

Stormwater Pollution Prevention Plan

for:

Evren Apartments-Lee’s Summit, MO
SW corner of NE Tudor Road and NE Douglas Street
Lee’s Summit, Jackson County, MO

Operator(s):

LSMO Tudor Apartments, LLC

Ryan Adams
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Radams@cityscaperesiden
tial.com

SWPPP Contact(s):

Insert Company or Organization Name
Insert Name
Insert Address
Insert City, State, Zip Code
Insert Telephone Number
Insert Fax/Email

SWPPP Preparation Date:

09/12/2024

Estimated Project Dates:

Project Start Date: 11/01/2024
Project Completion Date: 11/01/2026

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- Appendix G – SWPPP Amendment Log (or in Part 6.2)
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- Appendix J – Training Log
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- Appendix L – Additional Information (i.e., Endangered Species and Historic Preservation Documentation)

1.2 Contact Information/Responsible Parties

This SWPPP was Prepared by:

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1.3 Nature and Sequence of Construction Activity

A new residential development is proposed in Lee’s Summit, MO. Development includes 9 buildings. This includes 358 units amongst 8 buildings and a central clubhouse . 347 standard parking stalls, 157 compact, 13 ADA, 95 attached garage, and 23 detached garage parking. All relevant drives and paving.

What is the function of the construction activity?

- Residential Commercial Industrial Road Construction Linear Utility
 Other (please specify):

Estimated Project Start Date: 11/01/2024

Estimated Project Completion Date: 11/01/2026

1.4 Soils, Slopes, Vegetation, and Current Drainage Patterns

Soil type(s): 70.3% Arisburg-Urban land complex =, 1 to 5 percent slopes, 0.9% Sharpsburg-Urban land complex, 2 to 5 percent slopes, 27.4% Sharpsburg-Urban land complex, 5 to 9 percent slopes, 1.4% Udarents -Urban land-Sampsel complex, 2 to 5 percent slopes

Slopes (describe current slopes and note any changes due to grading or fill activities): Existing site slopes are between 0-5%

Drainage Patterns (describe current drainage patterns and note any changes due to grading or fill activities): Existing conditions drain towards the West to an existing area inlet and ultimately to the existing storm system along NW Commerce Dr. The proposed conditions drain to a detention basin at the SW corner of the site and ultimately to the existing storm system along NW Commerce Dr.

Vegetation: Removal of existing trees on southern half of project site.

1.5 Construction Site Estimates

The following are estimates of the construction site.

Total project area:	13.03 acres
Construction site area to be disturbed :	13.10 acres
Percentage impervious area before construction:	0%
Runoff coefficient before construction:	0.40

Percentage impervious area after construction:	72.1%
Description of unique features that are to be preserved: N/A	
Runoff coefficient after construction	0.51

1.6 Receiving Waters

Description of receiving waters: Little Cedar Creek-Little Blue River

Description of storm sewer systems: N/A

Description of impaired waters or waters subject to TMDLs: N/A

Other:

1.7 Site Features and Sensitive Areas to be Protected

N/A

Describe measures to protect these features: N/A

1.8 Potential Sources of Pollution

Potential sources of sediment to stormwater runoff:

Erosion on site during construction, loose bedding material

Potential pollutants and sources, other than sediment, to stormwater runoff:

Trade Name Material	Stormwater Pollutants	Location
Gasoline	Chemical pollutant	Construction vehicles/machinery
Garbage/waste	Solid pollutant	Construction crew members
Paint	Chemical pollutant	Construction materials

1.9 Endangered Species Certification

Are endangered or threatened species and critical habitats on or near the project area?

Yes No

Describe how this determination was made:

An environmental review through IPaC was conducted and it was determined that the project would pose no threat to any endangered species or critical habitats.

If yes, describe the species and/or critical habitat:

N/A

If yes, describe or refer to documentation that determines the likelihood of an impact on identified species and/or habitat and the steps taken to address that impact. (Note, if species are on or near your project site, EPA strongly recommends that the site operator work closely with the appropriate field office of the U.S. Fish and Wildlife Service or National Marine Fisheries Service. For concerns related to state or tribal listing of species, please contact a state or tribal official.)

N/A

1.10 Historic Preservation

Are there any historic sites on or near the construction site?

Yes No

Describe how this determination was made:

A review of the National Register of Historic Places was conducted and it was determined that no historic sites exist on or near the proposed construction site.

If yes, describe or refer to documentation that determines the likelihood of an impact on this historic site and the steps taken to address that impact.

N/A

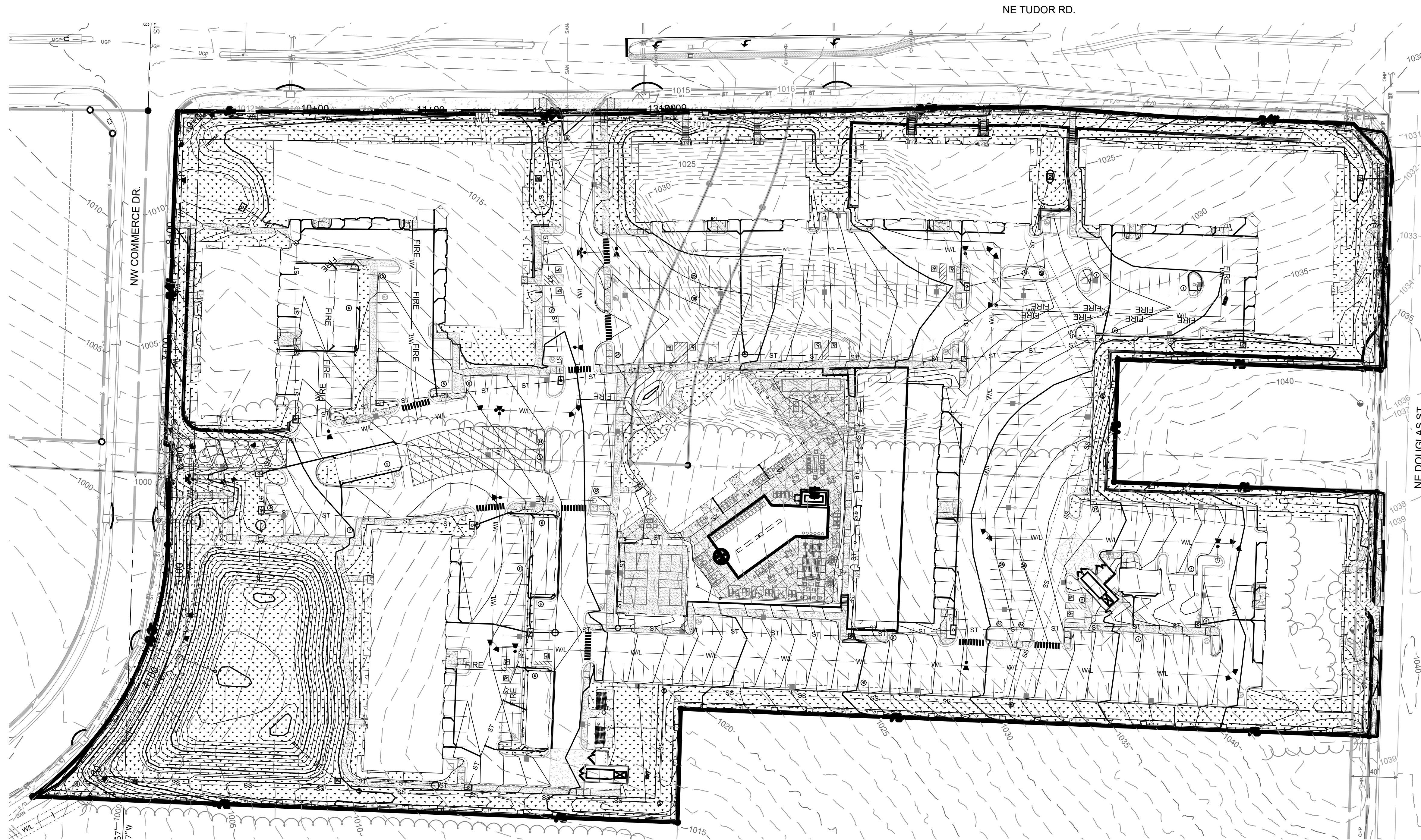
1.11 *Applicable Federal, Tribal, State or Local Programs*

N/A

1.12 *Maps*

Include the site maps with the SWPPP.

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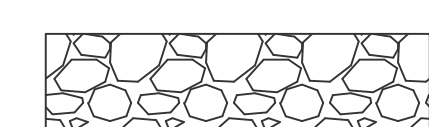
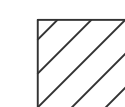


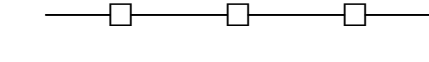

EROSION CONTROL NOTES



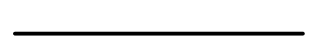

- Erosion control plan modifications shall be required if the plan fails to substantially control erosion and offsite sedimentation.
- The retention of access controls and sediment controls shall be required for areas where seed has not established 70% cover.
- The contractor shall temporarily seed and mulch all disturbed areas if soil disturbing activities cease and will not resume for more than 14 days. Stabilization activities must also be completed within 14 days.
- Install "J" Hooks on silt fence every 100 LF
- Any location that is being accessed by vehicles needs to have a construction entrance.
- Contractor must keep a broom on site in order to clean up mud tracked on to the streets immediately.
- Any contractor parking that is in a disturbed area must be rocked to prevent tracking of mud.

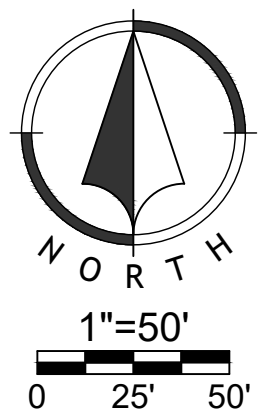
WRITTEN SEQUENCING

- Implement Pre-Clearing Plan:**
All temporary structural BMP's shown on the pre-clearing plan must be in place before the general clearing operations. Clearing necessary to place temporary structural BMP's is the minimum required for installation. Coordinate clearing necessary to place temporary structural BMP's with local weather forecast so that clearing and placement may be completed within a forecast dry period. Stabilize all erosion control measures after installation. Temporary Barrier Fence shall be in Place, around areas not to be disturbed, prior to any construction activities. This area includes Stream Corridor.
- Clear and Stabilize Work Areas:**
Grade contractor areas and place all-weather surface on contractor areas.
- Clearing and Grubbing:**
After Phase I BMP's are installed, contractor may clear, grub, and demo required areas as necessary.

EROSION CONTROL LEGEND

-  Temporary Construction Entrance, per detail sheet C13
-  Staging Area
-  Concrete Washout, per ESC-01 Standard Drawing per APWA 2016
-  Limits of Disturbance
-  Perimeter Silt Fence
-  Inlet Protection

- LEGEND**
-  Existing Major Contour
 -  Existing Minor Contour
 -  Proposed Major Contour
 -  Proposed Minor Contour



	PROJECT STAGE	PLAN REFERENCE NUMBER	BMP DESCRIPTION	REMOVE AFTER PHASE	NOTES
Phase I	A - Prior to Construction	1	Construction Entrance	II	Install Construction Entrance
		2	Staging Area	II	Install Staging Area
		3	Perimeter Silt Fence	III	Install Silt Fence
		4	Concrete Washout	II	Install Concrete Washout as Shown on Plans Prior to Pouring Any Concrete
Phase II	B - During Land Disturbance & Storm Infrastructure Installation	5	Inlet Protection	III	Install Filter Bags to trap sediment and debris during construction
Phase III	C - Final Stabilization	6	Establish Perennial Vegetation	N/A	Redistribute Topsoil and Seed and Mulch all Disturbed Area. Stabilization Complete when 100% of Disturbed Area is Established with Perennial Vegetation with a Density of 70%

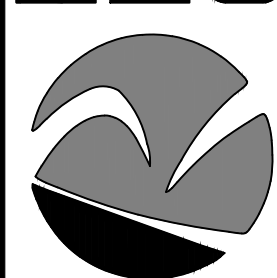
Final Development Plans
24-0166

EVREN APARTMENTS
Lee's Summit, Jackson County, Missouri

Erosion Control Plan III

1	08/16/2024	FDP Submittal
NO.	DATE	REVISION

DRAWN BY	CHECKED BY
TUA	CMP



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 Kansas City, Missouri 64108
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Sheet

C50

SECTION 2: EROSION AND SEDIMENT CONTROL BMPS

2.1 *Minimize Disturbed Area and Protect Natural Features and Soil*

N/A

2.2 *Phase Construction Activity*

- Phase I
 - Prior to construction
 - November 1-December 1
 - Install construction entrance, install staging area, install silt fence, install concrete washout
- Phase II
 - During land disturbance
 - December 1-September 1
 - Install filter bags
- Phase III
 - Final stabilization
 - September 1-November 1
 - Redistribute topsoil and seed and mulch all disturbed area. Stabilization complete when 100% of disturbed area is established with perennial vegetation with a density of 70%

2.3 Control Stormwater Flowing onto and through the Project

BMP Description:

<i>Installation Schedule:</i>	
<i>Maintenance and Inspection:</i>	
<i>Responsible Staff:</i>	

BMP Description:

<i>Installation Schedule:</i>	
<i>Maintenance and Inspection:</i>	
<i>Responsible Staff:</i>	

2.4 Stabilize Soils

<i>BMP Description: Establish perennial vegetation</i>	
<input type="checkbox"/> <i>Permanent</i> <input type="checkbox"/> <i>Temporary</i>	
<i>Installation Schedule:</i>	Establish perennial vegetation during phase III
<i>Maintenance and Inspection:</i>	Thoroughly water seeded areas daily to keep seeds moist until germination. Perform maintenance throughout the 90-day maintenance period
<i>Responsible Staff:</i>	

2.5 Protect Slopes

<i>BMP Description:</i>	
<i>Installation Schedule:</i>	
<i>Maintenance and Inspection:</i>	
<i>Responsible Staff:</i>	
<i>BMP Description:</i>	
<i>Installation Schedule:</i>	
<i>Maintenance and Inspection:</i>	
<i>Responsible Staff:</i>	

2.6 Protect Storm Drain Inlets

BMP Description: Filter bags	
Installation Schedule:	Phase II
Maintenance and Inspection:	To be removed after phase III
Responsible Staff:	
BMP Description:	
Installation Schedule:	
Maintenance and Inspection:	
Responsible Staff:	

2.7 Establish Perimeter Controls and Sediment Barriers

BMP Description: Perimeter Silt Fence	
Installation Schedule:	Phase I prior to construction
Maintenance and Inspection:	To be removed after phase III
Responsible Staff:	
BMP Description:	

2.8 Retain Sediment On-Site

<i>BMP Description:</i>	
<i>Installation Schedule:</i>	
<i>Maintenance and Inspection:</i>	
<i>Responsible Staff:</i>	
<i>BMP Description:</i>	
<i>Installation Schedule:</i>	
<i>Maintenance and Inspection:</i>	
<i>Responsible Staff:</i>	

2.9 Establish Stabilized Construction Exits

BMP Description: Construction Entrance

<i>Installation Schedule:</i>	Phase I prior to construction
<i>Maintenance and Inspection:</i>	To be removed after phase II
<i>Responsible Staff:</i>	
<i>BMP Description:</i>	
<i>Installation Schedule:</i>	
<i>Maintenance and Inspection:</i>	
<i>Responsible Staff:</i>	

2.10 Additional BMPs

<i>BMP Description:</i>	
<i>Installation Schedule:</i>	
<i>Maintenance and Inspection:</i>	
<i>Responsible Staff:</i>	

<i>BMP Description:</i>	
<i>Installation Schedule:</i>	
<i>Maintenance and Inspection:</i>	
<i>Responsible Staff:</i>	

SECTION 3: GOOD HOUSEKEEPING BMPS

3.1 Material Handling and Waste Management

BMP Description: Proper Material Storage	
Installation Schedule:	Phases I-III
Maintenance and Inspection:	N/A
Responsible Staff:	
BMP Description:	
Installation Schedule:	
Maintenance and Inspection:	
Responsible Staff:	

3.2 Establish Proper Building Material Staging Areas

BMP Description: Staging Area	
Installation Schedule:	Phase I prior to construction
Maintenance and Inspection:	To be removed after phase II
Responsible Staff:	

BMP Description:	
Installation Schedule:	
Maintenance and Inspection:	
Responsible Staff:	

3.3 Designate Washout Areas

BMP Description: Concrete Washout	
Installation Schedule:	Phase I prior to construction
Maintenance and Inspection:	To be removed after phase II
Responsible Staff:	

BMP Description:	
Installation Schedule:	
Maintenance and Inspection:	
Responsible Staff:	

3.4 Establish Proper Equipment/Vehicle Fueling and Maintenance Practices

<i>BMP Description:</i>	
<i>Installation Schedule:</i>	
<i>Maintenance and Inspection:</i>	
<i>Responsible Staff:</i>	
<i>BMP Description:</i>	
<i>Installation Schedule:</i>	
<i>Maintenance and Inspection:</i>	
<i>Responsible Staff:</i>	

3.5 Control Equipment/Vehicle Washing

<i>BMP Description:</i>	
<i>Installation Schedule:</i>	
<i>Maintenance and Inspection:</i>	
<i>BMP Description:</i>	
<i>Installation Schedule:</i>	
<i>Maintenance and Inspection:</i>	
<i>Responsible Staff:</i>	

3.6 Spill Prevention and Control Plan

Materials will be stored in original, undamaged containers. Solid wastes will be disposed of properly, avoiding contact with the ground reducing possibility for exposure to stormwater. Disposal of concrete will occur at washout sites and be contained to the washout containers.

3.7 Any Additional BMPs

<i>BMP Description:</i>	
<i>Installation Schedule:</i>	
<i>Maintenance and Inspection:</i>	
<i>Responsible Staff:</i>	

3.8 Allowable Non-Stormwater Discharge Management

List allowable non-stormwater discharges and the measures used to eliminate or reduce them and to prevent them from becoming contaminated:

<i>BMP Description:</i>	
<i>Installation Schedule:</i>	
<i>Maintenance and Inspection:</i>	
<i>Responsible Staff:</i>	

SECTION 4: SELECTING POST-CONSTRUCTION BMPs

<i>BMP Description:</i> Detention Pond	
<i>Installation Schedule:</i>	Phase II during land disturbance
<i>Maintenance and Inspection:</i>	
<i>Responsible Staff:</i>	
<i>BMP Description:</i>	
<i>Installation Schedule:</i>	
<i>Maintenance and Inspection:</i>	
<i>Responsible Staff:</i>	

SECTION 5: INSPECTIONS

5.1 Inspections

1. *Inspection Personnel:* Identify the person(s) who will be responsible for conducting inspections and describe their qualifications:

2. *Inspection Schedule and Procedures:*

Describe the inspection schedules and procedures you have developed for your site (include frequency of inspections for each BMP or group of BMPs, indicate when you will inspect, e.g., before/during/and after rain events, spot inspections):

Describe the general procedures for correcting problems when they are identified. Include responsible staff and time frames for making corrections:

Attach a copy of the inspection report you will use for your site.

5.2 Delegation of Authority

Duly Authorized Representative(s) or Position(s):

Insert Company or Organization Name:

Insert Name:

Insert Position:

Insert Address:

Insert City, State, Zip Code:

Insert Telephone Number:

Insert Fax/Email:

Attach a copy of the signed delegation of authority form in Appendix K.

5.3 Corrective Action Log

Corrective Action Log:

SECTION 6: RECORDKEEPING AND TRAINING

6.1 *Recordkeeping*

Records will be retained for a minimum period of at least 3 years after the permit is terminated.

Date(s) when major grading activities occur:

Date(s) when construction activities temporarily or permanently cease on a portion of the site:

Date(s) when an area is either temporarily or permanently stabilized:

6.2 *Log of Changes to the SWPPP*

Instructions:

- Create a log here, or as an attachment, of changes and updates to the SWPPP. You should include additions of new BMPs, replacement of failed BMPs, significant changes in the activities or their timing on the project, changes in personnel, changes in inspection and maintenance procedures, updates to site maps, and so on.

Log of changes and updates to the SWPPP

[INSERT LOG HERE](#) or [REFERENCE ATTACHMENT](#)

6.3 Training

Individual(s) Responsible for Training:

Describe Training Conducted:

- General stormwater and BMP awareness training for staff and subcontractors:
- Detailed training for staff and subcontractors with specific stormwater responsibilities:

SECTION 7: FINAL STABILIZATION

<i>BMP Description:</i>	
<i>Installation Schedule:</i>	
<i>Maintenance and Inspection:</i>	
<i>Responsible Staff:</i>	

<i>BMP Description:</i>	
<i>Installation Schedule:</i>	
<i>Maintenance and Inspection:</i>	
<i>Responsible Staff:</i>	

SECTION 8: CERTIFICATION AND NOTIFICATION

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, 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: _____

SWPPP APPENDICES

Attach the following documentation to the SWPPP:

Appendix A – General Location Map

Appendix B – Site Maps

Appendix C – Construction General Permit

Appendix D – NOI and Acknowledgement Letter from EPA/State

Appendix E – Inspection Reports

Appendix F – Corrective Action Log (or in Part 5.3)

Appendix G – SWPPP Amendment Log (or in Part 6.2)

Appendix H – Subcontractor Certifications/Agreements

Appendix I – Grading and Stabilization Activities Log (or in Part 6.1)

Appendix J – Training Log

Appendix K – Delegation of Authority

Appendix L – Additional Information (i.e., Endangered Species and Historic Preservation Documentation)

Appendix H – *Sample* Subcontractor Certifications/Agreements

SUBCONTRACTOR CERTIFICATION STORMWATER POLLUTION PREVENTION PLAN

Project Number: _____

Project Title: _____

Operator(s): _____

As a 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 at the office trailer.

Each subcontractor engaged in activities at the construction site that could impact stormwater must 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 BMPs and practices described in the SWPPP.

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

Company: _____

Address: _____

Telephone Number: _____

Type of construction service to be provided: _____

Signature: _____

Title: _____

Date: _____

Appendix I – *Sample* Grading and Stabilization Activities Log

Project Name:
SWPPP Contact:

Date Grading Activity Initiated	Description of Grading Activity	Date Grading Activity Ceased (Indicate Temporary or Permanent)	Date When Stabilization Measures are Initiated	Description of Stabilization Measure and Location

Appendix J – *Sample* SWPPP Training Log

Stormwater Pollution Prevention Training Log

Project Name: _____

Project Location: _____

Instructor’s Name(s): _____

Instructor’s Title(s): _____

Course Location: _____ Date: _____

Course Length (hours): _____

Stormwater Training Topic: *(check as appropriate)*

- Erosion Control BMPs Emergency Procedures
 Sediment Control BMPs Good Housekeeping BMPs
 Non-Stormwater BMPs

Specific Training Objective: _____

Attendee Roster: *(attach additional pages as necessary)*

No.	Name of Attendee	Company
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

Appendix K – *Sample* Delegation of Authority Form

Delegation of Authority

I, _____ (name), hereby designate the person or specifically described position below to be a duly authorized representative for the purpose of overseeing compliance with environmental requirements, including the Construction General Permit, at the _____ construction site. The designee is authorized to sign any reports, stormwater pollution prevention plans and all other documents required by the permit.

(name of person or position)
(company)
(address)
(city, state, zip)
(phone)

By signing this authorization, I confirm that I meet the requirements to make such a designation as set forth in _____ (Reference State Permit), and that the designee above meets the definition of a “duly authorized representative” as set forth in _____ (Reference State Permit).

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, 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: _____

Company: _____

Title: _____

Signature: _____

Date: _____