

Hook Farms 1st Plat
MOGSE0078, Jackson County



Missouri Department of dnr.mo.gov

NATURAL RESOURCES

Michael L. Parson, Governor

Carol S. Comer, Director

August 14, 2020

Hunt Midwest
8300 NE Underground Drive
Kansas City, MO 64161

Dear Hunt Midwest:

Pursuant to the Missouri Clean Water Law, we have issued and are enclosing a General Permit for Sewer Extension Construction to Hook Farms 1st Plat. Please review the requirements of your permit.

If you were adversely affected by this decision, you may be entitled to an appeal before the Administrative Hearing Commission (AHC) pursuant to 10 CSR 20-1.020 and Sections 644.051.6 and 621.250, RSMo. To appeal, you must file a petition with the Administrative Hearing Commission within 30 days after the date this decision was mailed or the date it was delivered, whichever date was earlier. If any such petition is sent by registered mail or certified mail, it will be deemed filed on the date it is mailed; if it is sent by any method other than registered mail or certified mail, it will be deemed filed on the date it is received by the Administrative Hearing Commission. Contact information for the AHC is as follows: Administrative Hearing Commission, United States Post Office Building, 131 West High Street, P.O. Box 1557, Jefferson City, MO 65102, Phone: 573-751-2422, Fax: 573-751-5018, Website: www.oa.mo.gov/ahc.

Nothing in this permit removes any obligations to comply with county or other local ordinances or restrictions.

If you have any questions concerning this permit, please do not hesitate to contact the Water Protection Program at P.O. Box 176, Jefferson City, MO 65102, 573-751-1300.

Sincerely,

WATER PROTECTION PROGRAM

Cindy LePage, P.E., Chief
Engineering Section

CL:ast

Enclosure

c: City of Lee's Summit
David Lilly, P.E., Little Blue Valley Sewer District
Julie Sellers, P.E., Olsson, Inc.

STATE OF MISSOURI
DEPARTMENT OF NATURAL RESOURCES
MISSOURI CLEAN WATER COMMISSION



GENERAL PERMIT for SEWER EXTENSION CONSTRUCTION

The Missouri Department of Natural Resources hereby issues a permit to:

Construction Permit ID: MOGSE0078
Title of Project: Hook Farms 1st Plat
Owner: Hunt Midwest
Address: 8300 NE Underground Drive
Kansas City, MO 64161

The project will also include general site work appropriate to the scope and purpose of the project and will include all the necessary appurtenances to make a complete and usable collection system. The construction of this project will be in the vicinity of the county below and discharge to Receiving Permit ID below:

County: Jackson Receiving Permit ID: MO0101087

for the construction of (described construction project):

Hook-Construction of approximately 2,952 lf of 8-inch PVC SDR-26, 1,228 lf of 12-inch PVC SDR-26, and 66 lf of 12-inch DIP gravity sewer lines with approximately 18 manholes to serve a 474 PE and a design average flow of 47,360 gpd.

Project is in the vicinity of NW Pryor Rd. and SW Hook Rd., in the city of Lees Summit, Jackson County and discharges to an existing system to be treated at LBVSD, Atherton WWTF, MO-0101087. David Lohe P.E., Supervisory Engineer, with City of Lees Summit provided an acceptance letter dated July 27, 2020.

Construction of such proposed facilities shall be in accordance with the provisions of the Missouri Clean Water Law, Chapter 644, RSMo, and regulation promulgated thereunder, or this permit may be revoked by the Department of Natural Resources (Department). As the Department does not examine structural features of design or the efficiency of mechanical equipment, the issuance of this permit does not include approval of these features.

This permit applies only to the construction of water pollution control components; it does not apply to other environmentally regulated areas.

August 14, 2020

Issue Date

Handwritten signature of Edward B. Galbraith in blue ink.

Edward B. Galbraith, Director
Division of Environmental Quality

August 13, 2022

Expiration Date

Handwritten signature of Chris Wieberg in black ink.

Chris Wieberg, Director
Water Protection Program

APPLICABILITY

1. This permit authorizes the construction of gravity sewer extensions, force mains, and lift stations. Storage basins, considered part of the collection system, are also included. Earthen basins are not included under this General Sewer Extension Construction permit.
2. A Sewer Extension Construction Permit may be required by the department due to compliance and enforcement actions.
3. This permit does not apply to:
 - A. Earthen storage basins;
 - B. Projects located within an Approved Sewer Program. These include the City of Blue Springs, City of Columbia, City of Kansas City, City of Jefferson City, City of Joplin, City of Lebanon, City of Springfield, City of St. Peters, Duckett Creek Sewer District, and Metropolitan St. Louis Sewer District;
 - C. Projects funded by the Department of Natural Resources;
 - D. Projects that substantially deviate from the Design Guides in 10 CSR 20-8; and
 - E. Exempt projects unless requested by the applicant or required by enforcement.

PREREQUISITES:

1. The General Sewer Extension Construction Permit application, appropriate fee, and a schedule for construction with the date on which construction will begin and anticipated completion date.
2. The engineering report, as required, plans and specifications each signed and sealed by a professional engineer registered in the State of Missouri. A Summary of Design is an acceptable substitute for the engineering report required by this permit prerequisite.
3. The Design Certification form signed and sealed by a professional engineer registered in the State of Missouri certifying the design of the system was done in accordance with 10 CSR 20-6 and 10 CSR 20-8.
4. A statement from the continuing authority was received accepting the wastewater for treatment.
5. A statement from the continuing authority was received accepting the responsibility for operation, maintenance, and modernization of these facilities

PERMIT CONDITIONS:

1. Contact the department's appropriate regional office 48 hours prior to starting construction. Contact information can be found at <http://dnr.mo.gov/regions/regions.htm>.
2. This permit authorizes the activities and scope of work detailed in the plans and specifications submitted with the request.
3. The construction must be in accordance with the design certification stating the plans and specifications comply with 10 CSR 20-6 and 10 CSR 20-8.

PERMIT CONDITIONS: (continued)

4. State and Federal Law does not permit bypassing of raw wastewater, therefore steps must be taken to ensure that raw wastewater does not discharge during construction. If a sanitary sewer overflow or bypass occurs, report the appropriate information to the department's regional office per 10 CSR 20-7.015(9)(E)2.
5. Protection of drinking water supplies shall be in accordance with 10 CSR 20-8.120(10). "There shall be no physical connections between a public or private potable water supply system and a sewer, or appurtenance thereto which would permit the passage of any wastewater or polluted water into the potable supply. No water pipe shall pass through or come in contact with any part of a sewer manhole."
 - A. Sewers in relation to water works structures shall meet the requirements of 10 CSR 23-3.010 with respect to minimum distances from public water supply wells or other water supply sources and structures.
 - B. Sewer mains shall be laid at least ten feet (10') horizontally from any existing or proposed water main. The distances shall be measured edge-to-edge. In cases where it is not practical to maintain a ten foot (10') separation, the department may allow a deviation on a case-by-case basis, if supported by data from the design engineer. Such a deviation may allow installation of the sewer closer to a water main, provided that the water main is in a separate trench or on an undisturbed earth shelf located on either side of the sewer and at an elevation so the bottom of the water main is at least 18 inches above the top of the sewer. If it is impossible to obtain proper horizontal and vertical separation as described above for sewers, the sewer must be constructed of slip-on or mechanical joint pipe or continuously encased and be pressure tested to 150 pounds per square inch to assure water tightness.
 - C. Manholes shall be located with the top access at or above grade level.
 - D. Manholes should be located at least ten feet (10') horizontally from any existing or proposed water main.
 - E. Sewers crossing water mains shall be laid to provide a minimum vertical distance of 18 inches between the outside of the water main and the outside of the sewer. This shall be the case where the water main is either above or below the sewer. The crossing shall be arranged so that the sewer joints will be equidistant and as far as possible from the water main joints. Where a water main crosses under a sewer, adequate structural support shall be provided for the sewer to maintain line and grade. When it is impossible to obtain proper vertical separation as stipulated above, one of the following methods must be specified:
 - 1) The sewer shall be designed and constructed equal to the water pipe and shall be pressure tested to assure water tightness prior to backfilling; or
 - 2) Either the water main or sewer line may be continuously encased or enclosed in a watertight carrier pipe which extends ten feet (10') on both sides of the crossing, measured perpendicular to the water main. The carrier pipe shall be of materials approved by the department for use in water main construction.

PERMIT CONDITIONS: (continued)

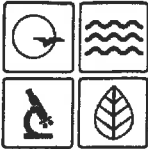
6. In addition to the requirements for a construction permit, 10 CSR 20-6.200 requires land disturbance activities of one acre or more to obtain a Missouri State Operating Permit to discharge stormwater. The permit requires Best Management Practices sufficient to control runoff and sedimentation to protect waters of the state. Land disturbance permits will only be obtained by means of the department's ePermitting system available online at www.dnr.mo.gov/env/wpp/epermit/help.htm.

See www.dnr.mo.gov/env/wpp/stormwater/sw-land-disturb-permits.htm for more information.

7. A United States (U.S.) Army Corps of Engineers (COE) permit (404) and a Water Quality Certification (401) issued by the department or permit waiver may be required for the activities described in this permit. This permit is not valid until these requirements are satisfied. If construction activity will disturb any land below the ordinary high water mark of Jurisdictional Waters of the U.S. then a 404/401 will be required. Since the COE makes determinations on what is jurisdictional, you must contact the COE to determine permitting requirements. You may call the department's Water Protection Program at (573) 751-1300 for more information.

See www.dnr.mo.gov/env/wpp/401/ for more information.

8. If this project eliminates a wastewater treatment facility, then a full closure plan shall be submitted to the department's appropriate regional office for review and approval of any permitted wastewater treatment system being replaced. In accordance with 10 CSR 20-6.010(12), the closure plan must meet the requirements outlined in Standard Conditions Part III, Section I, of the Missouri State Operating Permit. Closure shall not commence until the submitted closure plan is approved by the department. Form J – Request for Termination of a State Operating Permit, shall be submitted to the department's appropriate Regional Office for termination of any existing Missouri State Operating Permit, once closure is completed in accordance with the approved closure plan.
9. Submit a Statement of Work Completed Form to the department following completion of construction. Submit an electronic copy of the as built plans if the project was not constructed in accordance with previously submitted plans and specifications.



MISSOURI DEPARTMENT OF NATURAL RESOURCES **RECEIVED**
 WATER PROTECTION PROGRAM
APPLICATION FOR CONSTRUCTION PERMIT -
SEWER EXTENSION

AUG 05 2020

Water Protection Program

| FOR DEPARTMENT USE ONLY | |
|--------------------------|--------------------|
| APP NO. | CP NO. |
| FEE RECEIVED \$300.00 | CHECK NO. 17527 |
| DATE RECEIVED 8-5-20 | <i>SP</i> |

NOTE ► PLEASE READ THE ACCOMPANYING INSTRUCTIONS BEFORE COMPLETING THIS FORM

1.0 APPLICATION INFORMATION (Note – If any of the questions in this section are answered NO, this application may be considered incomplete and returned.)

1.1 Is this a Federal/State funded project? YES N/A Funding Agency: _____ Project #: _____

1.2 Has the Department of Natural Resources approved the proposed project's engineering report*?
 YES Date of Approval: _____ NO N/A

1.3 Is a copy of the appropriate plans* and specifications* included with this application? YES NO

1.4 Is a summary of design* included with this application? YES NO

1.5 Is the appropriate fee or JetPay confirmation included with this application? YES NO
 See Section 7.0

* Must be affixed with a Missouri registered professional engineer's seal, signature and date.

2.0 PROJECT INFORMATION

2.1 NAME OF PROJECT
Hook Farms First Plat

| ADDRESS | CITY | STATE | ZIP CODE | COUNTY |
|------------------------------|--------------|-------|----------|---------|
| NW Pryor Road & SW Hook Road | Lee's Summit | MO | 64082 | Jackson |

2.2 Legal Description: ¼, ¼, SE ¼, Sec. 23, T 47 N, R 32 W

2.3 Project Components (check all that apply):
 Gravity sewers Pumping stations Force mains Alternative sewer system Other (Describe below.)

2.4 PROJECT DESCRIPTION
 Installation of 2952.76 LF of 8" PVC SDR-26, 1227.74 LF of 12" PVC SDR-26, and 65.92 LF of 12" Class 52 DIP sanitary sewer pipe; 18 sanitary manholes; and one (1) connection to an existing sanitary manhole.

2.5 DESIGN INFORMATION

A. Population or number of lots to be served by this extension: 128 lots

B. Estimated flow to be contributed by this extension: Design Average Flow: 47360 gpd Design Peak Hourly Flow: 28896 gph

C. Industrial Wastes: Type: n/a Flow: n/a gpd

D. Receiving Sewer: Size: 36" inches Capacity: 21710 gpm


3.0 PROJECT OWNER

| NAME | TELEPHONE NUMBER WITH AREA CODE | EMAIL ADDRESS | |
|--|---------------------------------|--------------------------|----------|
| Hunt Midwest Real Estate Development, Inc. | (816) 459-4285 | aschmidt@huntmidwest.com | |
| ADDRESS | CITY | STATE | ZIP CODE |
| 8300 NE Underground Drive | Kansas City | MO | 64161 |

4.0 CONTINUING AUTHORITY: A continuing authority is a company, business, entity or person(s) that will be operating the facility or ensuring compliance with the permit requirements. A continuing authority is not, however, an entity or individual that is contractually hired by the permittee to sample or operate and maintain the system for a defined time period, such as a certified operator or analytical laboratory. To access the regulatory requirement regarding continuing authority, 10 CSR 20-6.010(2), please visit <https://s1.sos.mo.gov/cmsimages/adrules/csr/current/10csr/10c20-6.pdf>. A continuing authority's name must be listed exactly as it appears on the Missouri Secretary of State's (SoS's) webpage: <https://bsd.sos.mo.gov/BusinessEntity/BESearch.aspx?SearchType=0>, unless the continuing authority is an individual(s), government, or otherwise not required to register with the SoS.

| NAME | TELEPHONE NUMBER WITH AREA CODE | EMAIL ADDRESS | |
|---|---------------------------------|---------------|----------|
| City of Lee's Summit Water Utilities Department | (816) 969-1800 | | |
| ADDRESS | CITY | STATE | ZIP CODE |
| 220 SE Green Street | Lee's Summit | MO | 64063 |

4.1 A letter from the continuing authority or the Continuing Authority and Receiving Wastewater Treatment Facility Acceptance form, if different than the owner, is included with this application. YES NO N/A

| | | | |
|---|---|---|--------------------------------------|
| 5.0 ENGINEER | | | |
| ENGINEER NAME / COMPANY NAME Julie Sellers / Olsson, Inc. | | TELEPHONE NUMBER WITH AREA CODE (816) 587-4320 | EMAIL ADDRESS jsellers@olsson.com |
| ADDRESS 1301 Burlington Street, Suite 100 | CITY North Kansas City | STATE MO | ZIP CODE 64116 |
| 6.0 RECEIVING WASTEWATER TREATMENT FACILITY | | | |
| NAME Little Blue Valley Sewer District | | TELEPHONE NUMBER WITH AREA CODE 816-796-9191 | EMAIL ADDRESS lilly@lbvsd.com |
| MISSOURI STATE OPERATING PERMIT # MO-010187 | | REMAINING CAPACITY (GPD) | |
| 6.1 Has the receiving treatment facility agreed to accept the additional wastewater flow? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | | | |
| 6.2 A letter from the receiving wastewater treatment facility, if different than the continuing authority, is included with this application. <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A | | | |
| 7.0 Application Fee | | | |
| <input checked="" type="checkbox"/> Check Number 17527 (\$300.00) | | <input type="checkbox"/> JetPay Confirmation Number | |
| 8.0 PROJECT OWNER: 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. | | | |
| PROJECT OWNER SIGNATURE  | | | |
| PRINTED NAME Aaron Schmidt | | DATE 08/03/2020 | |
| TITLE OR COPORATE POSITION Vice President | TELEPHONE NUMBER WITH AREA CODE (816) 459-4285 | EMAIL ADDRESS aschmidt@huntmidwest.com | |
| Mail completed copy to: MISSOURI DEPARTMENT OF NATURAL RESOURCES WATER PROTECTION PROGRAM P.O. BOX 176 JEFFERSON CITY, MO 65102-0176 | | | |