELS		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

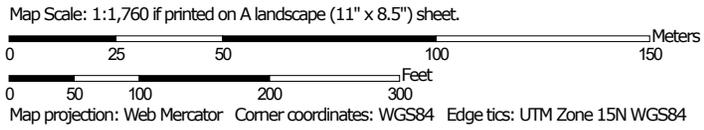
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/20/2022 at 3:41 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Hydrologic Soil Group—Jackson County, Missouri
(Summit Place)



Soil Map may not be valid at this scale.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Jackson County, Missouri
 Survey Area Data: Version 23, Sep 1, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 6, 2019—Nov 16, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
10113	Oska silty clay loam, 5 to 9 percent slopes, eroded	D	1.1	12.6%
10142	Snead-Rock outcrop complex, 5 to 14 percent slopes	D	2.6	28.7%
99012	Urban land, upland, 5 to 9 percent slopes		5.3	58.7%
Totals for Area of Interest			9.1	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

SECTION 5

BMP Tracking Map & Land Disturbance Tracking Log

This section contains:

- Erosion and Sediment Control Plan sheet excerpts
- Post Construction Stormwater Management Plan sheets if applicable
- BMP Tracking Map (Working SWPPP Map)
 - Record of Land Disturbance, Stabilization and BMP installation and removal
 - Record of Dewatering Activities (e.g. dates and estimated volume of water discharged)

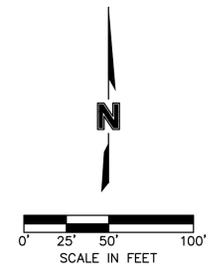
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LEGEND

- PROPERTY LINE
- LOT LINE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- LIMITS OF DISTURBANCE (7.50+/- ACRES)
- SILT FENCE
- TEMPORARY CONSTRUCTION ENTRANCE
- EROSION CONTROL REFERENCE NUMBER

PROJECT STAGE	EROSION CONTROL BMP REFERENCE NO.	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
A - PRE DISTURBANCE	A1	CONSTRUCTION ENTRANCE	C	INSTALL AS INDICATED ON PLANS (IF SITE DISRUPTION LASTS LONGER THAN 14 DAYS)
	A2	SILT FENCE	C	INSTALL AS INDICATED ON PLANS
	A3	SEDIMENT TRAP	N/A	SEE DETAILS ON SHEETS 8 & 9
	A4	COMPOST FILTER BERM	C	INSTALL AS INDICATED ON PLANS
	A5	DIVERSION BERM	C	INSTALL AS INDICATED ON PLANS
B - MASS GRADING	B1	EROSION CONTROL MAT	N/A	INSTALL AS INDICATED ON PLANS
C - FINAL STABILIZATION	C1	REPLACE TOP SOIL, SEED MULCH	N/A	ESTABLISH PERENNIAL VEGETATION WITH A 70% DENSITY OVER 100% OF DISTURBED AREA.



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 Olsson - Civil Engineering
 Missouri - Certificate of Authority #001592
 7301 West 133rd Street, Suite 200
 Overland Park, KS 66213-4750
 TEL 913.381.1170 www.olson.com

REV. NO.	DATE	REVISIONS DESCRIPTION

EROSION CONTROL PLAN - PRE DISTURBANCE
 LAND DISTURBANCE PLANS
 CHURCH AT WARD ROAD, LLC.
 1251 NW WARD ROAD
 LEE'S SUMMIT, MISSOURI

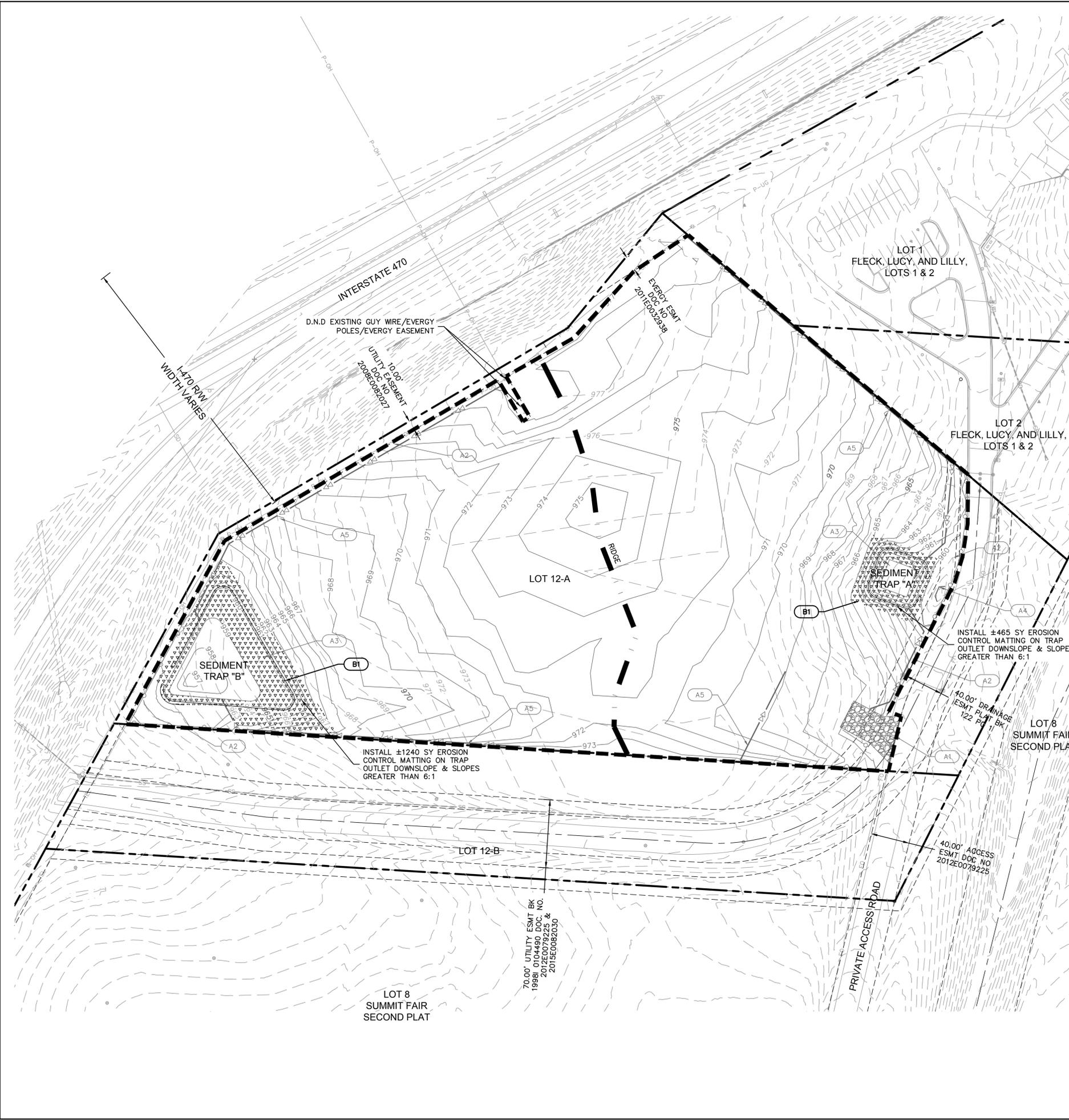
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drawn by: HO
 checked by: MO
 approved by: BL
 QA/QC by: MAP

project no.: 021-05070
 drawing no.: C_ER001_02105070
 date: 01.31.22

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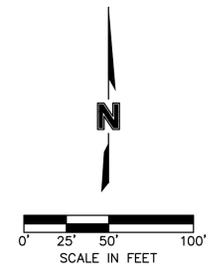


LEGEND

	PROPERTY LINE
	LOT LINE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	LIMITS OF DISTURBANCE (7.50+/- ACRES)
	SILT FENCE
	TEMPORARY CONSTRUCTION ENTRANCE
	EROSION CONTROL REFERENCE NUMBER

EROSION CONTROL STAGING CHART

PROJECT STAGE	EROSION CONTROL BMP REFERENCE NO.	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
A - PRE DISTURBANCE	A1	CONSTRUCTION ENTRANCE	C	INSTALL AS INDICATED ON PLANS (IF SITE DISRUPTION LASTS LONGER THAN 14 DAYS)
	A2	SLOPE PROTECTION (SILT FENCE)	C	INSTALL AS INDICATED ON PLANS
	A3	SEDIMENT TRAP	C	SEE DETAIL ON SHEET 9
	A4	COMPOST FILTER BERM	C	INSTALL AS INDICATED ON PLANS
	A5	DIVERSION BERM	C	INSTALL AS INDICATED ON PLANS
B - MASS GRADING	B1	EROSION CONTROL MAT	N/A	INSTALL AS INDICATED ON PLANS
C - FINAL STABILIZATION	C1	SEED & STABILIZATION	N/A	ESTABLISH PERENNIAL VEGETATION WITH A 70% DENSITY OVER 100% OF DISTURBED AREA.



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 Olsson - Civil Engineering
 Missouri - Certificate of Authority #001592
 7301 West 133rd Street, Suite 200
 Overland Park, KS 66213-4750
 TEL 913.381.1170 www.olsson.com

BY _____

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

2022

EROSION CONTROL PLAN - MASS GRADING
 LAND DISTURBANCE PLANS
 CHURCH AT WARD ROAD, LLC.
 1251 NW WARD ROAD
 LEE'S SUMMIT, MISSOURI

drawn by: HO
 checked by: MO
 approved by: BL
 QA/QC by: MAP
 project no.: 021-05070
 drawing no.: C_ERO02_02105070
 date: 01.31.22

SHEET
LD4.1

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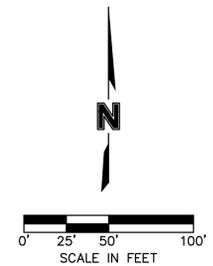


LEGEND

- PROPERTY LINE
- LOT LINE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- LIMITS OF DISTURBANCE (7.50+/- ACRES)
- SILT FENCE
- TEMPORARY CONSTRUCTION ENTRANCE
- EROSION CONTROL REFERENCE NUMBER

EROSION CONTROL STAGING CHART

PROJECT STAGE	EROSION CONTROL BMP REFERENCE NO.	BMP DESCRIPTION	REMOVE AFTER STAGE	NOTES:
A - PRE DISTURBANCE	A1	CONSTRUCTION ENTRANCE	C	INSTALL AS INDICATED ON PLANS (IF SITE DISRUPTION LASTS LONGER THAN 14 DAYS)
	A2	SLOPE PROTECTION (SILT FENCE)	C	INSTALL AS INDICATED ON PLANS
	A3	SEDIMENT TRAP	C	SEE DETAILS ON SHEETS 8 & 9
	A4	COMPOST FILTER BERM	C	INSTALL AS INDICATED ON PLANS
	A5	DIVERSION BERM	C	INSTALL AS INDICATED ON PLANS
B - MASS GRADING	B1	EROSION CONTROL MAT	N/A	INSTALL AS INDICATED ON PLANS
C - FINAL STABILIZATION	C1	SEED & STABILIZATION	N/A	ESTABLISH PERENNIAL VEGETATION WITH A 70% DENSITY OVER 100% OF DISTURBED AREA.



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 Overland Park, KS 66213-4750
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BY

REV. NO.	DATE	REVISIONS DESCRIPTION

EROSION CONTROL PLAN - FINAL STABILIZATION
LAND DISTURBANCE PLANS

CHURCH AT WARD ROAD, LLC.
1251 NW WARD ROAD

LEE'S SUMMIT, MISSOURI

2022

drawn by: HO

checked by: MO

approved by: BL

QA/QC by: MAP

project no.: 021-05070

drawing no.: C_ER002_02105070

date: 01.31.22

SHEET

LD4.2

SECTION 6

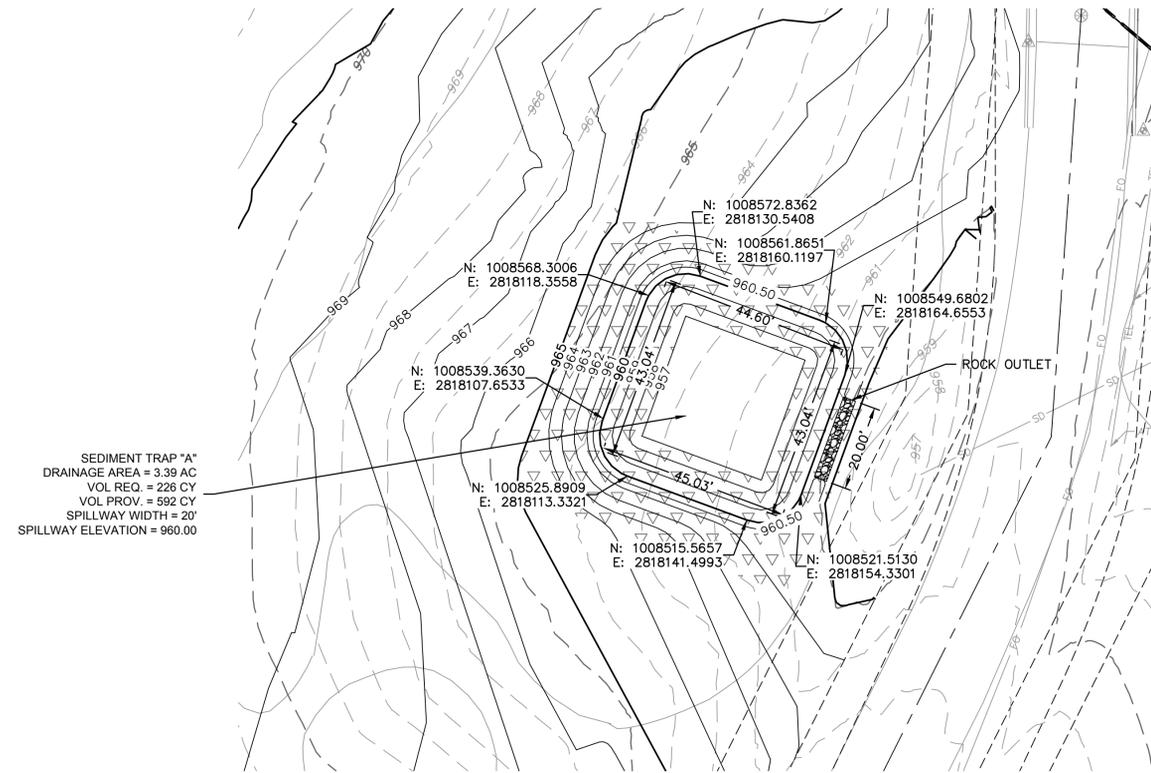
BMP Specification & Detail Sheets

SEDIMENT TRAP DESIGN DATA

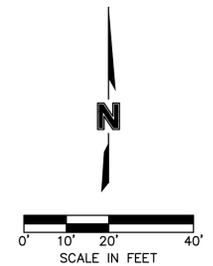
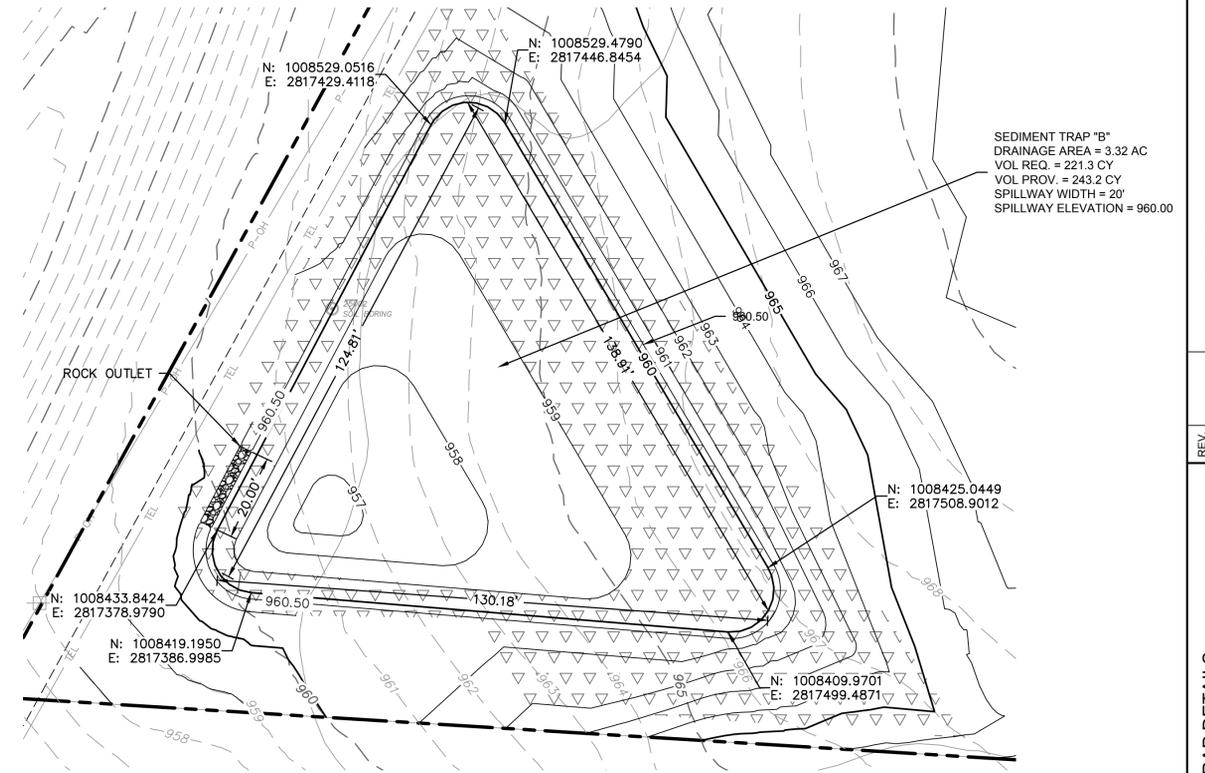
TITLE: CHURCH AT WARD ROAD, LLC
JOB #: 021-05070

Design Item:	Trap #A	Trap #B	Units	Notes:
<i>Pond Data</i>				
Drainage Area	3.32	3.39	acres	
Required Volume (1800 cf/acre)	221.3	226.0	cy	
Provided Volume	243.2	592.0	cy	
Excavated Volume	858.0	2250.0	cy	
Sediment Cleanout Volume	48.6	118.4	cy	20% OF PROVIDED VOLUME
Sediment Cleanout Elevation	958.4	959.0		

SEDIMENT TRAP "A" DETAIL



SEDIMENT TRAP "B" DETAIL



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Missouri - Certificate of Authority #001592
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Overland Park, KS 66213-4750
TEL 913.381.1170 www.olsson.com

REV. NO.	DATE	REVISIONS DESCRIPTION

BY _____

2022

SEDIMENT TRAP DETAILS
LAND DISTURBANCE PLANS
CHURCH AT WARD ROAD, LLC.
1251 NW WARD ROAD
LEE'S SUMMIT, MISSOURI

drawn by: HO
checked by: MO
approved by: BL
QA/QC by: MAP
project no.: 021-05070
drawing no.: C_DRN01_02105070
date: 01.31.22

SHEET
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SECTION 7

Log of Amendments

The permittee shall amend the SWPPP at a minimum whenever the:

- a. Design, operation, or maintenance of BMPs is changed;*
- b. Design of the construction project is changed that could significantly affect the quality of the stormwater discharges;*
- c. Permittee's inspections indicate deficiencies in the SWPPP or any BMP;*
- d. Department notifies the permittee in writing of deficiencies in the SWPPP;*
- e. SWPPP is determined to be ineffective in minimizing or controlling erosion and sedimentation (e.g., there is visual evidence of excessive site erosion or excessive sediment deposits in streams or lakes); and/or*
- f. Department determines violations of water quality standards may occur or have occurred.*

SECTION 8

Local Regulations & Additional Permits

Local Ordinances can be located here for reference only. Additional permits (i.e. 404, NWP, grading permits if required, etc.) can be kept here for reference only.

Compliance Checklist

BEST MANAGEMENT PRACTICES (BMPs)	✓
Perimeter Controls - BMPs are installed & maintained downgradient, along back of curb and/or sidewalk and lot line of adjacent properties. Sediment build up is removed, as needed.	
Intermediate Controls - BMPs are installed & maintained in areas of long or steep drainage paths, particularly when perimeter controls fail. Sediment build up is removed, as needed.	
Lot Access - Specific lot entrance is designated and maintained with suitable surface for parking & unloading that prevents tracking of mud & materials onto street. Required for each lot.	
Inlet Protection - BMPs are installed & maintained around all types of inlets to allow water to flow but impede sediment. Sediment build up is removed, as needed.	
Stockpiles - Located away from street, storm inlets, lot access, or adjacent property lines. BMPs are properly installed and maintained.	
Other Pollutants - Trash properly disposed; materials/chemicals properly stored; concrete washout performed in designated area; dewatering does not deposit sediment off-site or cause erosion.	

City Inspections

- City inspectors will inspect ESC BMPs in conjunction with routine inspections. City inspections will ensure proper placement and installation of ESC BMPs as well as continued maintenance.
- The first ESC BMP re-inspection will occur at the time of the footing inspection. If ESC BMPs are not installed correctly or in proper location, the requested inspection will be denied.
- The City expects foundation backfilling and installation of additional ESC BMPs, as needed, will be complete by the time plumbing rough-in inspection is requested. The requested inspection will be denied if the appropriate ESC BMPs are not installed and properly functioning.
- City inspectors are available to discuss ESC BMPs for lots and the proper sequencing for BMP installation.

Questions concerning the City's ESC standards, permits, and/or SWPPPs can be addressed to the Lee's Summit Development Services Department at 816.969.1200.

December
2017

December
2017

Erosion & Sediment Control Standards

Single Family Residential



LEE'S SUMMIT
MISSOURI

Development Services

220 SE Green Street, Lee's Summit, MO 64063
cityofLS.net/development | 816.969.1200

This brochure contains standard plans and procedures for typical residential building construction within the City of Lee's Summit. The primary objective of standards for erosion and sediment control (ESC) is utilization of best management practices (BMPs) at construction site perimeters to minimize erosion, thereby preventing sediment from leaving the construction site and entering the City's storm drainage system.



Permit Holder Responsibilities

The building permit holder is responsible for ensuring that adequate ESC measures and BMPs are in place and functioning prior to and during all construction activities, until construction is complete. This includes:

- Installation of designated perimeter controls, lot access, and inlet protection BMPs prior to any land disturbance.
- Installation of additional perimeter, intermediate, and stockpile protection immediately following wall inspection and backfilling.
- Restriction and maintenance of lot access. Maintenance of designated lot access is required until a permanent driveway is installed.
- Maintenance of all lot-specific ESC and BMPs to prevent sediment, mud, dirt, rock, and other debris from reaching or being tracked to streets, sidewalks, or storm inlets.
- Cleanup of any sediment, mud, dirt, rock, and other debris from the construction site that has reached streets, sidewalks, or inlets.
- Maintenance of waste and pollutant BMPs, including trash, washout areas, portable toilets, chemical storage, and dewatering efforts.
- BMP inspection frequency shall be established to ensure BMPs are functioning as designed. City ordinance requires ESC and BMP inspections to be conducted within 24 hours of a rain event of 1/2 inch or more. Problems noted during any inspection shall be corrected within 7 days unless otherwise noted by a City inspector.

Adjacent Lots

Building permit holders who disturb land adjacent to their permitted building site(s) must:

- Install ESC on and between both lots.
- Remove any construction materials and re-stabilize the disturbed areas with sod or permanent seeding and mulch.

Land disturbance of adjacent lots will be noted as a condition for the Final Certificate of Occupancy for the permitted lot. This condition will need to be resolved before a Certificate of Occupancy is issued for the permitted lot.



Pollutants

The following waste and pollutant BMPs must be addressed on all construction sites:

- Trash and Debris: to be contained so as not to blow or wash into the storm drainage system.
- Portable Toilets: to be provided for sanitary waste; however, should not be located on/near storm inlets.
- Concrete Washout: to be disposed of in a designated washout area.
- Paint, Fuel, and Other Chemicals: to be stored properly. All spills must be cleaned up immediately and disposed of properly.
- "Waste" Water: from construction activities or dewatering of trenches, foundations, and other excavated areas should not cause erosion or deposit sediment off-site. A filter bag, sediment basin, or vegetated area must be used to filter sediment before discharge off-site. Areas of standing water shall not be allowed.



Inactive Sites

Permitted building sites found to be inactive will be required to maintain ESC BMPs and may be required to stabilize all disturbed areas with permanent vegetation.



Inlet Protection

- Curb Inlets:** Manufactured products (Gutter buddy, Filter Sox, etc.) are to be properly installed at the opening of curb inlets, as **secondary** ESC BMPs, with primary BMPs installed upstream on-site. Proper installation requires the filter to fully extend beyond each end of the inlet opening, with clearance at the top for water overflow and no gaps between filters or against the curb. Installation is limited to locations where temporary ponding and sediment do not create a safety hazard or cause property damage. Regular inspection and maintenance of filters shall be performed and sediment build up should be removed. Any torn or damaged filters shall be replaced. If using cinder blocks, they must be installed as shown in this picture, to prevent clogging. Any damage to property due to clogged inlets shall be the responsibility of the permit holder.



- Field Inlets:** Before construction begins on a lot that drains to a field inlet, regardless if the inlet is located on or off-site, the permit holder will ensure proper inlet protection and perimeter control. Inlet protection shall include a minimum 10' buffer around the entire inlet consisting of grass, sod, or RECP. As an alternative to a stabilized buffer, the inlet can be wrapped with wire-reinforced silt fence or silt fence attached to a wood frame for extra support. The silt fence should completely enclose the inlet and an inlet filter (Gutter Buddy, Filter Sox, etc.) should be properly installed at the inlet opening.



OTHER BMPs

Aside from perimeter controls, building permit holders are required to ensure the following ESC BMPs are properly addressed at each building site:

Stockpiles

Soil stockpiles should not be located near the street, storm inlets, lot access, or adjacent property lines. All stockpiles must either be stabilized, covered, or have ESC and BMPs installed around the base of the pile.



Land Disturbance Permits

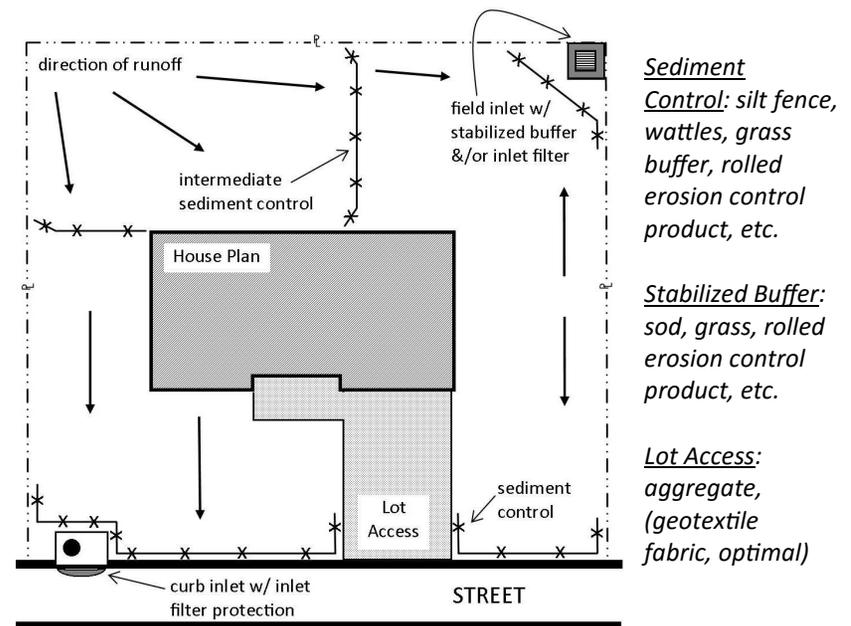
If a construction project disturbs at least 1 acre of land, a land disturbance permit will be required from the Missouri Department of Natural Resources (MDNR) prior to project start up. If a construction project disturbs at least 2,000 square feet of land and a building permit has not been issued, a land disturbance permit will be required from the City prior to project start up.

Stormwater Pollution Prevention Plan (SWPPP)

If a land disturbance permit is required from the City and/or the MDNR, a SWPPP will also be required to be submitted to the City with a copy present on the construction site at all times.

Compliance

Failure to comply with the City's ESC standards, including requirements for land disturbance permits and SWPPPs, is a violation of City ordinances and can result in a substantial fine. Compliance with the City's ESC standards requires developers, builders, and/or contractors to make their own assessment (or seek professional advice) of the conditions and drainage patterns at individual sites. The site conditions should determine the selection and location of appropriate BMPs for each lot.



Representative ESC plan for typical single family lot.

NOTE: Intermediate sediment controls may be needed for steep or long drainage paths. Additionally, once sidewalks are installed, BMPs are to be moved to the back of the sidewalk to prevent sediment from reaching the sidewalk.

PERIMETER CONTROL BMPs

Perimeter controls are required to prevent sediment from leaving construction sites and reaching sidewalks, streets, storm inlets, and existing vegetation on adjacent lots. The following are examples of ESC and BMPs for construction site perimeters:

Straw Wattles and Logs

Straw wattles and logs are designed to allow low flows of surface water to pass through, which filters sediment and reduces the risk of under or end cutting. They should be installed per the manufacturer's instructions with care taken to tightly adjoin the ends of each section such that there is no overlap. Ends are to be angled uphill to pond surface water runoff. Regular inspection and maintenance should be performed and sediment build up should be removed. Any torn or damaged sections should be replaced.



Rolled Erosion Control Products

Rolled erosion control products (RECP), also referred to as mats or blankets, can be used to stabilize exposed soil and filter runoff. RECP do not require special equipment for installation and can be installed in all weather conditions. However, RECP should be installed according to manufacturer's specifications with special attention paid to proper anchoring. Grass seed placed under RECP is recommended as it will grow up through the RECP, which will establish a more permanent buffer for ESC.



Silt/Sediment Fence

Silt fence is designed to slow and pond low-flowing surface water runoff to allow sediment to settle. Silt fencing should be machine installed, pulled tightly between each post, and overlapped when joining two sections of fence. Ends of fence are to be angled uphill to pond surface water runoff. Regular inspection and maintenance of fencing should be performed and sediment build up should be removed. Any torn, damaged, or collapsed sections should be replaced.



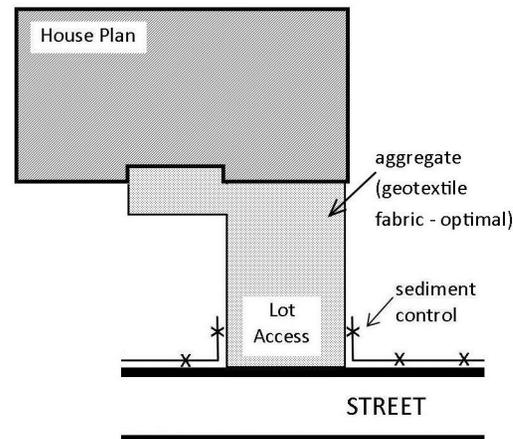
Grass Buffers and Mulch Berms

Utilizing a strip of maintained vegetation as a buffer can be a good BMP for ESC. A mulch buffer can also be used for ESC, particularly when weather prohibits the installation of other BMPs; however, mulch tends to float and wash away in heavy rains. These types of buffers work well with other perimeter controls or in small areas such as the City right-of-way between a sidewalk and curb line.



Lot Access

The intent of designated lot access is to provide a location for off-street material unloading and vehicle parking so mud and other debris are not likely to be tracked onto the street. Lot access must be comprised of aggregate sufficient to prevent tracking (geotextile fabric, optimal) and maintained until a permanent driveway is installed. Silt fence should be angled at the edges of the lot access to prevent sediment from washing over the designated access area. Lot access width shall be minimum of 12 feet and aggregate shall be minimum of 6 inches of 3/4 inch diameter or larger.



NOTE: Lot access must be in accordance with City code and comprised of aggregate sufficient to prevent tracking. Geotextile fabric is an option that can be used under aggregate to provide stability on wet soils.

Representative Lot Access plan for typical single family lot.

CHAPTER 241
EROSION AND SEDIMENT CONTROL

Section 24101: Introduction/ Purpose

Soil is most vulnerable to erosion by wind and water during the construction process. Excessive soil in streams endangers water resources by reducing water quality and causing the siltation of aquatic habitat for fish and other desirable species. Eroded soil also necessitates repair of sewers and ditches, and the dredging of lakes. Clearing and grading during construction causes the loss of native vegetation necessary for terrestrial and aquatic habitat, and a healthy living environment for the citizens of Jackson County, Missouri.

The purpose of this ordinance is to safeguard persons, protect property, prevent damage to the environment and promote public welfare by effectively minimizing soil erosion and sedimentation during land development, building, landscaping or any other type of land disturbance in Jackson County, Missouri. Further, it provides builders, developers and property owners with soil erosion and sedimentation control standards and regulations.

The regulations and standards herein shall accomplish the following:

1. Establish standards for soil erosion and sedimentation control.
2. Minimize soil erosion and sedimentation during land development, building, landscaping or other land disturbing activities.
3. Minimize pollution of streams, ponds and lakes.
4. Encourage management of natural resources.
5. Preserve the beauty of the community and the value of the land.
6. Reduce maintenance costs of public and private improvements and services.
7. Promote and protect the public's health, safety, comfort and welfare.

(Ord. 3606, Eff. 03/08/05)

Section 24102: Definitions

Applicant: Any legal entity requiring approval to develop, landscape or otherwise disturb land pursuant to Section 24103 of this ordinance. Legal entities shall include but not be limited to the following: individuals, sole proprietorships, limited liability companies, partnerships, limited partnerships, joint ventures, or corporations or other business organizations. Every name under which the applicant is currently doing or has done business in Jackson County, Missouri, other than the true name of such applicant, is hereby declared a fictitious name and shall be subject to Section 24103.

APWA: American Public Works Association.

Clearing: Any activity which removes the vegetative surface cover.

Director: The Director shall be the Director of Jackson County Public Works or the designated agent.

Drainage Way: Any surface feature that conveys surface runoff throughout the site.

Erosion: The wearing away of the land surface by the action of wind, water or gravity.

Erosion and Sediment Control Permit: Written authorization that regulates the quality of stormwater runoff due to the disturbance of land associated with development construction.

Erosion and Sediment Control Plan: A set of plans prepared by or under the direction of a licensed professional engineer or a certified erosion and sediment control professional indicating the specific measures and sequencing to be used controlling sediment and erosion on a development site before, during and after construction.

Erosion and Sediment Control Manual: APWA, Division III, Erosion and Sediment Control Specifications, and Design Standards pursuant to Section 24103 of this ordinance. All references are to current standards and any subsequent amendments.

Erosion Control: Measures that prevent erosion.

Grading: Excavation or fill of material, including the resulting conditions thereof.

Permanent Vegetation: Grass, sod or ground cover sufficient to prevent erosion.

Phasing: Clearing a parcel of land in distinct phases, with the stabilization of each phase within a specified time period.

Sediment: Solid material moved by erosion and deposited away from its point of origin.

Sediment Control: Regulates the amount of eroded sediment leaving the site.

Site: A parcel of land, or a contiguous combination thereof, where grading work is performed as a single unified operation.

Site Development: Altering terrain, vegetation and/or constructing improvements.

Stabilization: The use of practices that protects the exposed soil from excessive erosion.

Start of Construction: The first land-disturbing activity associated with a development, including land preparation such as clearing, grading and filling; installation of streets and walkways; excavation for basements, footings, piers or foundations; erection of temporary forms; and installation of accessory buildings such as garages.

Stormwater runoff: Water that flows overland during a rain storm.

Streambank: The top of the natural incline bordering a stream.

Stripping: Any activity by which the vegetative cover is removed or significantly disturbed, including tree removal, clearing, grubbing and storage, or removal of topsoil.

Vegetative Cover: Any grasses, shrubs, trees and other vegetation that protects and stabilizes soils.

Watercourse: Any body of water, including, but not limited to lakes, ponds, rivers, streams, and bodies of water, which are delineated by Jackson County.

Waterway: A conveyance that directs surface runoff to a watercourse, or to the public storm drain. (Ord. 3606, Eff. 03/08/05)

Section 24103: Application and Permits Process

- A. No person, firm, corporation or other legal entity may develop, landscape or disturb land without the issuance of an Erosion Control permit and the approval of an Erosion and Sediment Control Plan by the Director of Public Works for Jackson County. Each applicant must disclose on the application all names under which it has conducted the business of developing, landscaping or otherwise disturbing land within Jackson County, Missouri. Disclosure shall include but not be limited to the status of the applicant as owner, proprietor, shareholder or investor. (Ord. 3606, Eff. 03/08/05)
- B. All design, construction and maintenance standards shall be in accordance with the most current standards as established in APWA sections 5100, 5600, 2100, 2150, BMP Best Management Practices Manual and APWA Division III Standard Drawings. It is the Director's option to delete portions of these regulations that may not be appropriate for unincorporated Jackson County. The Director shall promulgate a list of any deleted regulations or portions thereof by means of public posting, brochures and/or posting on the County's website. (Ord. 3606, Eff.

03/08/05; Ord. 3654, Eff. 08/09/05)

- C. No site development permit is required for the following activities:
1. any land disturbance activity that involves less than 100 cubic yards of earth movement; or
 2. existing nursery and agricultural operations conducted as a permitted main or accessory use, or
 3. home landscaping or gardening; or
 4. reestablishment of lawn areas; or
 5. any emergency activity which is immediately necessary for the protection of life, property or natural resources. (Ord. 3606, Eff. 03/08/05)
- D. Any applicant having ten (10) or more violations with soil erosion ordinances within Jackson County will not be allowed to proceed with the application for a permit to develop in the unincorporated areas of Jackson County until submitting the following to the Director:
1. Explanation of each occurrence of violation of an erosion and sediment control ordinance for which applicant received notice; and
 2. A copy of a final certificate of occupancy or certificate of completion for each project in which a violation occurred and applicant received notice.
 3. Upon receipt of the required documents the Director will review and decide whether applicant may proceed with the application process. Applicant will be notified of the Director's decision in writing. (Ord. 3606, Eff. 03/08/05)
- E. The applicant is responsible for any and all other permits that may be required from the Missouri Department of Natural Resources, Army Corps of Engineers and any other regulator as required by law. (Ord. 3606, Eff. 03/08/05)
- F. Each application shall bear the name(s), address(es) and telephone number of the owner or developer of the site, and of any consulting firm retained by the applicant together with the name of the applicant's principal contact at such firm, and shall be accompanied by a filing fee. (Ord. 3606, Eff. 03/08/05)
- G. The issuance of a permit shall constitute authorization to do only that work described or shown on the approved plan. Each application shall include a statement that any land clearing, construction, or development involving the movement of earth shall be in accordance with the Erosion and Sediment Control Plan. (Ord. 3606, Eff. 03/08/05)
- H. The permit shall be valid from the time that it is issued until a final certificate of

completion has been issued. (Ord. 3606, Eff. 03/08/05)

- I. Final Acceptance and Certificate of Completion permit will not be issued until final grading has been completed and the site has been seeded and mulched or sodded. When conditions prevent ground cover from being established, an occupancy permit may be issued following installation of temporary erosion control measures sufficient to maintain sediment boundaries of the site, and the permittee agrees to maintain all erosion control materials. (Ord. 3606, Eff. 03/08/05)
- J. If the permittee sells the property, or any portion thereof, before the expiration of the permit, the permit or portion of the permit, may be reassigned to the new owner of the site. The reassignment must first be approved by the Director. The new permittee(s) shall be responsible for compliance of the permit(s) until a final acceptance and /or a final certificate of occupancy is issued. The original permittee remains liable to Jackson County for only the land disturbance work through the date of reassignment. The original permittee will be released from that liability upon issuance of a final certificate of completion. The new permittee(s) shall make all submissions required to obtain a new erosion control permit. (Ord. 3606, Eff. 03/08/05)
- K. The applicant(s) will be required to file, with the Director a faithful performance bond(s) or, letter(s) of credit in an amount of 120% of the estimated costs of the improvements, landscaping, and maintenance of improvements. The bond(s) or letter(s) of credit must remain in full force and effect for a period of not less than three (3) years. Each year within thirty (30) days of the anniversary date of the issuance of the permit the applicant will submit to the Director verification of current status of bond(s) or letter(s) of credit. This bond or letter of credit will cover the cost of repair when a failure of the installed soil erosion and sediment control improvements has occurred on the site. (Ord. 3606, Eff. 03/08/05)
- L. Review and approval
 - 1. The Director will review each application for an erosion control permit to determine its conformance with the provisions of this regulation. Within thirty (30) days after receiving an application, the Director shall, in writing:
 - a. approve the permit application; or
 - b. approve the permit application subject to such reasonable conditions as may be necessary to secure substantially the objectives of this regulation, and issue the permit subject to these conditions; or
 - c. disapprove the permit application, indicating the deficiencies and the procedure for submitting a revised application and/or submission. (Ord. 3606, Eff. 03/08/05)

2. Failure of the Director to act on original or revised applications within thirty (30) days of receipt shall authorize the applicant to proceed in accordance with the plans as filed unless such time is extended by written agreement between the applicant and Director. Pending preparation and approval of a revised plan, development activities shall be allowed to proceed in accordance with conditions established by the Director. (Ord. 3606, Eff. 03/08/05)
- M. Permit Fee: Jackson County shall charge \$500.00 for each permit plus \$100.00 per acre of distributed land. (Ord. 3606, Eff. 03/08/05; Ord. 3654, Eff. 08/09/05)

Section 24104: Education, Training and Certification

- A. The Engineer and Developer or Project Manager are required to meet the minimum education and training requirements as required in APWA section 5102. (Ord. 3606, Eff. 03/08/05)
- B. Projects with any type of Erosion Control Permit in unincorporated Jackson County must have at least one individual actively involved on the site who meets the Education, Training, and Certification requirements of APWA section 5102. (Ord. 3606, Eff. 03/08/05)

Section 24105: Erosion and Sediment Control Plan

- A. The erosion and sedimentation control plan must be prepared and certified by a Professional Engineer or certified erosion and sediment control professional on behalf of the applicant and must outline the measures that will be implemented to ensure soil and sediment is contained on the development site. (Ord. 3606, Eff. 03/08/05)
- B. The Erosion and Sediment Control Plan shall include:
 1. The property owner's name, address and telephone number.
 2. The applicant's name, address, and telephone number.
 3. A natural resources map, at a scale no smaller than one (1) inch equals one hundred (100) feet, identifying the location; soils; forest cover; the surrounding area's watercourses, water bodies and other significant geographic and natural features; and resources protected under other chapters of this code.
 4. A one (1) inch equals one hundred (100) feet scale map of the site showing proposed excavation, grading or filling.

5. A one (1) inch equals one hundred (100) feet scale map of the site showing existing and proposed contours at two (2) feet intervals on USGS datum, clearing limits and delineation of one hundred (100) year flood plain and floodway.
6. A sequence of construction of the development site, including stripping and clearing; rough grading; construction of utilities, infrastructure, and buildings; final grading and landscaping; and removal of temporary erosion control devices. Sequencing shall identify the expected date on which clearing will begin, the estimated duration of exposure of cleared areas, and the sequence of clearing, installation of temporary erosion and sediment measures, installation of storm drainage, paving of streets and parking areas, and establishment of permanent vegetation.
7. All erosion and sediment control measures necessary to meet the objectives of Jackson County and APWA Erosion and Sediment Control Specifications and Design Criteria throughout all phases of construction are required. Depending upon the complexity of the project, the drafting of intermediate plans may be required at the close of each season.
8. Seeding mixtures and rates, types of sod, method of seedbed preparation, expected seeding dates, type and rate of lime and fertilizer application, and kind and quantity of mulching for both temporary and permanent vegetative control measures.
9. Provisions for maintenance of control facilities, including easements and estimates of the cost of maintenance.
10. Location of proposed and existing utility lines.
11. Details of temporary drainage system to direct stormwater runoff from graded portions of the site and details of the permanent drainage plan.
12. Temporary access routes.
13. Any additional items indicated in the APWA Erosion and Sediment Control Specifications and Design Criteria, current standards and any subsequent amendments.
14. The signature and seal of a Professional Engineer or certified erosion and sediment control professional.
15. The Director may require submission of other items such as graphic representation of existing and proposed drainage facilities; delineation of wetlands, water storage detention areas, drainage ditches, and easements; the quantity of soil to be excavated, filled or stored; copies of

other permits and applications for the site; and maximum surface runoff from the site. (Ord. 3606, Eff. 03/08/05)

- C. Additional information or data, may be required, by the Director. Requirements for maps, plans, reports and/or drawings may be waived if the Director finds that the information submitted is sufficient to show that the proposed work will conform to the erosion and sediment control requirements.
- D. Modifications to the plan
 - 1. Major amendments of the erosion and sediment control plan shall be submitted to the Director and shall be processed and approved, or disapproved, in the same manner as the original plans.
 - 2. Field modifications of a minor nature may be authorized by the Director by written authorization to the permittee.

Section 24106: Design Requirements

- A. Erosion control practices, sediment control practices, waterway crossings and construction site access shall meet the design criteria set forth in the APWA, Erosion and Sediment Control Specifications and Design Criteria current standards and any subsequent amendments, as adopted within this ordinance by Jackson County, and shall be adequate to regulate transportation of sediment from the site to the satisfaction of the Director. (Ord. 3606, Eff. 03/08/05)
- B. Clearing and Grading of natural resources, such as forests and wetlands, shall not be permitted, except when in compliance with all other chapters of this code, the Jackson County Unified Development Code, and all other county, state and federal regulations. (Ord. 3606, Eff. 03/08/05)
- C. Phasing shall be required on all sites disturbing greater than thirty (30) acres, with the size of each phase to be established in the Erosion and Sediment Control Plan. (Ord. 3606, Eff. 03/08/05)
- D. Erosion and Sediment Control
 - 1. Graded areas must be stabilized as soon as work is completed or if work is interrupted for twenty-one (21) or more calendar days. This may be waved when a silt pond is used.
 - 2. Where natural vegetation is removed during grading, revegetation of the site shall be initiated as soon as is practicable following the initiation of grading work. Vegetation in sufficient density to provide effective erosion

control must be reestablished within fourteen (14) days following completion of major grading work.

3. If vegetative erosion control methods, such as seeding, have not become established within two weeks, Jackson County may require that the site be reseeded, or that an approved non-vegetative option be employed.
4. Erosion and Sediment Control measures shall be initiated prior to any land

disturbance and shall be maintained until vegetative cover is established at a sufficient density to provide erosion control on the site. (Ord. 3606, Eff. 03/08/05)

E. Waterways and Watercourses

1. Buildings, decks, patios, parking lots and other improvements shall be set back a minimum of one hundred and fifty (150) feet from the center of the stream. (Ord. 3654, Eff. 08/09/05)
2. When a wet watercourse must be crossed regularly during construction, a temporary stream crossing shall be provided, and an approval obtained from Jackson County. Additional permits may be required by the Missouri Department of Natural Resources and the Corps of Engineers.
3. When in-channel work is conducted, the channel shall be stabilized before, during and after work.
4. All on-site stormwater conveyance channels shall be designed according to the criteria outlined in APWA section 5100.
5. Stabilization adequate to prevent erosion must be provided at the outlets of all pipes and paved channels. (Ord. 3606, Eff. 03/08/05)

Section 24107: Mud, Material or Debris on Public Roadways

- A. No land disturbing, construction or other associated activities are permitted that cause mud, soil, earth, sand, gravel, rock, stone, concrete, building materials or other materials to be deposited on public streets. Trucks and other construction equipment should be cleaned on site to prevent mud from being deposited on public streets.
- B. If mud, material or debris is deposited on a public or private street, the applicant responsible for the development site concerned will be

notified and shall abate the violation within four (4) hours of notification. Notification may be made by personal contact, telephone or the site will be posted. The notification will include the time notified and deadline for abating the violation. If the violation is not abated within four (4) hours, a stop work order shall be posted and Jackson County will cause the violation to be abated at property owner's expense. (Ord. 3606, Eff. 03/08/05)

Section 24108: Inspection

- A. By submitting a development plan or applying for a erosion control permit, the applicant consents to inspections of the proposed development site and all work in progress. The Director shall enter the property of the applicant as deemed necessary to make regular inspections to ensure the validity of the reports filed.
- B. A copy of the permit must be available on the site for inspection by authorized representatives of Jackson County.
- C. The Director shall make inspections as hereinafter required in Subsection D and shall either approve that portion of the work completed or shall notify the permittee wherein the work fails to comply with the erosion and sediment control plan as approved. Plans for grading, stripping, excavating, and filling work bearing the stamp of approval of Jackson County shall be maintained at the site during the progress of the work.
- D. In order to obtain required inspections, the permittee shall notify the Director at least two (2) working days before the following:
 - 1. Erosion and sediment control measures are in place and stabilized.
 - 2. Site Clearing has been completed
 - 3. Rough Grading has been completed
 - 4. Final Grading has been completed
 - 5. Close of the Construction Season
 - 6. Removal or substantial modification of any erosion and sediment control measure or practice
 - 7. Final Landscaping
- E. The permittee or his/her agent shall make regular inspections of all control measures in accordance with the inspection schedule outlined in subsection D

above. The purpose of such inspections will be to determine the overall effectiveness of the control plan, and the need for additional control measures. All inspections shall be documented in writing.

- F. In the event work does not conform to the permit or conditions of approval or to the approved plan or to any instructions of the Director, notice to comply shall be given to the permittee in writing. After a notice to comply is given, the permittee or the permittee's contractor(s) shall be required to make the corrections within the time period determined by the Director. If an imminent hazard exists, the Director shall require that the corrective work begin immediately. (Ord. 3606, Eff. 03/08/05)

Section 24109. Enforcement and Penalties

A. Stop-Work Order; Revocation of Permit

1. In the event that any legal entity holding an erosion control permit pursuant to this ordinance violates the terms of the permit, or implements site development in such a manner as to materially adversely affect the health, welfare, or safety of persons residing or working in the neighborhood or development site so as to be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood, the Director may suspend or revoke the erosion control permit and issue a stop-work order.
2. For the purposes of this ordinance, a stop work order is validly posted by posting a copy of the stop work order on the site of the land disturbance activity in reasonable proximity to a location where the land disturbance activity is taking place. A copy of the order, in the case of work for which there is a permit, shall be mailed by first class mail, postage prepaid, to the address listed by the permittee on the permit. In the case of work for which there is no permit, a copy of the order shall be mailed to the person listed as the owner of the property on tax records filed with Jackson County.
3. No person is permitted to continue or permit the continuance of work in an area covered by a stop work order, except work required to correct deficiencies with respect to an erosion or sediment control measure and as authorized by the Director.
4. Forty-eight (48) hours after posting a stop work order, the Director, if the conditions specified in the stop work order to resume work have not been satisfied, may issue a notice to the permittee, owner, or land user that Jackson County will perform work necessary to comply with this regulation. Jackson County may go on the land and commence work after

forty-eight (48) hours from issuing the notice of intent. The costs incurred by Jackson County to perform this work shall be charged against the Performance Bond. (Ord. 3606, Eff. 03/08/05)

B. Violation and Penalties

1. No permittee, owner, or land user shall construct, enlarge, alter, repair, or maintain any grading, excavation, or fill, or cause the same to be done, contrary to or in violation of any terms of this ordinance.
2. Any permittee, owner or land user violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor, and each day during which any violation of any of the provisions of this ordinance is committed, continued or permitted, shall constitute a separate offense.
3. Any waiver of a violation of this ordinance by the Director shall not be deemed or construed by permittee, owner, or land user to constitute a waiver of any prior or succeeding violation of this ordinance.
4. Upon conviction of any such violation, such permittee, owner, or land user shall be punished by a fine of not more than \$1,000.00 or up to 1 year in the Jackson County Department of Corrections, for each offense. In addition to any other penalty authorized by this ordinance, any of the above referenced entities convicted of violating any of the provisions of this ordinance shall be required to bear the expense of such restoration. (Ord. 3606, Eff. 03/08/05)

Section 24110. Separability

The provisions and sections of this ordinance shall be deemed to be separable, and the invalidity of any portion of this ordinance shall not affect the validity of the remainder.

(Ord. 3606, Eff. 03/08/05)

SECTION 9

Spill Response

This section contains Missouri Code of State Regulations as they pertain to hazardous substances and emergency response. Contained within are:

Division 24 - Hazardous Substance Emergency Response Office

-10 CSR 24-1.010 - Organization

-10 CSR 24-2.010 - Definitions

-10 CSR 24-3.010 - Emergency Notification Procedures

Spill Report Forms



Rules of
Department of Natural Resources
Division 24—Hazardous Substance
Emergency Response Office
Chapter 1—Organization

Title	Page
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**Title 10—DEPARTMENT OF
NATURAL RESOURCES
Division 24—Hazardous Substance
Emergency Response Office
Chapter 1—Organization**

10 CSR 24-1.010 General Organization

PURPOSE: This rule explains the organization and responsibilities of the Hazardous Substance Emergency Response Office. Also explained is how to obtain additional information regarding these activities and where to make submittals to this office.

(1) The Department of Natural Resources is authorized under sections 260.500–260.550, RSMo to administer the state’s Hazardous Substance Emergency Response Office. The director of the Department of Natural Resources appoints a director and staff who provide day-to-day operation of the Hazardous Substance Emergency Response Office.

(A) Among its operations, the Hazardous Substance Emergency Response Office performs the following administrative and technical functions: develop and adopt rules relating to hazardous substance emergencies; develop and update the state Hazardous Substance Emergency Response plan in cooperation with other state agencies and other affected persons; respond to, investigate, document and take action regarding hazardous substance emergencies in accordance with sections 260.500–260.550, RSMo; provide technical assistance to other state agencies, to political subdivisions of the state and to other persons upon request for the prevention, control and response to hazardous substance emergencies; enter into agreements with state, local and federal agencies and with other persons as necessary to develop and implement the Hazardous Substance Emergency Response Plan and to implement sections 260.500–260.550, RSMo; monitor the statewide telephone used to notify Missouri whenever a hazardous substance emergency occurs; notify appropriate agencies of hazardous substance emergencies; and cooperate with appropriate units of government and other persons to prevent the occurrence and improve response to hazardous substance emergencies.

(B) Requests for copies of rules, reports of incident investigations, technical information and assistance and any other submissions are to be made to the department’s Hazardous Substance Emergency Response Office, Environmental Services Program, P.O. Box 176, Jefferson City, MO 65102. The telephone number during office hours is (573) 526-

3348. For emergencies, the Hazardous Substance Emergency Response Office can be contacted any time at (573) 634-2436.

(2) Information.

(A) The mailing address for the Hazardous Substance Emergency Response Office is: Missouri Department of Natural Resources, P.O. Box 176, Jefferson City, MO 65102.

(B) The Hazardous Substance Emergency Response Office files, except trade secrets as provided for in section 260.550, RSMo, are public information and are located at 2710 West Main Street, Jefferson City, MO 65109.

(C) Anyone wishing to review information in the Hazardous Substance Emergency Response Office files is requested to make an appointment by calling (573) 526-3348. There is no fee for reviewing file information. There is a copying fee if copies of file information are made, and it must be paid by check, money order or exact change.

(D) Any request for information shall be in writing. All requests for information shall be available during normal business hours for inspection by the public.

(E) Nonemergency information can be obtained by contacting the department at the post office box listed previously or by calling (573) 526-3348.

(F) The number to contact the department for emergency release notifications under section 260.505, RSMo is (573) 634-2436. This is for emergencies only.

*AUTHORITY: section 260.520, RSMo (Supp. 1995). * Original rule filed Nov. 30, 1983, effective April 12, 1984. Emergency amendment filed Dec. 2, 1992, effective Jan. 1, 1993, expired April 20, 1993. Amended: Filed Oct. 5, 1992, effective April 8, 1993. Amended: Filed June 14, 1994, effective Jan. 29, 1995. Amended: Filed July 22, 1996, effective Feb. 28, 1997.*

**Original authority 1983, amended 1993, 1995.*

Rules of
Department of Natural Resources
Division 24—Hazardous Substance
Emergency Response Office
Chapter 2—Definitions

Title	Page
10 CSR 24-2.010 Definitions	3

**Title 10—DEPARTMENT OF
NATURAL RESOURCES
Division 24—Hazardous Substance
Emergency Response Office
Chapter 2—Definitions**

10 CSR 24-2.010 Definitions

PURPOSE: This rule provides definitions for terms used in 10 CSR 24.

PUBLISHER'S NOTE: The secretary of state has determined that the publication of the entire text of the material which is incorporated by reference as a portion of this rule would be unduly cumbersome or expensive. Therefore, the material which is so incorporated is on file with the agency who filed this rule, and with the Office of the Secretary of State. Any interested person may view this material at either agency's headquarters or the same will be made available at the Office of the Secretary of State at a cost not to exceed actual cost of copy reproduction. The entire text of the rule is printed here. This note refers only to the incorporated by reference material.

- (1) Administrator—the administrator of the United States Environmental Protection Agency.
- (2) Cleanup—all actions necessary to contain, collect, control, identify, analyze, cleanup, treat, disperse, remove or dispose of a hazardous substance.
- (3) Cleanup costs—all costs incurred by the state or any of its political subdivisions or their agents or by any other person participating with the approval of the Department of Natural Resources in the prevention or mitigation of damages from a hazardous substance emergency or the cleanup of a hazardous substance involved in a hazardous substance emergency.
- (4) Department—the Department of Natural Resources.
- (5) Director—director of the Department of Natural Resources.
- (6) Extremely hazardous substance—a substance listed under 40 CFR part 355 by the administrator.
- (7) Hazardous substance—any substance or mixture of substances that presents a danger to the public health or safety or the environment and includes:
- (A) Any hazardous waste identified or listed by the department under sections 260.350–260.430, RSMo;
- (B) Any element, compound, mixture, solution or substance designated pursuant to Sections 101(14) and 102 of the Comprehensive Environment Response, Compensation and Liability Act (CERCLA) of 1980 or designated pursuant to section 304 of the Federal Emergency Planning and Community Right-to-Know Act of 1986; and
- (C) Any hazardous material designated by the secretary of the United States Department of Transportation under the Hazardous Materials Transportation Act.
- (8) Hazardous substance emergency and emergency involving a hazardous substance—
- (A) Any release of hazardous substances or extremely hazardous substances in quantities equal to or in excess of those determined pursuant to section 101(14) or 102 of the CERCLA of 1980 or section 304 of the Federal Emergency Planning and Community Right-to-Know Act of 1986;;
- (B) Any release of petroleum including crude oil or any fraction, natural gas, natural gas liquids, liquefied natural gas or synthetic gas usable for fuel (or mixture of natural gas and synthetic gas) in excess of fifty (50) gallons for liquids or three hundred (300) cubic feet for gases;
- (C) Any release of a hazardous waste which is reportable under sections 260.350–260.430, RSMo;
- (D) Any release of a hazardous substance which requires immediate notice under 49 CFR part 171; and
- (E) The department shall promulgate rules identifying the substances and the quantities of substances which, if released, constitute a hazardous substance emergency.
- (9) Hazardous Substance Emergency Response Plan—the plan, as specified in section 260.505, RSMo, developed and maintained by the Missouri Department of Natural Resources for response to hazardous substance emergencies.
- (10) Local Emergency Planning Committee (LEPC) or committee—the people appointed by the Missouri Emergency Response Commission (MERC) for the purpose of improving hazardous chemical safety and preparedness.
- (11) Local government—any county, township, municipal corporation, school district or other governmental body of equivalent rank.
- (12) Person—any individual, partnership, copartnership, firm, company, public or private corporation, association, joint stock company, trust, estate, political subdivision or any agency, board, department or bureau of the state or federal government or any other legal entity which is recognized by law as the subject of rights and duties.
- (13) Person having control over a hazardous substance—any person producing, handling, storing, transporting, refining or disposing of a hazardous substance when a hazardous substance emergency occurs, including bailees, carriers and any other person in control of a hazardous substance when a hazardous substance emergency occurs, whether they own the hazardous substance or are operating under a lease, contract or other agreement with the legal owner.
- (14) Release—any threatened or real emission, discharge, spillage, leakage, pumping, pouring, emptying or dumping of a substance into or onto the land, air or waters of the state unless done in compliance with the conditions of a federal or state permit, unless the substance is confined and is expected to stay confined to property owned, leased or otherwise controlled by the person having control over the substance or unless, in the case of pesticides, application is done in accordance with the product label.
- (15) State of Missouri Basic Emergency Operations Plan—the state plan, its annexes and appendices as developed or maintained by the state emergency management agency for response to natural and man-made disasters in this state.
- (16) Waters of the state—all rivers, streams, lakes and other bodies of surface and subsurface water lying within or forming a part of the boundaries of the state which are not entirely confined and located completely upon lands owned, leased or otherwise controlled by a single person or by two (2) or more persons jointly or as tenants in common and include waters of the United States lying within the state.

AUTHORITY: section 260.520, RSMo Supp. 1993. Original rule filed Nov. 30, 1983, effective April 12, 1984. Emergency amendment filed Dec. 2, 1992, effective Jan. 1, 1993, expired April 30, 1993. Amended: Filed Oct. 5, 1992, effective April 8, 1993.*



Amended: Filed June 14, 1994, effective Jan. 29, 1995.

**Original authority: 260.520, RSMo 1983, amended 1993.*

Rules of
Department of Natural Resources
Division 24—Hazardous Substance Emergency
Response Office
Chapter 3—Emergency Notification Procedures

Title	Page
10 CSR 24-3.010 Notification Procedures for Hazardous Substance Emergencies and for Emergency Notification of Releases of Hazardous Substances and Extremely Hazardous Substances	3



**Title 10—DEPARTMENT OF
NATURAL RESOURCES
Division 24—Hazardous Substance
Emergency Response Office
Chapter 3—Emergency Notification
Procedures**

**10 CSR 24-3.010 Notification Procedures
for Hazardous Substance Emergencies and
for Emergency Notification of Releases of
Hazardous Substances and Extremely Haz-
ardous Substances**

PURPOSE: This rule establishes a statewide emergency telephone number to notify Missouri whenever a hazardous substance emergency occurs and specifies the requirements for emergency notification and follow-up written notices in the event of a hazardous substance emergency, the release of a reportable quantity of a hazardous substance and the release of a reportable quantity of an extremely hazardous substance.

PUBLISHER'S NOTE: The publication of the full text of the material that the adopting agency has incorporated by reference in this rule would be unduly cumbersome or expensive. Therefore, the full text of that material will be made available to any interested person at both the Office of the Secretary of State and the office of the adopting agency, pursuant to section 536.031.4, RSMo. Such material will be provided at the cost established by state law.

(1) Any person having control over a hazardous substance shall contact Missouri by telephone at (573) 634-2436 or the National Response Center at (800) 424-8802 at the earliest practical moment upon discovery of an emergency involving a hazardous substance under his/her control. Information to be provided to Missouri to the best ability of the person having control over the hazardous substance includes: substance(s) involved, an indication of whether the substance is an extremely hazardous substance; the medium or media into which the release occurred; any known or anticipated acute or chronic health risks associated with the release and, where appropriate, advice regarding medical attention necessary for exposed individuals; proper precautions to take as a result of the release, including evacuation; amount of the substance(s) released or in danger of being released; location of the hazardous substance emergency and directions to the site; names, addresses and phone numbers of persons that may have information on the substances involved; when the hazardous substance emergency occurred, duration of the release

and when it was discovered; actions taken to cleanup the hazardous substance and to end the hazardous substance emergency and when those actions will be taken; and any other pertinent information requested by Missouri, or as specified in the Missouri hazardous waste management commission regulations at 10 CSR 25-7.264(2)(D) and (E) and 10 CSR 25-7.265(2)(D) and (E). Federal reporting requirements for releases of hazardous substances can be found in 40 CFR parts 302 and 355. In addition, state reporting requirements contained in 11 CSR 40-4.030 reference these regulations, and require that certain information be provided to Local Emergency Planning Committees (LEPCs) for reportable releases of hazardous substances and extremely hazardous substances.

(2) The person monitoring the statewide emergency telephone shall notify appropriate agencies of the hazardous substance emergency as designated in the Hazardous Substance Emergency Response Plan.

(3) Upon request, written follow-up notifications are required for releases of hazardous substances and extremely hazardous substances as listed in 40 CFR parts 302 and 355. If requested, the person having control of the hazardous substance or extremely hazardous substance shall provide a written follow-up emergency notice (or notices, as more information becomes available) to the department setting forth and updating the information with respect to—

- (A) Information required in section (1);
- (B) Actions taken to respond to and contain the release;
- (C) Any known or anticipated acute or chronic health risks associated with the release; and
- (D) Where appropriate, advice regarding medical attention necessary for exposed individuals.

(4) If requested, a written report shall be provided to the department for any other hazardous substance emergency. The requested reports shall contain the information as specified in sections (1) and (3) of this rule and any other pertinent information as requested by the department. In addition, state reporting requirements in 11 CSR 40-4.030 require that written follow-up reports be provided to the Department of Public Safety and appropriate LEPCs for any reportable releases of hazardous substances or extremely hazardous substances.

*AUTHORITY: section 260.520, RSMo (Supp. 1995). * Original rule filed Nov. 30, 1983, effective April 12, 1984. Emergency amend-*

ment filed Dec. 2, 1992, effective Jan. 1, 1993, expired April 30, 1993. Amended: Filed Oct. 5, 1992, effective April 8, 1993. Amended: Filed June 14, 1994, effective Jan. 29, 1995. Amended: Filed July 22, 1996, effective Feb. 28, 1997.

**Original authority 1983, amended 1993, 1995.*

Spill Report Form

For spills of reportable quantities that impact soil, surface water or ground water call MDNR 24-hour Environmental Emergency Response at 573-634-2436.

Site: _____ Primary Contractor: _____

Date: _____ Incident Date: _____

Complete for any type of petroleum product or hazardous materials / waste spill or incident. If the spill is of reportable quantity, report must be submitted within five (5) business days.

Keep a copy of this report with the SWPPP Log.

Person Reporting Spill or Incident	
Name	Address
Organization	
Title	
Telephone	
Email	Signature

Type of Spill:
Common Name of Spilled Substance
Estimated Quantity Spilled
Estimated Concentration
Date and Duration of Spill
Date Clean Up Completed

SPILL TO LAND	SPILL TO WATER BODY
Name of site:	Name of water body:
Street address:	Location of discharge
City	Description of area from which spilled material may reach:
County:	

Actions Taken:

To contain spill:

To clean up spill:

To remove/dispose of spilled substance and cleanup material:

To prevent reoccurrence:

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Person responsible for managing spill response:	
Name	Signature
Phone	Email

SECTION 10

Endangered Species Documentation



Missouri Department of Conservation

Missouri Department of Conservation's Mission is to protect and manage the forest, fish, and wildlife resources of the state and to facilitate and provide opportunities for all citizens to use, enjoy and learn about these resources.

Natural Heritage Review Level Two Report: State Listed Endangered Species and/or Missouri Species/Natural Communities of Conservation Concern

There are records of state-listed Endangered Species, or Missouri Species or Natural Communities of Conservation Concern within or near the defined Project Area. Please contact Missouri Department of Conservation for further coordination.

Foreword: Thank you for accessing the Missouri Natural Heritage Review Website developed by the Missouri Department of Conservation with assistance from the U.S. Fish and Wildlife Service, the U.S. Army Corps of Engineers, Missouri Department of Transportation and NatureServe. The purpose of this website is to provide information to federal, state and local agencies, organizations, municipalities, corporations and consultants regarding sensitive fish, wildlife, plants, natural communities and habitats to assist in planning, designing and permitting stages of projects.

PROJECT INFORMATION

Project Name and ID Number: Seed Development #10299

User Project Number: A21-05070

Project Description: mass grading/land disturbance. no construction at this time.

Project Type: Residential, Commercial and Governmental Building Development

Contact Person: Rachael Reis

Contact Information: rreis@olssonassociates.com or 913-381-1170

Disclaimer: The NATURAL HERITAGE REVIEW REPORT produced by this website identifies if a species tracked by the Natural Heritage Program is known to occur within or near the area submitted for your project, and shares suggested recommendations on ways to avoid or minimize project impacts to sensitive species or special habitats. If an occurrence record is present, or the proposed project might affect federally listed species, the user must contact the Department of Conservation or U.S. Fish and Wildlife Service for more information. The Natural Heritage Program tracks occurrences of sensitive species and natural communities where the species or natural community has been found. Lack of an occurrence record does not mean that a sensitive plant, animal or natural community is not present on or near the project area. Depending on the project, current habitat conditions, and geographic location in the state, surveys may be necessary. Additionally, because land use conditions change and animals move, the existence of an occurrence record does not mean the species/habitat is still present. Therefore, Reports include information about records near but not necessarily on the project site.

The Natural Heritage Report is not a site clearance letter for the project. It provides an indication of whether or not public lands and sensitive resources are known to be (or are likely to be) located close to the proposed project. Incorporating information from the Natural Heritage Program into project plans is an important step that can help reduce unnecessary impacts to Missouri's sensitive fish, forest and wildlife resources. However, the Natural Heritage Program is only one reference that should be used to evaluate potential adverse project impacts. Other types of information, such as wetland and soils maps and on-site inspections or surveys, should be considered. Reviewing current landscape and habitat information, and species' biological characteristics would additionally ensure that Missouri Species of Conservation Concern are appropriately identified and addressed in planning efforts.

U.S. Fish and Wildlife Service – Endangered Species Act (ESA) Coordination: Lack of a Natural Heritage Program occurrence record for federally listed species in your project area does not mean the species is not present, as the area may never have been surveyed. Presence of a Natural Heritage Program occurrence record does not mean the project will result in negative impacts. The information within this report is not intended to replace Endangered Species Act consultation with the U.S. Fish and Wildlife Service (USFWS) for listed species. Direct contact with the USFWS may be necessary to complete consultation and it is required for actions with a federal connection, such as federal funding or a federal permit; direct contact is also required if ESA concurrence is necessary. Visit the USFWS Information for Planning and Conservation (IPaC) website at <https://ecos.fws.gov/ipac/> for further information. This site was developed to help streamline the USFWS environmental review process and is a first step in ESA coordination. The Columbia Missouri Ecological Field Services Office may be reached at 573-234-2132, or by mail at 101 Park Deville Drive, Suite A, Columbia, MO 65203.

Transportation Projects: If the project involves the use of Federal Highway Administration transportation funds, these recommendations may not fulfill all contract requirements. Please contact the Missouri Department of Transportation at 573-526-4778 or visit <https://www.modot.org/> for additional information on recommendations.

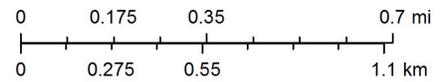
Seed Development



January 25, 2022

1:20,694

- Project Boundary
- Buffered Project Boundary



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

Species or Communities of Conservation Concern within the Area:

There are records of state-listed Endangered Species, or Missouri Species or Natural Communities of Conservation Concern within or near the defined Project Area. Please contact the Missouri Department of Conservation for further coordination.

Email (preferred): NaturalHeritageReview@mdc.mo.gov

MDC Natural Heritage Review

Science Branch

P.O. Box 180

Jefferson City, MO

65102-0180

Phone: 573-522-4115 ext. 3182

Other Special Search Results:

Your project is near a designated Natural Area . Please contact MDC Natural Areas Coordinator, 573-751-4115 for more information.

Project Type Recommendations:

New construction, maintenance and remodeling, including government, commercial and residential buildings and other structures. Fish, forest, and wildlife impacts can be avoided by siting projects in locations that have already been disturbed or previously developed, where and when feasible, and by avoiding alteration of areas providing existing habitat, such as wetlands, streams, forest, native grassland, etc. The project should be managed to minimize erosion and sedimentation/runoff to nearby wetlands, streams and lakes, including adherence to any "Clean Water Act Permit" conditions. Project design should include stormwater management elements that assure storm discharge rates to streams for heavy rain events will not increase from present levels. Revegetate areas in which the natural cover is disturbed to minimize erosion using native plant species compatible with the local landscape and wildlife needs. Annual ryegrass may be combined with native perennials for quicker green-up. Avoid aggressive exotic perennials such as crownvetch and sericea lespedeza. Pollutants, including sediment, can have significant impacts far downstream. Use silt fences and/or vegetative filter strips to buffer streams and drainages, and monitor the site after rain events and until a well-rooted ground cover is reestablished.

Project Location and/or Species Recommendations:

Endangered Species Act Coordination - Indiana bats (*Myotis sodalis*, federal- and state-listed endangered) and Northern long-eared bats (*Myotis septentrionalis*, federal-listed threatened) may occur near the project area. Both of these species of bats hibernate during winter months in caves and mines. During the summer months, they roost and raise young under the bark of trees in wooded areas, often riparian forests and upland forests near perennial streams. During project activities, avoid degrading stream quality and where possible leave snags standing and preserve mature forest canopy. Do not enter caves known to harbor Indiana bats or Northern long-eared bats, especially from September to April. **If any trees need to be removed for your project, please contact the U.S. Fish and Wildlife Service (Ecological Services, 101 Park Deville Drive, Suite A, Columbia, Missouri 65203-0007; Phone 573-234-2132 ext. 100 for Ecological Services) for further coordination under the Endangered Species Act.**

Invasive exotic species are a significant issue for fish, wildlife and agriculture in Missouri. Seeds, eggs, and larvae may be moved to new sites on boats or construction equipment. Please inspect and clean equipment thoroughly before moving between project sites. See <https://mdc.mo.gov/community-conservation/managing-invasive-species-your-community> for more information.

- Remove any mud, soil, trash, plants or animals from equipment before leaving any water body or work area.
- Drain water from boats and machinery that have operated in water, checking motor cavities, live-well, bilge and transom wells, tracks, buckets, and any other water reservoirs.
- When possible, wash and rinse equipment thoroughly with hard spray or HOT water (>140° F, typically available at do-it-yourself car wash sites), and dry in the hot sun before using again.

Streams and Wetlands – Clean Water Act Permits: Streams and wetlands in the project area should be protected from activities that degrade habitat conditions. For example, soil erosion, water pollution, placement of fill, dredging, in-stream activities, and riparian corridor removal, can modify or diminish aquatic habitats. Streams and wetlands may be protected under the Clean Water Act and require a permit for any activities that result in fill or other modifications to the site. Conditions provided within the U.S. Army Corps of Engineers (USACE) Clean Water Act Section 404 permit (<http://www.nwk.usace.army.mil/Missions/RegulatoryBranch.aspx>) and the Missouri Department of Natural Resources (DNR) issued Clean Water Act Section 401 Water Quality Certification (<http://dnr.mo.gov/env/wpp/401/index.html>), if required, should help minimize impacts to the aquatic organisms and aquatic habitat within the area. Depending on your project type, additional permits may be required by the Missouri Department of Natural Resources, such as permits for stormwater, wastewater treatment facilities, and confined animal feeding operations. Visit <http://dnr.mo.gov/env/wpp/permits/index.html> for more information on DNR permits. Visit both the USACE and DNR for more information on Clean Water Act permitting.

For further coordination with the Missouri Department of Conservation and the U.S. Fish and Wildlife Services, please see the contact information below:

Email (preferred): NaturalHeritageReview@mdc.mo.gov
MDC Natural Heritage Review
Science Branch
P.O. Box 180
Jefferson City, MO
65102-0180
Phone: 573-522-4115 ext. 3182

U.S. Fish and Wildlife Service
Ecological Service
101 Park Deville Drive
Suite A
Columbia, MO
65203-0007
Phone: 573-234-2132

Miscellaneous Information

FEDERAL Concerns are species/habitats protected under the Federal Endangered Species Act and that have been known near enough to the project site to warrant consideration. For these, project managers must contact the U.S. Fish and Wildlife Service Ecological Services (101 Park Deville Drive Suite A, Columbia, Missouri 65203-0007; Phone 573-234-2132; Fax 573-234-2181) for consultation.

STATE Concerns are species/habitats known to exist near enough to the project site to warrant concern and that are protected under the Wildlife Code of Missouri (RSMo 3 CSR 1 0). "State Endangered Status" is determined by the Missouri Conservation Commission under constitutional authority, with requirements expressed in the Missouri Wildlife Code, rule 3CSR 1 0-4.111. Species tracked by the Natural Heritage Program have a "State Rank" which is a numeric rank of relative rarity. Species tracked by this program and all native Missouri wildlife are protected under rule 3CSR 10-4.110 General Provisions of the Wildlife Code.

See https://mdc.mo.gov/sites/default/files/mo_nature/downloads/2021_SOCC.pdf for a complete list of species and communities of conservation concern. Detailed information about the animals and some plants mentioned may be accessed at https://mdc12.mdc.mo.gov/applications/mofwis/mofwis_search1.aspx. If you would like printed copies of best management practices cited as internet URLs, please contact the Missouri Department of Conservation.

SECTION 11

Historic Preservation Documentation

Section 106 of the 1966 National Historic Preservation Act (as amended) aims to protect historic and cultural properties from unintentional federal action. A federal action can be through a permit, license or funding. If the preceding situations do not apply to this project a Section 106 review is not required. The permittee must still comply with relevant state and local regulations.

January 24, 2022

State Historic Preservation Office
P.O. Box 176
Jefferson City, MO 65102

Re: Seed Development
Lee's Summit, Jackson County, Missouri
Request for Consultation in accordance with 36 CFR 800
Olsson Project No. A21-05070

Dear Reviewer:

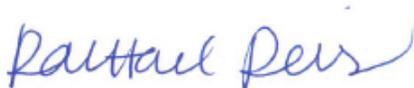
The following information is provided as our formal request for consultation regarding the proposed project in accordance with the Stormwater Pollution Prevention Plan and per requirements of the Notice of Intent for Land Disturbance Activities as requested by the Missouri Department of Conservation:

The proposed project is located in Lee's Summit at Interstate 470 and Ward Parkway. The proposed site is located in Section 36, Township 48 North, Range 32 West, in Lee's Summit, Jackson County, Missouri. It is bounded by Interstate 470 to the north, a private drive to the east, Ward Parkway to the south and the Interstate on-ramp to the west (see Figure 1 attached). The intent of the project is mass grading and land disturbance for approximately 7.50 acres of land. The project includes two sediment traps and associated erosion control measures. No site construction is included with this project

We respectfully request a review of the proposed project area. Included are a site plan of the proposed area developments an aerial map and a USGS map of the surrounding area.

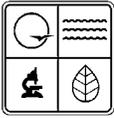
If you have questions or need further information, I can be reached at 913.381.1170, or by e-mail to rreis@olsson.com.

Sincerely,
Olsson

A handwritten signature in blue ink that reads "Rachael Reis". The signature is written in a cursive, flowing style.

Rachael Reis
Associate Scientist

Encl.



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 CONTRUCTION 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:

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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 1/2 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?

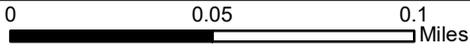
Return this Form and Attachments to:

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

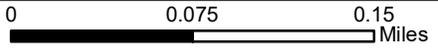


Legend

 Property Boundary



Project Number: 021-05070	Aerial Map Proposed Summit Place Lee's Summit, Missouri	<small>DISCLAIMER : This Geographic Information System (GIS) and its components are designed as a source of reference for answering inquiries, for planning and for modeling. GIS is not intended, nor does it replace legal description information in the chain of title and other information contained in official government records such as the County Clerk and Records office or the courts. In addition, the representations of locations in this GIS cannot be substituted for actual legal surveys.</small>	 7301 West 133rd Street Suite 200 Overland Park, Kansas 66213 P: 913.381.1170 F: 913.381.1174	Figure
Drawn By: RR				3
Revision Date: 8/11/2021				



Project Number: 021-05070	Topographic Map Proposed Summit Place	<small>DISCLAIMER : This Geographic Information System (GIS) and its components are designed as a source of reference for answering inquiries, for planning and for modeling. GIS is not intended, nor does it replace legal description information in the chain of title and other information contained in official government records such as the County Clerk and Records office or the courts. In addition, the representations of locations in this GIS cannot be substituted for actual legal surveys.</small>	 7301 West 133rd Street Suite 200 Overland Park, Kansas 66213 P: 913.381.1170 F: 913.381.1174	Figure
Drawn By: RR	Lee's Summit, Missouri			2
Revision Date: 8/11/2021				

SECTION 12

Inspection Reports

- Log of Inspections
- Inspection Reports
- Inspector Credentials

SECTION 13

Regulatory Correspondence

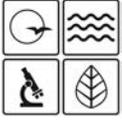
Pertinent correspondence from regulatory agencies relating to this project can be located here.

SECTION 14

Notice of Termination

This section contains the Notice of Termination form for the project. The form should be filled out, signed and sent to the applicable MDNR regional office (see map).

Documentation of acceptance from the DNR should also be kept here and all documents must be retained for 3 years after the date of NOT acceptance.



MISSOURI DEPARTMENT OF NATURAL RESOURCES
WATER PROTECTION PROGRAM, WATER POLLUTION CONTROL BRANCH
REQUEST FOR TERMINATION OF OPERATING PERMIT
(REPLACES TERMINATION FORMS H AND J)

FOR OFFICE USE ONLY

DATE RECEIVED

IF A FACILITY OR SITE HAS BEEN SOLD, BUT PERMITTED ACTIVITIES HAVE NOT CEASED, A TRANSFER OF OWNERSHIP FORM (MO 780-1517) MUST BE COMPLETED RATHER THAN A TERMINATION FORM.

ALL APPLICABLE SECTIONS OF THIS FORM MUST BE COMPLETED.

1. FACILITY INFORMATION

PERMIT NUMBER		COUNTY		
NAME OF FACILITY				
PHYSICAL ADDRESS		CITY	STATE	ZIP CODE
FACILITY CONTACT NAME	FACILITY CONTACT TELEPHONE NUMBER	FACILITY CONTACT EMAIL		

2. OWNER

NAME		TELEPHONE NUMBER WITH AREA CODE		
ADDRESS		CITY	STATE	ZIP CODE
EMAIL				

3. CONTINUING AUTHORITY

NAME		TELEPHONE NUMBER WITH AREA CODE		
ADDRESS		CITY	STATE	ZIP CODE
EMAIL				

4. REASON FOR TERMINATION REQUEST (CHECK ONE)

- Permitted activities have ceased, or facility is closed (must select facility type in section five and attach photographs or any other supporting documents as required).
- General Permit MO-G _____ or MO-R _____ has been issued and covers all regulated activities.
- Site specific permit MO- _____ has been issued and covers all regulated activities.
- Facility has obtained a "No Exposure" certification, MO-NX _____.
- Industrial activity (SIC Code # _____) is not regulated.
- For CAFOs, facility size is unregulated (Class II and smaller operations only).
- Other (Specify).

5. FACILITY TYPE (CHECK ONE FACILITY TYPE, COMPLETE ONLY IF PERMITTED ACTIVITY HAS CEASED OR FACILITY HAS CLOSED)

- For land disturbance sites, the area is stabilized; perennial vegetation, pavement, buildings or other permanent structures cover all areas that have been disturbed; no further land disturbance activities are planned; all building construction (commercial or residential) is completed; temporary best management practices are removed, and construction equipment is removed. With respect to areas that have been vegetated, vegetation cover shall be at least 70 percent over 100 percent of the site not covered in impervious material. Attach photographs showing stabilized areas.
- For wastewater treatment plants, the treatment plant is removed and sludge was removed and properly disposed of, and a closure plan in accordance with [10 CSR 20-6.010\(12\)](#) or [10 CSR 20-6.015\(5\)](#) was approved and implemented. Attach documentation required by the approved closure plan and photographs of the closed area. See the *Water Treatment Plant Closure* -PUB2568 fact sheet at dnr.mo.gov/pubs/pub2568.htm for more information on closure requirements for wastewater treatment plants.
- For industrial facilities, regulated activities have ceased, no "significant materials" remain on-site and disturbed areas are properly stabilized or vegetated. The area is stabilized when perennial vegetation, pavement, buildings or structures using permanent materials cover all areas that have been disturbed. Vegetation cover shall be at least 70 percent over 100 percent of the site not covered in impervious material. Attach applicable closure documents and photographs of the closed area that demonstrate no permitted activities or materials remain.
- For quarries or sand and gravel operations, submit documentation of release from the department's Land Reclamation Program.
- For landfills, official closure has been received from department's Solid Waste Management Program (SWMP); cap is vegetated as required by SWMP; and any additional industrial activities are permitted appropriately (i.e., transfer stations, mulching operations, land disturbance, etc.). Attach the official SWMP closure letter and permit numbers of any continuing active industrial or land disturbance activities.
- For CAFOs
 - Class I CAFOs must properly close lagoons and waste storage structures per a closure plan in accordance with [10 CSR 20-6.300\(6\)](#) and approved by the department. Attach photographs of closed lagoons. Also attach any additional information that supports closure of the facility.
 - Class II CAFOs must close waste storage structures in accordance with [10 CSR 20-6.300\(6\)\(B\)](#), or shall continue to maintain all storage structures so there is no discharge to waters of the state. Attach photographs of closed or re-purposed lagoons, or an explanation of "no discharge" methods. Also attach any additional information that supports closure of the facility.

6. CERTIFICATION

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

NAME AND OFFICIAL TITLE (TYPE OR PRINT)	TELEPHONE NUMBER WITH AREA CODE
SIGNATURE	DATE SIGNED

7. MAIL COMPLETED COPY TO:

<p style="text-align: center;">For Site Specific (MO-), Abandoned Mine And Land Reclamation (MO-G05), Land Disturbance By County Or City (MO-R100), Pesticide Application (MO-G87), Sewer Extension Construction (MO-GC) and CAFO (MO-G01, MO-GS1) Permit Terminations:</p> <p style="text-align: center;">Missouri Department of Natural Resources Water Protection Program Water Pollution Control Branch Attn: Operating Permits Section P.O. Box 176 Jefferson City, MO 65102-0176</p>	<p style="text-align: center;">For General Permit Terminations (MO-G or MO-R):</p> <p style="text-align: center;">Send to the appropriate regional office. Regional office is determined based on the county where the facility is physically located.</p> <p style="text-align: center;">To determine the correct regional office for the permitted facility, see dnr.mo.gov/regions.</p>
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