

STORM WATER POLLUTION PREVENTION PLAN

For

LEE'S SUMMIT, MO

CONSTRUCTION ACTIVITIES

At

**Arborwalk East
NWQ Hwy 150 and SW Ward Rd.
Lee's Summit, MO**

**Prepared for:
Martin City Partners, LLC
7217 W. 110th St.
Overland Park, KS 66210**

**Prepared by:
Sam Malinowsky
SM Engineering
5507 High Meadow Circle
Manhattan, KS 66503
785-341-9747**

March, 2023

I certify this Storm Water Pollution Prevention Plan (SWPPP) has been prepared in accordance with good engineering practice and the Clean Water Act.



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SECTION 1

MDNR Permit
Owner's Certification and Delegation
Contractor's Certification and Delegation
Sub-Contractor Certifications

Insert MDNR Permit.

STORM WATER POLLUTION PREVENTION PLAN

Arborwalk East
NWQ Hwy 150 and SW Ward Road
Lee's Summit, MO

OWNER'S CERTIFICATION and DELEGATION

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 gathered and evaluated 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 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 known violations.

Project Owner: Martin City Partners, LLC

Authorized Representative: Garrett Fugate

Title: Construction Manager

7217 W. 110th St.
Address: Overland Park, KS 66210

Signature, Date:

As Project Owner, I have delegated the following individual to monitor Storm Water Prevention Plan (SWPPP) compliance:

Owner Representative:

Title: Superintendent

Signature, Date:

Phone:

STORM WATER POLLUTION PREVENTION PLAN

Arborwalk East
NWQ Hwy 150 and SW Ward Road
Lee's Summit, MO

CONTRACTOR'S CERTIFICATION and DELEGATION

I certify under penalty of law, that I understand the terms and conditions of the National Pollutant Discharge Elimination System (NPDES) Construction General Permit (CGP) that authorizes the storm water discharges associated with industrial activity from the construction site identified as part of this Certification. I understand that I am legally required under the Clean Water Act, to ensure compliance with the terms and conditions of NPDES storm water CGP and this Storm Water Pollution Prevention Plan (SWPPP).

I understand that I am fully responsible for all subcontractors who perform work activities on the construction site, to comply with all provisions and requirements of the NPDES storm water CGP and this SWPPP.

Contractor : _____

Authorized Representative: _____

Title: _____

Address: _____

Signature, Date: _____

As Contractor, I have delegated SWPPP compliance and inspection responsibilities to the following individual for the duration of construction activities for which this company is under contract with this project.

Contractor SWPPP Representative: _____

Title: _____

Signature, Date: _____

Phone: _____

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SUB-CONTRACTOR CERTIFICATION

I certify under penalty of law, that I understand the terms and conditions of the National Pollutant Discharge Elimination System (NPDES) Construction General Permit (CGP) that authorizes the storm water discharges associated with industrial activity from the construction site identified as part of this Certification. I understand that I am legally required under the Clean Water Act, to ensure compliance with the terms and conditions of NPDES storm water CGP and this Storm Water Pollution Prevention Plan (SWPPP).

Contractor:

Sub-Contractor:

Authorized Representative:

Title:

Signature, Date:

Phone:

Sub-Contractor:

Authorized Representative:

Title:

Signature, Date:

Phone:

Sub-Contractor:

Authorized Representative:

Title:

Signature, Date:

Phone:

SECTION 2

Storm Water Pollution Prevention Plan (SWPPP)

STORM WATER POLLUTION PREVENTION PLAN

PROJECT AND SITE DESCRIPTION:

PROJECT NAME AND LOCATION

Arborwalk East
NWQ Hwy 150 and SW Ward Rd.

Total Site Area: 19.4 Acres Estimated Disturbed Area: 19 Acres

OWNER'S NAME AND ADDRESS

Martin City Partners, LLC
7217 W. 110th St.
Overland Park, KS 66210

DESCRIPTION

This project will consist of site construction to accommodate a mixed use commercial . Soil disturbing activities will primarily include:

- ☐ Construction of temporary construction exit points
- ☐ Site grading and installation of material laydown area
- ☐ Installation of storm sewer pipes & inlets
- ☐ Construction of dry and wet utilities
- ☐ Construction of curb and gutter, drives, and parking areas
- ☐ Construction of landscape irrigation system

The estimated time for completion of the construction project is 365 calendar days.

RUNOFF COEFFICIENT, SOILS, AND RAINFALL INFORMATION

The initial coefficient of runoff for the pre-construction site is "c" =0.30

The current site consists of: Vacant grass land and forested areas

The post-construction coefficient of runoff for the site will be "c" = 0.72

The site is 19 acres of which 19 acres will be disturbed by construction activities.

Calculation of "c" value for post-construction site, site weighted average:

$$C=((13.3Ac)(0.90) + (5.7Ac)(0.30))/19.00 \text{ Ac} = 0.58$$

The site has soils, which are classified by the USDA Soil Conservation Service as A and B. These soils are described as silt loam and silty clay loam.

The site is in Jackson County, which receives an average of 39 to 45 inches of rainfall annually with the highest amounts of rainfall received in the months of April through September.

STORM WATER POLLUTION PREVENTION PLAN

NAME OF RECEIVING WATERS

Runoff from the project site is discharged into Raintree Lake southeast of the site.

CONTROLS:

EROSION AND SEDIMENT CONTROLS

1. Stabilization Practices

Stabilization practices for this site include:

- ☐ Land clearing activities shall be done only in areas where earthwork will be performed and shall progress, as earthwork is needed.
- ☐ Frequent watering of disturbed areas to minimize dust during construction.
- ☐ Installation of interim Best Management Practices (BMPs) to reduce overland flow lengths.
- ☐ Disturbed areas shall be stabilized immediately whenever soil disturbing activities cease and will not resume for more than 14 days, with disturbed areas being stabilized with mulch or other similarly effective soil stabilizing BMPs. Initial stabilization activities must be completed within 14 days after soil disturbing activities cease.

2. Structural Practices

Structural practices for this site include but are not limited to the following range of BMPs. Construction details of BMPs are included on the Temporary Erosion Control Sheets:

- ☐ Inlet protection and outlet protection using silt fences, sand bags, etc.
- ☐ Perimeter protection using silt fences.
- ☐ Stabilized construction exit points and sufficient staging area for construction materials.
- ☐ Containment of the on-site sanitation facility to prevent uncontrolled waste discharges during pumping and cleaning activities.
- ☐ Other structural BMPs installed and maintained by the Contractor, as warranted by site conditions.

3. Sequence of Major Activities

The Contractor will be responsible for implementing the following erosion control and storm water management control structures. All structural practices shall be maintained through the course of the construction and shall be sequenced according to activities in the field. The Contractor may designate these tasks to certain subcontractors as he sees fit, but the ultimate responsibility for implementing these controls and ensuring their proper functioning remains with the Contractor. Refer to TESCPS contained in this SWPPP for details. The order of activities will be as follows and shall be documented on the Record of Stabilization and Construction Activities Form:

- ☐ Construct temporary construction exits.
- ☐ Install perimeter silt fences and other BMPs.

STORM WATER POLLUTION PREVENTION PLAN

- ☐ Perform grading.
- ☐ Frequent watering of the disturbed areas to minimize dust.
- ☐ Disturbed areas of the site where construction activity has ceased for more than 14 days shall be stabilized.
- ☐ Install BMPs at the locations of all grate inlets, curb inlets, and at the ends of all exposed storm sewer pipes.
- ☐ Disturbed areas shall be stabilized immediately whenever soil disturbing activities cease and will not resume for more than 14 days, with disturbed areas being stabilized with mulch or other similarly effective soil stabilizing BMPs. Initial stabilization activities must be completed within 14 days after soil disturbing activities cease.
- ☐ Carry out final grading and gravel and/or asphalt placement.
- ☐ Remove BMPs only after all paving is complete and exposed surfaces are permanently stabilized.
- ☐ Remove temporary construction exits.

OTHER CONTROLS:

Management of materials and practices, outside of soil disturbing activities, shall be the responsibility of the Contractor. Such activities shall include, but not be limited to, the items shown below.

1. Waste Disposal

- ☐ All waste materials will be collected and stored in securely lidded metal dumpsters rented from local waste haulers. The dumpster will meet all local and state solid waste management regulations. All waste and construction debris from the site will be deposited in the dumpsters. The dumpster will be emptied on a periodical basis. No construction waste materials will be buried onsite.

2. Sanitary Waste

- ☐ All sanitary waste will be collected from the portable units on a frequent, periodical basis by a licensed sanitary waste management contractor.

3. Concrete Waste From Concrete Trucks

- ☐ Excess concrete and concrete wash water shall be returned to the concrete plant or deposited at a designated containment area on site, constructed in a manner to prevent run-off from entering the street, storm water drainage systems or waterways. Wash water may not be deposited in streets, curbs, gutters, storm drains, or waterways.

4. Hazardous Substances and Hazardous Waste

- ☐ All hazardous waste materials will be disposed of in the manner specified by local or state regulation or by the manufacturer. The contractor's site personnel will be instructed in these practices and the contractor's Site Manager will be responsible for seeing that these practices are followed.

STORM WATER POLLUTION PREVENTION PLAN

MAINTENANCE/INSPECTION PROCEDURES:

Erosion and Sediment Control and Stabilization Measures Maintenance and Inspection Practices

A. The following inspection and maintenance practices will be used to maintain erosion and sediment controls and stabilization measures to be performed by the Contractor.

- ☐ All control measures will be inspected at least once every 14 days and within 24 hours following a rainfall event of 0.5 inches.
- ☐ All measures will be maintained in good working order; if repairs are found to be necessary, they shall be noted on the inspection report and corrected within seven calendar days of the inspection.
- ☐ Built up sediment will be removed from silt fence when it has reached one-third the height of the fence.
- ☐ Silt fences will be inspected for depth of sediment, tears, etc., to see if the fabric is securely attached to the fence posts, and to see that the fence posts are securely in the ground.
- ☐ The sediment basin, if present, will be inspected for depth of sediment, and built up sediment will be removed when it reaches 10 percent of the design capacity.
- ☐ Temporary and permanent seeding and all other stabilization measures will be inspected for bare spots, washouts, and healthy growth.
- ☐ A maintenance inspection report will be made after each inspection. Copies of the Inspection Report Forms to be completed by the inspector are included in this SWPPP under SECTION 4.
- ☐ The Contractor will be responsible for selecting and training the individuals who will be responsible for these inspections, maintenance and repair activities, and filling out inspection and maintenance reports.
- ☐ Personnel selected for the inspection and maintenance responsibilities will receive training from the Contractor. Documentation of this personnel training will be kept in the Contractor's SWPPP Folder.
- ☐ Disturbed areas and materials storage areas will be inspected for evidence of or potential for pollutants entering storm water systems.
- ☐ Report to **U.S. Environmental Protection Agency** within 24 hours any noncompliance with the SWPPP that will endanger public health or the environment.

Inspection and Maintenance Report Forms

These Inspection Report Forms shall be readily accessible to governmental inspection officials and the Owner for review upon request. Copies of the reports shall be provided to any of these persons, upon request, via mail or facsimile transmission. Inspection and maintenance report forms are to be maintained by the permittee for three (3) years following the final stabilization of the site and the date on the Notice of Termination (NOT).

Other Record-Keeping Requirements

The Contractor shall provide copies of the completed forms and any reports filed with regulatory agencies if reportable quantities of hazardous materials are spilled.

STORM WATER POLLUTION PREVENTION PLAN

SUMMARY OF EROSION AND SEDIMENT CONTROL AND STABILIZATION MEASURES MAINTENANCE/INSPECTION PROCEDURES

- ☐ All control measures will be inspected at least once every 14 days and within 24 hours following a rainfall event of 0.5 inches.
- ☐ All measures will be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours of report.
- ☐ Built-up sediment will be removed from silt fences when it has reached one-third the height of the fence.
- ☐ Silt fences will be inspected for depth of sediment, tears, to see if the fabric is securely attached to the fence posts, and to see that the fence posts are firmly in the ground.
- ☐ Sediment basins, if present, will be inspected for depth of sediment, and built-up sediment will be removed when it reaches 10% of the design capacity or at the end of the job.
- ☐ Diversion dikes, if present, will be inspected and any breaches promptly repaired.
- ☐ Temporary and permanent seeding and planting and other stabilization measures will be inspected for bare spots, washouts, and healthy growth.
- ☐ A maintenance inspection report will be made after each inspection. A copy of the Inspection Report Forms to be used is included in this SWPPP under SECTION 4.
- ☐ The Contractor will select the individuals who will be responsible for inspections, maintenance and repair activities, and filling out the inspection and maintenance reports.
- ☐ Personnel selected for inspection and maintenance responsibilities will receive training from the Contractor. They will be trained in all the inspection and maintenance practices necessary for keeping the erosion and sediment controls used onsite in good working order.
- ☐ Disturbed areas and materials storage areas will be inspected for evidence of or potential for pollutants entering storm water systems.
- ☐ Report to U.S. Environmental Protection Agency within 24 hours any noncompliance with the SWPPP that will endanger public health or the environment. Follow up with a written report within 5 days of the noncompliance event.

STORM WATER POLLUTION PREVENTION PLAN
CONSTRUCTION/IMPLEMENTATION CHECKLIST

1. Maintain Records of Construction Activities, including:
 - ☐ Dates when major grading activities occur
 - ☐ Dates when construction activities temporarily cease on a portion of the site
 - ☐ Dates when construction activities permanently cease on a portion of the site
 - ☐ Dates when stabilization measures are initiated on the site
 - ☐ Dates of rainfall and the amount of rainfall
 - ☐ Dates and descriptions of the character and amount of any spills of hazardous materials
 - ☐ Records of reports filed with regulatory agencies if reportable quantities of hazardous materials spilled
2. Prepare Inspection Reports summarizing:

<input type="checkbox"/> Name of inspector	<input type="checkbox"/> Observed conditions
<input type="checkbox"/> Qualifications of inspector	<input type="checkbox"/> Changes necessary to the SWPPP
<input type="checkbox"/> Measures/areas inspected	
3. Report Releases of Reportable Quantities of Oil or Hazardous Materials (if they occur):

<input type="checkbox"/> Notify National Response Center (1-800-424-8802) immediately	<input type="checkbox"/> Modify the pollution prevention plan to include: <ul style="list-style-type: none">- the date of release- circumstances leading to the release- steps taken to prevent reoccurrence of the release
<input type="checkbox"/> Notify MDNR	
<input type="checkbox"/> Notify permitting authority in writing within 14 days	
4. Modify Pollution Prevention Plan as necessary to:
 - ☐ Comply with the minimum permit requirements when notified by **U.S. Environmental Protection Agency** or Missouri Department of Natural Resources that the plan does not comply
 - ☐ Address a change in design, construction operation, or maintenance, which has an affect on the potential for discharge of pollutants
 - ☐ Prevent reoccurrence of reportable quantity releases of a hazardous material or oil

STORM WATER POLLUTION PREVENTION PLAN

SPILL PREVENTION CONTROL AND COUNTERMEASURES PLAN (SPCC):

MATERIALS COVERED

The following materials or substances with known hazardous properties are expected to be present onsite during construction:

- | | | |
|---|---|---|
| <input type="checkbox"/> Concrete | <input type="checkbox"/> Cleaning solvents | <input type="checkbox"/> Soil stabilization additives |
| <input type="checkbox"/> Detergents | <input type="checkbox"/> Petroleum based products | <input type="checkbox"/> Concrete additives |
| <input type="checkbox"/> Paints | <input type="checkbox"/> Pesticides | <input type="checkbox"/> Fertilizers |
| <input type="checkbox"/> Paint solvents | <input type="checkbox"/> Acids | |

MATERIAL MANAGEMENT PRACTICES

The following are the material management practices that will be used to reduce the risk of spills or other accidental exposure of materials and substances to storm water runoff.

1. Good Housekeeping

The following good housekeeping practices will be followed onsite during the construction project.

- ☐ An effort will be made to store only enough products required to do the job.
- ☐ All materials stored onsite will be stored in a neat, orderly manner and, if possible, under a roof or other enclosure.
- ☐ Products will be kept in their original containers with the original manufacturer's label in legible condition.
- ☐ Substances will not be mixed with one another unless recommended by the manufacturer.
- ☐ Whenever possible, all of a product will be used up before disposing of the container.
- ☐ Manufacturer's recommendations for proper use and disposal will be followed.
- ☐ The Contractor will be responsible for daily inspections to ensure proper use and disposal of materials.
- ☐ If surplus product must be disposed of, manufacturer's or local/state/federal recommended methods for proper disposal will be followed.
- ☐ All of the product in a container will be used before the container is disposed of. All such containers will be triple-rinsed with water prior to disposal. The rinse water used in these containers will be disposed of in a manner in compliance with state and federal regulations and will not be allowed to mix with storm water discharges.

STORM WATER POLLUTION PREVENTION PLAN

2. Spill Prevention Practices

In addition to the good housekeeping, the following practices will be followed for spill prevention and cleanup.

- ☐ Manufacturer's recommended methods for spill cleanup will be clearly posted and site personnel will be trained regarding these procedures and the location of the information and cleanup supplies.
- ☐ Materials and equipment necessary for spill cleanup will be kept in the material storage area onsite in spill control and containment kit (containing, for example, absorbent such as kitty litter or sawdust, acid neutralizing powder, brooms, dust pans, mops, rags, gloves, goggles, plastic and metal trash containers, etc.).
- ☐ All spills will be cleaned up immediately after discovery.
- ☐ The spill area will be kept well ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with the hazardous substances.

CONTROL OF ALLOWABLE NON-STORMWATER DISCHARGES:

Certain types of discharges are allowable under the U.S. Environmental Protection Agency General Permit for Construction Activity, and it is the intent of this SWPPP to allow such discharges. These types of discharges will be allowed under the conditions that no pollutants will be allowed to come in contact with the water prior to or after its discharge. The control measures, which have been outlined previously in this SWPPP, will be strictly followed to ensure that no contamination of these non-storm water discharges takes place. The following allowable non-storm water discharges that may occur from the job site include:

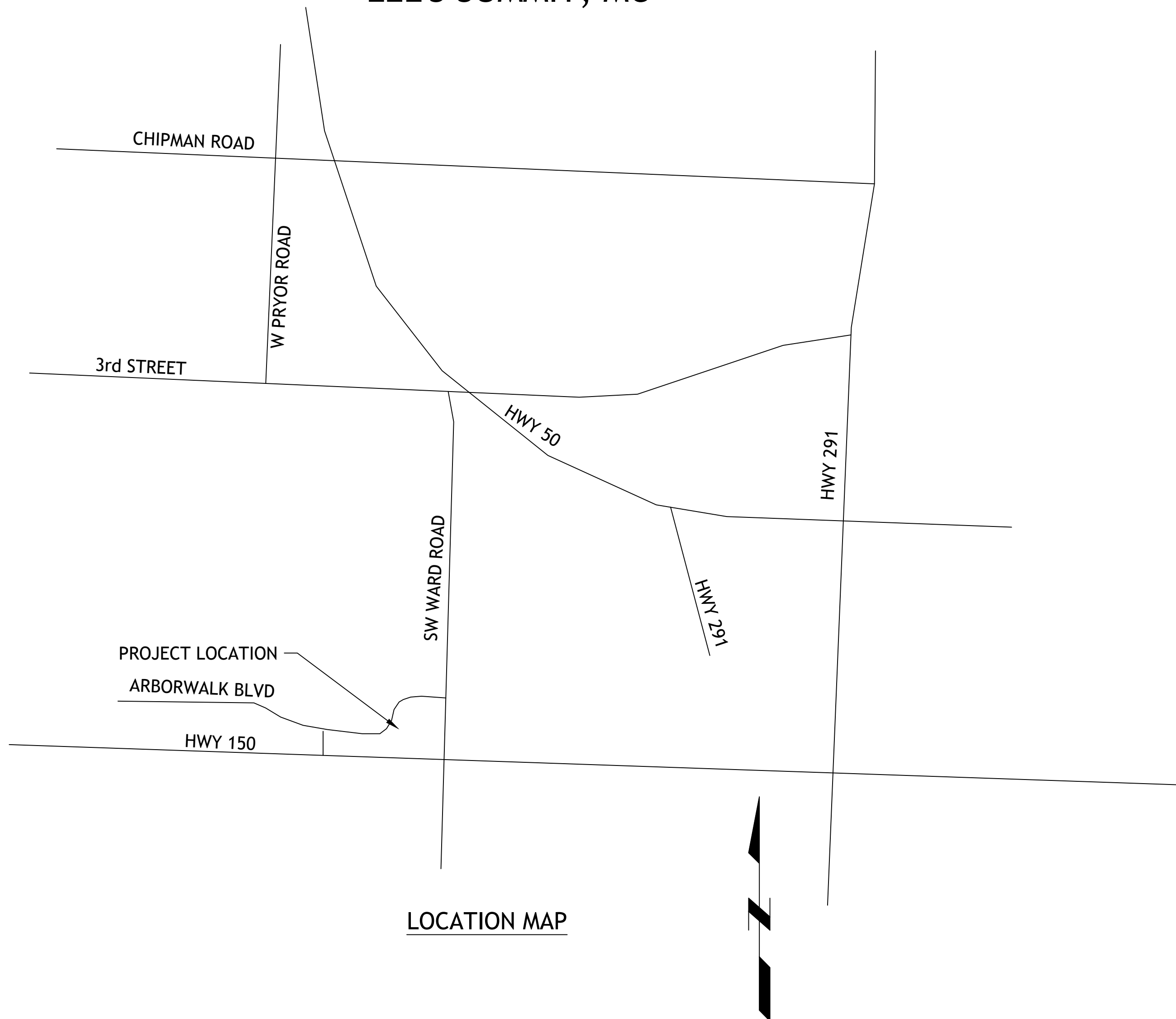
- ☐ Discharges from fire fighting activities.
- ☐ Fire hydrant flushing (see note below).
- ☐ Waters used to wash vehicles or control dust in order to minimize offsite sediment tracking.
- ☐ Potable water sources such as waterline flushing (see note below), irrigation drainage from watering vegetation, routine exterior building wash down (without detergents present). (See Note below)
- ☐ Pavement wash waters where spills or leaks of hazardous materials have not occurred or detergents have not been used.
- ☐ Springs and other uncontaminated groundwater, including dewatering ground water infiltration.
- ☐ Foundation or footing drains where no contamination with process materials such as solvents is present

SECTION 3

Temporary Erosion and Sedimentation Control Plan Sheets (TESCPS)

LAND DISTURBANCE PLANS TO SERVE ARBORWALK EAST

LEE'S SUMMIT, MO



LOCATION MAP



UTILITIES
Electric Service
Evergy
Nathan Michael
913-347-4310
Nathan.michael@evergy.com

Gas Service
Spire
Katie Darnell
816-969-2247
Katie.darnell@spireenergy.com

Water/Sanitary Sewer
Water Utilities Department
1200 SE Hamblen Road
Lee's Summit, Mo 64081
Jeff Thorn
816-969-1900
jeff.thorn@cityofls.net

Communication Service
AT&T Carrie Cilke
816-703-4386
cc3527@att.com

Time Warner Cable
Steve Baxter
913-643-1928
steve.baxter@charter.com

Comcast
Ryan Alkire
816-795-2218
ryan.alkire@cable.comcast.com

Google Fiber
Becky Davis
913-725-8745
rebeccadavis@google.com

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.

SAFETY NOTICE TO CONTRACTOR

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICE, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

WARRANTY/DISCLAIMER

THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER SM ENGINEERING NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE SM ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

CAUTION- NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.

NOTES

- ALL CONSTRUCTION SHALL FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813. WHERE DISCREPANCIES EXIST BETWEEN THESE PLANS AND THE DESIGN AND CONSTRUCTION MANUAL, THE MORE STRINGENT SHALL PREVAIL.
- THERE ARE NO GAS/OIL WELLS PER MDNR DATABASE OF OIL AND GAS PERMITS.
- THE CONTRACTOR SHALL CONTACT THE CITY DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT 816-969-1200.
- THESE PLANS ARE FOR TREE REMOVAL ONLY. ADDITIONAL PLANS WILL BE PROVIDED FOR SUBSEQUENT GRADING OPERATIONS.

INDEX OF SHEETS

- C-1 COVER SHEET
- C-2 EROSION CONTROL PLAN
- C-3 DETAILS

DEVELOPER

MARTIN CITY PARTNERS, LLC
7217 W 110TH STREET
OVERLAND PARK, KS 66210
CONTACT: GARRETT FUGATE
PHONE: 913.649.4500
EMAIL: GARRET@CHRISTIEDEV.COM

ENGINEER

SM ENGINEERING
SAM MALINOWSKY
5507 HIGH MEADOW CIRCLE
MANHATTAN KANSAS, 66503
SMCIVILENGR@GMAIL.COM
785.341.9747

SURVEYOR

J & J SURVEY, INC.
6500 NW TOWER DR SUITE 102
PLATTE WOODS, MO 64151
816-741-1017



SAMUEL D. MALINOWSKY
PROFESSIONAL ENGINEER

SM Engineering
5507 High Meadow Circle
Manhattan Kansas, 66503
smcivilengr@gmail.com
785.341.9747

Drawings and/or Specifications are original proprietary work and property of the Engineer and intended specifically for this project. Use of items contained herein without consent of the Engineer is prohibited. Drawings illustrate best information available to the Engineer. Field verification of actual elements, conditions, and dimensions is required.

Revisions

LAND DISTURBANCE
ARBORWALK EAST
LEE'S SUMMIT, MO.

s h e e t
C1.0
Civil
COVER SHEET
permit
20 MARCH 2023

1. Prior to Land Disturbance activities, the following shall occur:
 - a) Identify the limits of construction on the ground with easily recognizable indications such as construction staking, construction fencing and placement of physical barriers or other means acceptable to the City inspector and in conformance with the erosion and pollution control plan;
 - b) Construct a stabilized entrance/parking/staging area;
 - c) Install perimeter controls and protect any existing stormwater inlets;
 - d) Request an initial inspection of the installed Phase I pollution control measures designated on the approved erosion and pollution control plan. Land disturbance work shall not proceed until there is a passed inspection

2. The site shall comply with all requirements of the MoDNR general requirements

a) Immediate initiation of temporary stabilization BMPs on disturbed areas where construction activities have temporarily ceased on that portion of the project site if construction activities will not resume for a period exceeding 14 calendar days. Temporary stabilization may include establishment of vegetation, geotextiles, mulches or other techniques to reduce or eliminate erosion until either final stabilization can be achieved or until further construction activities take place to re-disturb the area. This stabilization must be completed within 14 calendar days;

b) Inspection of erosion and sediment control measures shall be performed to meet or exceed the minimum inspection frequency in the MoDNR General Permit. At a minimum, inspections shall be performed during all phases of construction at least once every 14 days and within 24 hours of each precipitation event

d) The erosion and pollution control plan shall be routinely updated to show all modifications and amendments to the original plan. A copy of the erosion and pollution control plan shall be kept on site and made available for review by the regulatory authority.

3. Temporary seeding shall only be used for periods not to exceed 12 months. For final stabilization, temporary seeding shall only be used to establish vegetation outside the permanent seeding or sodding dates as specified in the Standard Specifications. Final stabilization requires a uniform perennial vegetative cover with a density of 70% over 100% of disturbed area.

4. Erosion and pollution control shall be provided for the duration of a project. All installed erosion and pollution control BMPs shall be maintained in a manner that preserves their effectiveness. If the City determines that the BMPs in place do not provide adequate erosion and pollution control at any time during the project, additional or alternate measures that provide effective control shall be required.

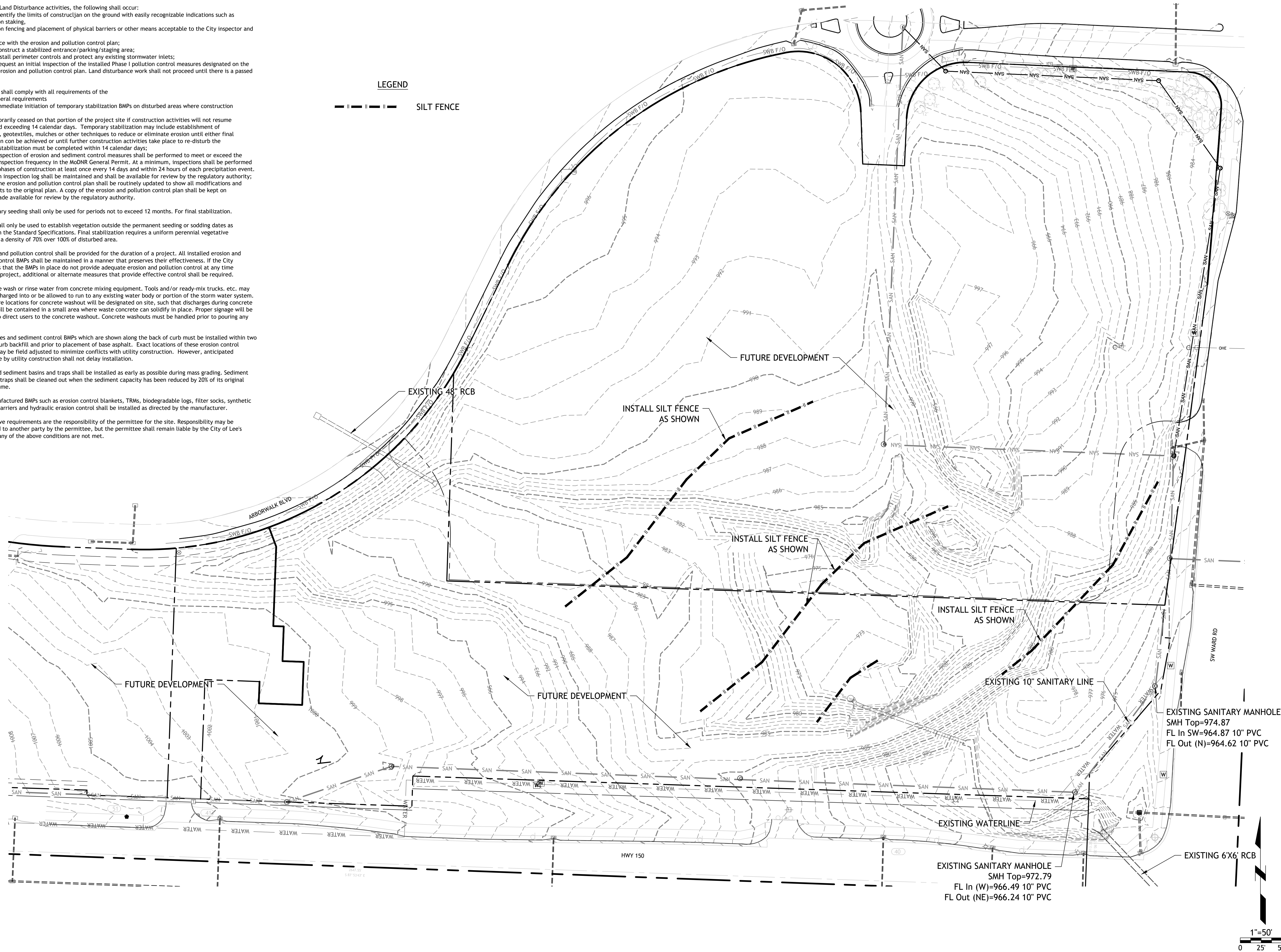
5. Concrete wash or rinse water from concrete mixing equipment, Tools and/or ready-mix trucks, etc. may not be discharged into or be allowed to run to any existing water body or portion of the storm water system. One or more locations for concrete washout will be designated on site, such that discharges during concrete washout will be contained in a small area where waste concrete can solidify in place. Proper signage will be installed to direct users to the concrete washout. Concrete washouts must be handled prior to pouring any concrete.

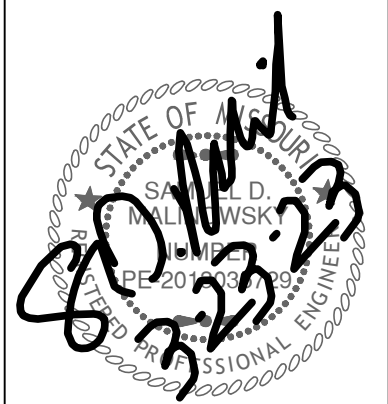
6. Silt fences and sediment control BMPs which are shown along the back of curb must be installed within two weeks of curb backfill and prior to placement of base asphalt. Exact locations of these erosion control methods may be field adjusted to minimize conflicts with utility construction. However, anticipated disturbance by utility construction shall not delay installation.

7. Required sediment basins and traps shall be installed as early as possible during mass grading. Sediment basins and traps shall be cleaned out when the sediment capacity has been reduced by 20% of its original design volume.

8. All manufactured BMPs such as erosion control blankets, TRMs, biodegradable logs, filter socks, synthetic sediment barriers and hydraulic erosion control shall be installed as directed by the manufacturer.

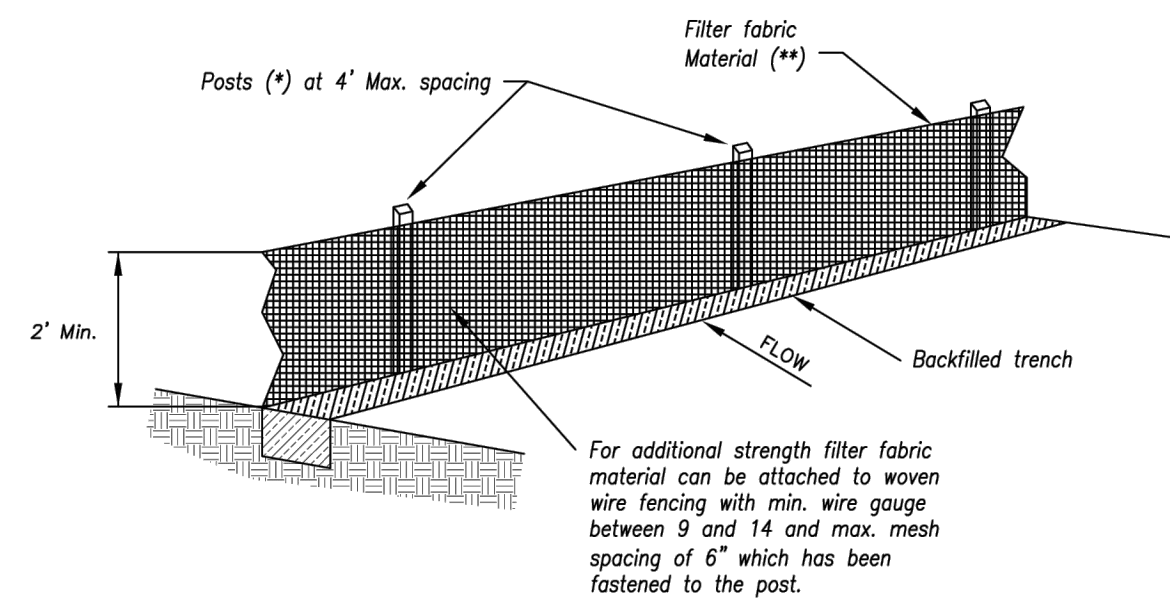
9. The above requirements are the responsibility of the permittee for the site. Responsibility may be transferred to another party by the permittee, but the permittee shall remain liable by the City of Lee's Summit if any of the above conditions are not met.

 SILT FENCE



Revisions

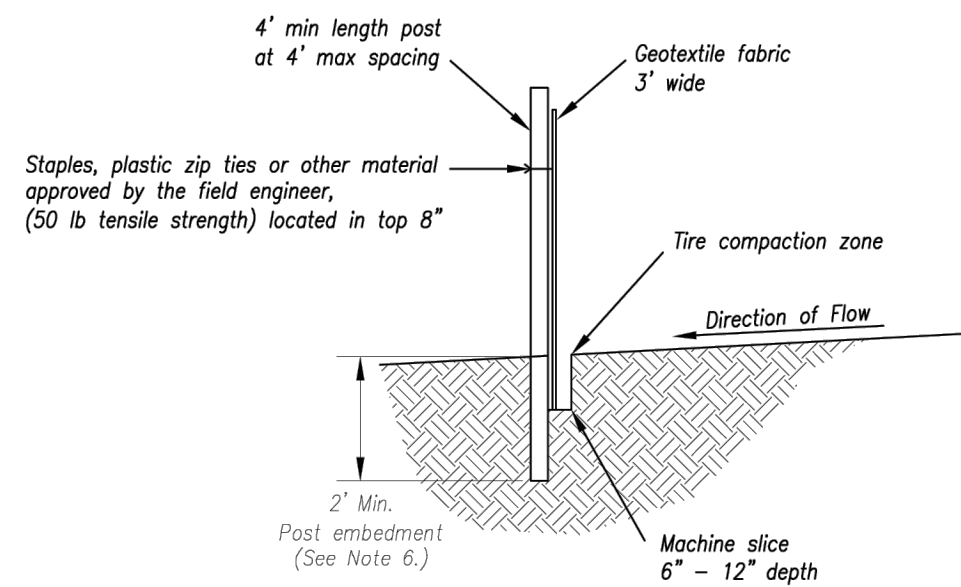
LAND DISTURBANCE
ARBORWALK EAST
LEES SUMMITT, MO.



- (*) POSTS
- MIN. LENGTH 4'
 - HARDWOOD 1 3/4" x 1 3/8"
 - NO.2 SOUTHERN PINE 2 3/8" x 2 3/8"
 - STEEL 1.33 LB/FT

(**) - Geotextile Fabric shall meet the requirements of AASHTO M288

SILT FENCE DETAILS
Not to Scale



Notes:

1. In order to contain water, the ends of the silt fence must be turned uphill (Figure A).
2. Long perimeter runs of silt fence must be limited to 100'. Runs should be broken up into several smaller segments to minimize water concentrations (Figure A).
3. Long slopes should be broken up with intermediate rows of silt fence to slow runoff velocities.
4. Attach fabric to upstream side of post.
5. Install posts a minimum of 2' into the ground.
6. Trenching will only be allowed for small or difficult installation, where slicing machine cannot be reasonably used.

Maintenance:

1. Remove and dispose of sediment deposits when the deposit approaches 1/2 the height of silt fence.
2. Repair as necessary to maintain function and structure.

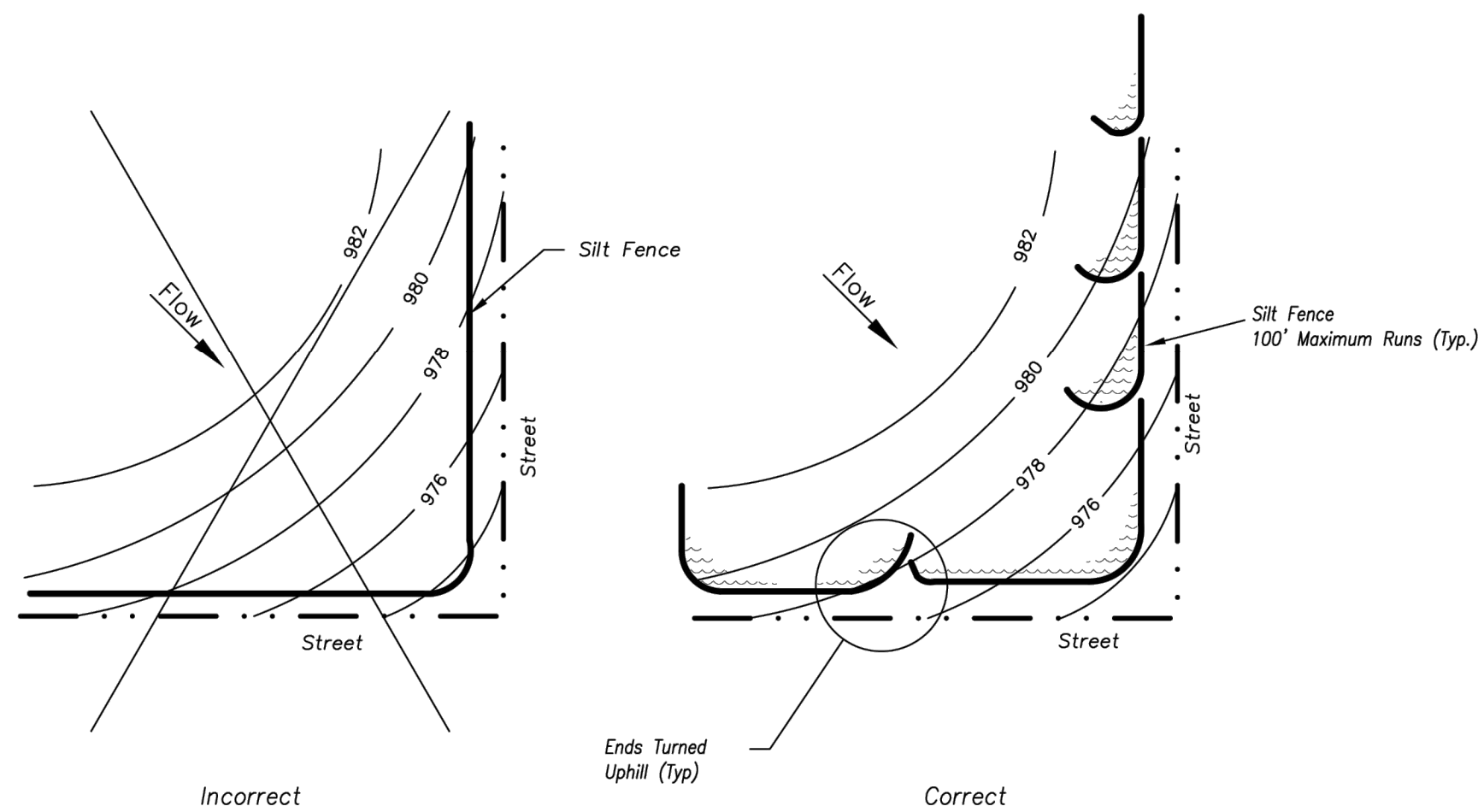
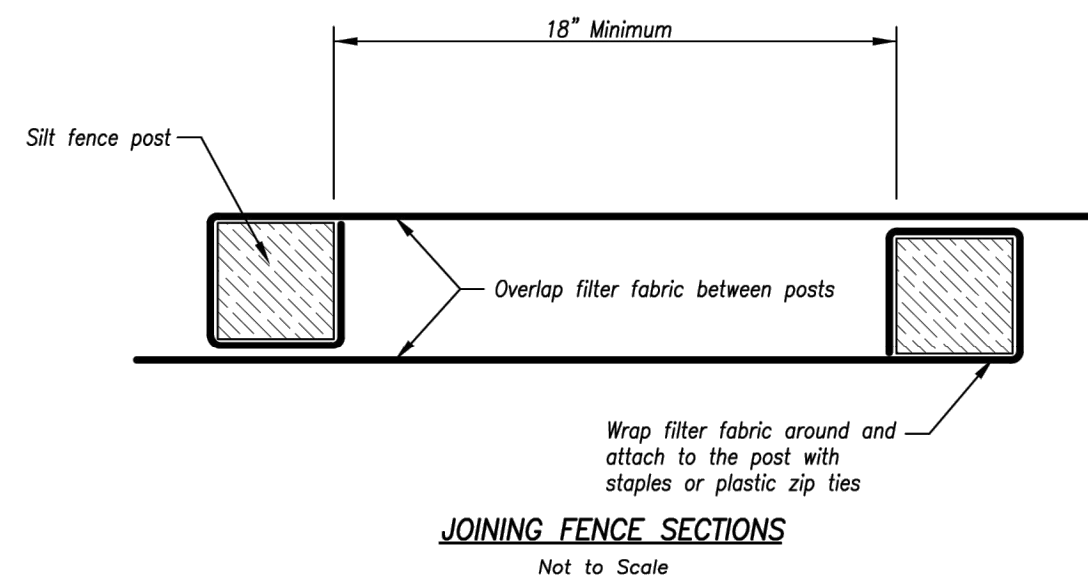
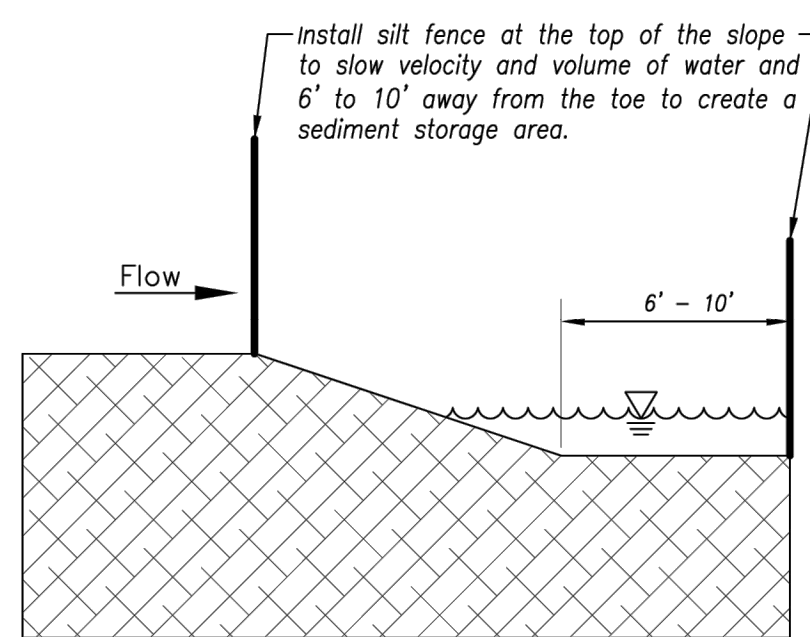



Figure A

SILT FENCE LAYOUT
Not to Scale



AMERICAN PUBLIC WORKS ASSOCIATION	
	KANSAS CITY METRO CHAPTER
SILT FENCE	STANDARD DRAWING NUMBER ESC-03
	ADOPTED: 10/24/2016

Modified from 2015 Overland Park Standard Details for Erosion and Sediment Control.

SECTION 4

Inspection Report Form
Record of Stabilization and Major Activities Form
SWPPP Modification Report Form
Project Rainfall Log Form

STORM WATER POLLUTION PREVENTION PLAN

Arborwalk East

NWQ Hwy 150 and SW Ward Road

Lee's Summit, MO

INSPECTION REPORT FORM

Inspector: _____

Inspection Date: _____

Signature: _____

Last Rainfall Date: _____

Last Rainfall Amount: _____

Condition of:

Construction Entrances:	Acceptable	Not Acceptable	N/A
Inlet Protection (Area or Curb):	Acceptable	Not Acceptable	N/A
Perimeter Control:	Acceptable	Not Acceptable	N/A
Check Dams:	Acceptable	Not Acceptable	N/A
Erosion Control Blankets:	Acceptable	Not Acceptable	N/A
Temporary Seeding:	Acceptable	Not Acceptable	N/A
Permanent Seeding:	Acceptable	Not Acceptable	N/A
Culvert Inlet Protection:	Acceptable	Not Acceptable	N/A
Outlet Stabilization:	Acceptable	Not Acceptable	N/A
Diversions & Slope Drains:	Acceptable	Not Acceptable	N/A
Stream Crossings:	Acceptable	Not Acceptable	N/A
Slope Breaks:	Acceptable	Not Acceptable	N/A
Sediment Basins:	Acceptable	Not Acceptable	N/A
Sediment Traps:	Acceptable	Not Acceptable	N/A
Surface Roughening:	Acceptable	Not Acceptable	N/A
Dust Control:	Acceptable	Not Acceptable	N/A

Maintenance Required for Deficiencies Identified:

To Be Completed By:

On or Before: _____, 20____ (Corrected within 7 days per Sec. 7.2.8 of General Permit)

These reports shall be kept on file as part of the Storm Water Pollution Prevention Plan for at least three (3) years from the date of completion and submission of the Final Stabilization Certification/Termination Checklist. A copy of the SWPPP shall be available at all times during construction, on the construction site, or pre-approved off-site location.

STORMWATER POLLUTION PREVENTION PLAN

Arborwalk East NWQ Hwy 150 and SW Ward Road Lee's Summit, MO

RECORD OF STABILIZATION AND MAJOR ACTIVITIES FORM

A record of dates when major grading activities occur, when construction activities temporarily or permanently cease on a portion of the site, and when stabilization measures are initiated shall be maintained until final site stabilization is achieved and the Notice of Termination is filed.

MAJOR GRADING, CONSTRUCTION, OR STABILIZATION ACTIVITIES

Description of Activity:	
Location:	
Contractor:	
Begin Date:	End Date:
Stabilization Method:	Application Date:

Description of Activity:	
Location:	
Contractor:	
Begin Date:	End Date:
Stabilization Method:	Application Date:

Description of Activity:	
Location:	
Contractor:	
Begin Date:	End Date:
Stabilization Method:	Application Date:

Description of Activity:	
Location:	
Contractor:	
Begin Date:	End Date:
Stabilization Method:	Application Date:

Description of Activity:	
Location:	
Contractor:	
Begin Date:	End Date:
Stabilization Method:	Application Date:

STORMWATER POLLUTION PREVENTION PLAN

Arborwalk East
NWQ Hwy 150 and SW Ward Road
Lee's Summit, MO

SWPPP MODIFICATION REPORT FORM

Date Submitted: _____

Submit To:	CITY of Lee's Summit Engineering Department
Address:	200 SE Green Lee's Summit, MO 64063
Telephone:	(816) 969-1200
Facsimile:	
Sent Via:	<input type="checkbox"/> Facsimile <input type="checkbox"/> Courier <input type="checkbox"/> US Mail

Authorized Author: _____	Title: _____
Company: _____	Project Role: _____
Signature: _____	Date: _____

Modifications Required to the STORMWATER POLLUTION PREVENTION PLAN:

Reasons for Modifications:

Arborwalk East
NWQ Hwy 150 & SW Ward Rd.

STORMWATER POLLUTION PREVENTION PLAN

PROJECT RAINFALL LOG FORM

Day	YEAR: 20											
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
1												
2												
3												
4												
5												
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30												
31												
Initials												

SECTION 5

Final Stabilization Checklist and Contractor Certificate of Compliance

STORMWATER POLLUTION PREVENTION PLAN

Arborwalk East
NWQ Hwy 150 and SW Ward Road
Lee's Summit, MO

**FINAL STABILIZATION CHECKLIST
AND CONTRACTOR CERTIFICATE OF COMPLIANCE**

- ☐ All soil disturbing activities are complete.
- ☐ Temporary Erosion and Sediment Control Measures have been removed or will be removed at the appropriate time.
- ☐ All areas of the Construction Site not otherwise covered by a permanent pavement or structure have been stabilized with a uniform perennial vegetative cover with a density of 70% or equivalent measures have been employed.

CONTRACTOR'S CERTIFICATION STATEMENT:

“I certify under penalty of law that all storm water discharges associated with industrial activity from the identified project that are authorized by NPDES General Permit have been eliminated and that all disturbed areas and soils at the construction site have achieved Final Stabilization and all temporary erosion and sediment control measures have been removed or will be removed at the appropriate time.”

Printed Name: _____

Signature: _____

Date: _____

Title: _____

Company Name: _____

SECTION 6

Attachments

Record Keeping Documentation of the SWPPP