Expedited Settlement Offer Worksheet Findings and Alleged Violations Consult instructions regarding eligibility criteria and procedures prior to use version: December 2019 These Findings, Alleged Violations and Penalties are issued by EPA under the authority vested in the Administrator of the EPA by Section 309(g) of the Clean Water Act.



LEGAL NAME AND MAILING ADDRESS OF OPERATOR		Telephone Nun	nber		NPDES Permit Number				
Mr. Aaron Schmidt, Vice President		816-459-4285		KSR111937					
Hunt Midwest Real Estate Development, Inc.									
8300 NE Underground Drive Kansas City, MO 64161		Inspector Name:		Carter Tharp					
Kalisas City, MO 64161		Inspector Agence Entrance Intervie		icted:	T	Yes			
		Exit Interview Co				Yes			
LOCATION AND ADDRESS OF SITE		Exit Interview give		Aaron Schmi	dt				
Fairways at City Center Villas		Exit Interview tin		10:00	I	Date:	07/09/201		
87th Street Parkway and Renner Blvd.				•					
Lenexa, KS 66219									
FACILITY DESCRIPTION / CONTACT NAMES									
FACILITY DESCRIPTION / CONTACT NAMES	Name of Site Contact (ESO Worksheet recipient):	Aaron Schmidt							
	Name of Authorized Official (40 CFR 122.22): Inspection Date:	06/20/2019							
	Start Construction Date:								
	Estimated Completion Construction Date:								
	If Unpermitted, Number of Months Unpermitted:								
	Name of Receiving Water Body (Indicate whether 303(d) listed):								
	Acres Disturbed Acres for Whole Common Plan:								
Has Operator Requested Rainfall Erosivity or TMDL Waiver per 44 CF	r 122.20(0)(15) /			No	<u> </u>	l			
				No. of					
				Deficien-	l	Penalty			
PERMIT COVERAGE Operator discharged stormwater without a permit on one or more days	Findings	CGP Citation CWA 301	RCA*	cies	х	Amount	Total \$(
during months (# of months with an unauthorized discharge equals		CWA 301			^	\$600.00	ŞU		
number of violations)									
USE OF CATIONIC TREATMENT CHEMICALS (WHERE APPLICABLE)									
Proper notice was not provided for use of cationic treatment chemicals		1.1.9				\$300.00	\$0		
prior to submittal of the NOI. NOTE that this applies only to the falure to		1.1.9				\$500.00	ŞC		
provide notice in the absence of a discharge to a storm drain or water.									
POST NOTICE OF PERMIT COVERAGE A Sign/notice not posted as required. (If no sign/notice posted, leave		1 5				6300 CC			
element B blank.)		1.5			L	\$300.00	\$0		
B Sign/Notice was missing one or more elements required by the Permit.		1.5.a-d		1	Х	\$60.00	\$(
(Count each omission under B as one violation.)					L				
SWPPP REVIEW		7.1			-	¢C 000 C2	1		
No SWPPP prepared at time of inspection. (If no SWPPP, leave elements 8 - 21 blank)		7.1			l	\$6,000.00	\$0		
SWPPP prepared after construction start (# of months = # of violations		7.1		İ	Х	\$1,000.00	\$(
with a maximum penalty of \$6,000). NOTE that elements 9 - 21 only					L				
apply to the months when the operator had a SWPPP. The maximum penalty for all SWPPP violations is \$6,000.					l				
A SWPPP does not list all operators for the project site and the areas of the		7.2.1				\$600.00	\$0		
site over which each operator has control.						÷000.00			
B SWPPP does not identify stormwater team and respective responsibilities.	SW/RR did not enceifiv staff reeneneitie for starswitter DMD - Dust 7	7.2.2		1		\$300.00	\$300		
SWPPP does not include:	SWPPP did not specifiy staff responsible for stormwater BMPs. Part 7								
A Description of the nature of construction activities.		7.2.3.a				\$120.00	\$0		
B The size of the property; the total area expected to be disturbed by the		7.2.3.a 7.2.3 b, c, e		1	-	\$120.00	\$(
construction activities; the maximum area expected to be disturbed at any					l	÷120.00	اب		
one time including onsite and offsite construction support activity areas.					L				
C A description of any onsite/offsite construction support activities		7224		<u> </u>		\$600.00	~		
C A description of any onsite/offsite construction support activities. D A description and projected schedule for each portion of the site that		7.2.3.d 7.2.3.f		 	х	\$300.00	\$I \$I		
includes all elements/dates required by the Permit. (Count each omitted					1	÷200.00	ŗ		
category as one violation.)					L				
				1					
					L				
					L				
E A list and description of all pollutant-generating activities.		7.2.3.g				\$300.00	Şi		
F Public Emergencies: Required information for public emergency		7.2.3.i & 1.4				\$300.00	\$0		
situations. NOTE that operator has 30 days to complete SWPPP after commencing construction.				1					
, , , , , , , , , , , , , , , , , , ,					L				
Site Map									
A Site map not included in SWPPP.		7.2.4		├ ──	~	\$600.00	\$		
B Site map does not include all elements required by the Permit. (Count each omission as one violation up to \$600.)		7.2.4.a-j			х	\$60.00	οç		
					l				
					L				
					l				
SWPPP does not:									

A Identify all authorized non-storm water discharges that will or may occur.		7.2.5		Γ	\$600.00	\$0
B Describe the specific controls to be implemented to meet the effluent		7.2.6., 2.2	1		\$300.00	\$300
limits for erosion and sediment controls. (Count one violation for each missing control measure up to a maximum of \$900.)	Did not specifiy controls for dust suppression. Part 7.2.3 (11)					
For each specific erosion and sediment control identified in the SWPPP, include all information required by the Permit. (Count 1 violation for each include the terms of the second se		7.2.6	4	х	\$100.00	\$400
control with incomplete information.)	SWPPP did not detail specs for sediment basin including 1) design					
	calcualtions, 2) outlet structure design, 3) information on clean out, 4) details on emergency spillway. Part 7.2.7					
C Describe the specific controls to be implemented to meet the effluent limits for pollution prevention. (Count one violation for each missing		7.2.6, 2.3		x	\$300.00	\$0
control measure up to a maximum of \$900.) For each specific pollution prevention control measure identified in the		7.2.6		x	\$100.00	\$0
SWPPP, include all information required by the Permit. (Count each control with incomplete information as 1 violation.)					<i>\$</i> 100.00	Ŷ
D Describe the specific controls to be implemented to meet the effluent limits for construction dewatering.		7.2.6, 2.4		х	\$300.00	\$0
For each specific dewatering control measure identified in the SWPPP, include all information required by the Permit. (Count each control with		7.2.6				
incomplete information as 1 violation.) E Document for sites affected by unforeseen circumstances that delay		7.2.6.b.vi (d);			\$300.00	\$C
initiation and/or completion of Vegetative Stabilization: the circumstances and the schedule for initiating and completing stabilization.		2.2.14			\$300.00	Ŷ
A SWPPP does not describe the procedures for Inspection, Maintenance and Corrective Action.		7.2.7; 2.1.4; 4;			\$600.00	\$0
B Description of Inspection, Maintenance and Corrective Action procedures does not include all information required by the Permit. (Count each		5 7.2.7.a-d		х	\$120.00	\$0
applicable omission as one violation.)		720.0			Anna (-	
SWPPP does not include documentation that required personnel were, or will be, trained in accordance with Permit requirements.		7.2.8; 6			\$300.00	\$C
Threatened and Endangered Species Act documentation is not included in SWPPP.		7.2.9.a			\$600.00	\$C
Historic Properties documentation is not included in SWPPP. SWPPP does not document contacts, where applicable, with UIC		7.2.9.b 7.2.9.c			\$600.00 \$600.00	\$0 \$0
regulatory authority regarding compliance with SDWA UIC Requirements for Certain Subsurface Stormwater Controls.		121510			<i>Q</i> 000.00	Ŷ
SWPPP not signed/dated/certified.		7.2.10		v	\$600.00	\$0
Copy of NOI and relevant correspondence, acknowledgement letter received from NeT, or Permit (can be electronic) not included as part of CM/DDP (Courte the periodic as an excitation)		7.2.11 a- c		х	\$300.00	\$C
SWPPP. (Count each omission as one violation.) Copy of SWPPP is not retained on site or otherwise easily accessible.		7.3	1		\$600.00	\$600
A SWPPP (including site map) has not been updated/modified as required	Copy of the SWPPP and NOI not on site. Part 5	7.4.1		х	\$60.00	\$0
by the Permit. (Count each omission as one violation.) B SWPPP modifications do not meet record keeping, approval or notification		7.4.2; 7.4.3;		X	\$60.00	\$0
requirements. (Count each omission as 1 violation.)		7.4.4		Â	Ş00.00	γc
A Number of Inspections required if performed every 7 days:						
B Number of Inspections required if performed every 14 days: C If known, and if applicable, number of days of rainfall of > 0.25" :						
D Number of inspections required under a reduced frequency E TOTAL number of required inspections						
F TOTAL number of inspections conducted/documented						
A All required inspections were not conducted and timely documented. (If NO inspections were conducted and documented, then leave					True or False	
elements 24-28 blank) B Inspections not performed and timely documented. (Count each failure to		4.2 - 4.4; 4.7.1		х	\$300.00	\$0
inspect and document as one violation.) Inspections not conducted by qualified personnel. (Count each inspection		4.1		х	\$60.00	\$0
conducted without qualified personnel as one violation.) Areas to be inspected: Failed to inspect all required areas as identified in	Area along Mill Creek Road, and area behind townhomes and adjacent golf	4.5; 4.6.1	2	x	\$60.00	\$120
the Permit. (Count each omission as one violation.) Site inspection report does not include all information required by the	course not in inspection reports. Part 7.2.10 Inspection reports did not contain summary of inspection findings pursuant to		1	х	\$60.00	\$60
Permit. (Count each omission as one violation.)	observations. Part 7.2.10.					
A Inspection reports not properly signed/certified. (Count each failure to sign/certify as one violation.)		4.7.2		х	\$60.00	\$0
B Copies of inspection reports have not been retained onsite or at easily accessible location.	Inspection reports not onsite, and no location specified in NOI. Part 7.2.10	4.7.3; 4.7.4	1		\$600.00	\$600
BEST MANAGEMENT PRACTICES General Maintenance Requirements:						
A Failure to ensure that all stormwater controls are maintained and remain in effective operating condition (i.e., all routine maintenance and corrective		2.1.4; 2.2; 5.2	13	х	\$300.00	\$3,900
actions are-performed within the timeframes required by the Permit). (Count each failure to timely maintain each control as one violation.)						
	Silt fence was damaged in several locations (photos 56, 59, 62) and nearly at a capacity in another (photo 63). Inlet rock socks were full of sediment and					
	in need of maintenance (photos 52, 53, 60, 61, 68, 69, 71, 72, 73) . Part 11.1			1		
B Failure to complete a Corrective Action report when required in accordance with Permit requirements. (Count each missing/deficient		5.4.1, 5.4.2, 5.4.4		х	\$300.00	\$0
report as 1 violation.) C Corrective Action Reports not properly signed. (Count each failure to sign		5.4.3		х	\$60.00	\$0
as one violation.) Control measures are not properly selected, installed or maintained:				Ĺ	÷30.00	Ş
Failure to provide a 50-ft undistrubed natural buffer or equivalent erosion		2.2.1		X	6600.00	
and sediment control when a water of the US is located within 50 feet of the site's earth disturbances. (Count each failure as one violation.)		2.2.1		Î	\$600.00	\$C
Failure to direct stormwater to vegetated areas to maximize infiltration and filtrating (unless infestible). (Court corp failure or one violation.)		2.2.2		х	\$600.00	\$0
filtering (unless infeasible). (Count each failure as one violation.)				1		

			_			
Failure to install sediment controls along all perimeter areas of the site that will receive pollutant discharges (or, for linear construction sites where such controls are infeasible, to implement other appropriate practices). (Count each failure as one violation.)						
A If Common Drainage is 10+ acres		2.2.3		х	\$1,200.00	\$0
B If Common Drainage is less than 10 acres		2.2.3		X	\$600.00	\$0
Failure to minimize sediment trackout in accordance with Permit requirements. (Count each failure as one violation.)	Sediment trackout observed in the street (photo 54). Part 7.2.3 (12)	2.2.4.a-c	1	х	\$600.00	\$600
Failure to properly manage stockpiles or land clearing debris piles composed of sediment and/or soil. (Count each failure as one violation.)	M · / · · · · · · · · · · · · · · · · ·	2.2.5.a-d		х	\$600.00	\$0
Failure to minimize dust through appropriate application of water or other dust suppression techniques. (Count each failure as one violation.)		2.2.6		х	\$600.00	\$0
Failure to minimize disturbances of "steep slopes". (Count each failure as one violation.)		2.2.7		х	\$600.00	\$0
Failure to preserve native topsoil (unless infeasible). (Count each failure as one violation.)		2.2.8		х	\$600.00	\$0
Failure to minimize soil compaction in areas where final vegetative stabilization will occur or where infiltration practices will be installed. (Count each failure as one violation.)		2.2.9		х	\$600.00	\$0
Failure to protect storm drain inlets by installing inlet protection measures that remove sediment from discharges prior to entry into a storm drain inlet. (Count each failure as one violation.)		2.2.10.a		х	\$600.00	\$0
Failure to use erosion controls and velocity dissipation devices within and along the length of any stormwater conveyance channel and at any outlet to slow down runoff to minimize erosion. (Count each failure as one violation.)		2.2.11		х	\$600.00	\$0
Failure to properly design or locate sediment basin or similar impoundment in accordance with Permit requirements. (Count each failure as one violation.)		2.2.12.а-е		х	\$1,200.00	\$0
Failure to comply with Permit requirements for use of treatment chemicals (Count each failure as one violation.)		2.2.13.a-f		х	\$200.00	\$0
Failure to initiate and complete stabilization measures within the deadlines requiried by the Permit. (Count each failure as one violation.)	Area along Mill Creek Road had been cleared but not stabilized (photo 61). Area behind townhomes and adjacent golf course had not been stabilized. Part 7.2.5	2.2.14.a	2	x	\$600.00	\$1,200
Final Stabilization Criteria not achieved as required.		2.2.14.b			\$1,200.00	\$0
Other needed control measures not properly selected or installed. (Each omission is 1 violation.)		2.1		x	\$600.00	\$0
Pollution Prevention Requirements						+-
Failure to provide effective controls for equipment and vehicle fueling and maintenance activities. (Count each failure as one violation.)		2.3.1.a-f		х	\$600.00	\$0
Failure to effectively minimize the discharge of pollutants from equipment and vehicle washing. (Count each failure as one violation.) NOTE that discharges of soaps, solvents or detergents to a storm drain or receiving water are not eligible for an ESA.		1.2.2; 2.3.2.a-c		х	\$600.00	\$0
Failure to implement appropriate controls to prevent/minimize the discharge of pollutants from any of the following: building materials/products; landscaping chemicals and materials; perfoleum products and other chemicals; hazardous and toxic waste; construction and domestic wastes; and/or sanitary wastes. (Count each failure as one violation.) NOTE that any nonallowable, non-stormwater discharges to a storm drain or receiving water are not eligible for an ESA.	Portable toilet was placed on top of stormwater inlet (photo 53) and another one was not tethered to the ground (photo 54) Part 7.2.9	2.3.3.a-f	2	x	\$600.00	\$1,200
Failure to provide effective controls for concrete washout. NOTE that nonallowable, non-stormwater discharges to a storm drain or water are not eligible for an ESA.		2.3.4.a-c			\$1,000.00	
Failure to provide effective controls for washing applicators/containers for stucco, paint, form release oils, curing compounds or other materials. (Count each failure as one violation.) NOTE that nonallowable, non- stormwater discharges to a storm drain or receiving water are not eligible for an ESA.		2.3.4.a-c		x	\$600.00	\$0
Failure to comply with requirements for application of fertilizers.		2.3.5.a-f			\$600.00	\$0
Failure to comply with Permit requirements for construction dewatering in order to minimize the discharge of pollutants. (Count each failure as 1 violation.) Use of waters of the US as part of the treatment area is not eligible for an ESA.		2.4		х	\$600.00	\$0
SMALL BUSINESS EVALUATION						
Is the Owner/Operator a Small Business?					Yes or No	
A small business is defined by EPA's Small Business Compliance Policy as: "a person, corporation, partnership, or other entity that employs 100 or fewer individuals (across all facilities and operations owned by the small business)." The number of employees should be considered as full-time equivalents on an annual basis, including contract employees (see 40 CFR 372.3). A full time employee unit is 2000 hours worked per year.						
ADJUSTMENT FOR A REPEAT VIOLATOR:	Total Expedited Settlement:				\$9,280	
Repeat Violator: To adjust the settlement amount for Repeat Violators,	Adjustment for Repeat Violator:			х	\$9,280.00	\$0
multiple the Total Expedited Settlement Amount by the appropriate Escalation Factor. To do that, enter either 0.25 or 0.5 into Column G, as						

Escalation Factor. To do that, enter either 0.25 or 0.5 into Column G, as appropriate. If this is not a Repeat Violator, leave this row blank.

× 33,200.00 \$0

\$9,280

*RCA: Requires Corrective Action