

**Summit Point Apartments, Phase-II
504 NE Chipman Road
Lee's Summit, Missouri 64063
CFS Project No. 21-5065/19-5293**

**STORMWATER POLLUTION
PREVENTION PLAN (SWPPP)**

March 28, 2022

Developer / Owner:
Canyon View Properties
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Site Description

A. General Information

Project Name: Summit Point Apartments, Phase II

Project Location:

Address: 504 NE Chipman Road

City/County/State: Lee's Summit, Jackson County, Missouri

Township/Range/Section: SW ¼ Sec 32, T48N, R31W

Location Map Attached: X Yes No

Owner Name and Address:

Canyon View Capital

331 Soquel Avenue, Suite 100

Santa Cruz, California 95062

(831) 480-6336

gary@canyonviewcapital.com

Operator Name & Address:

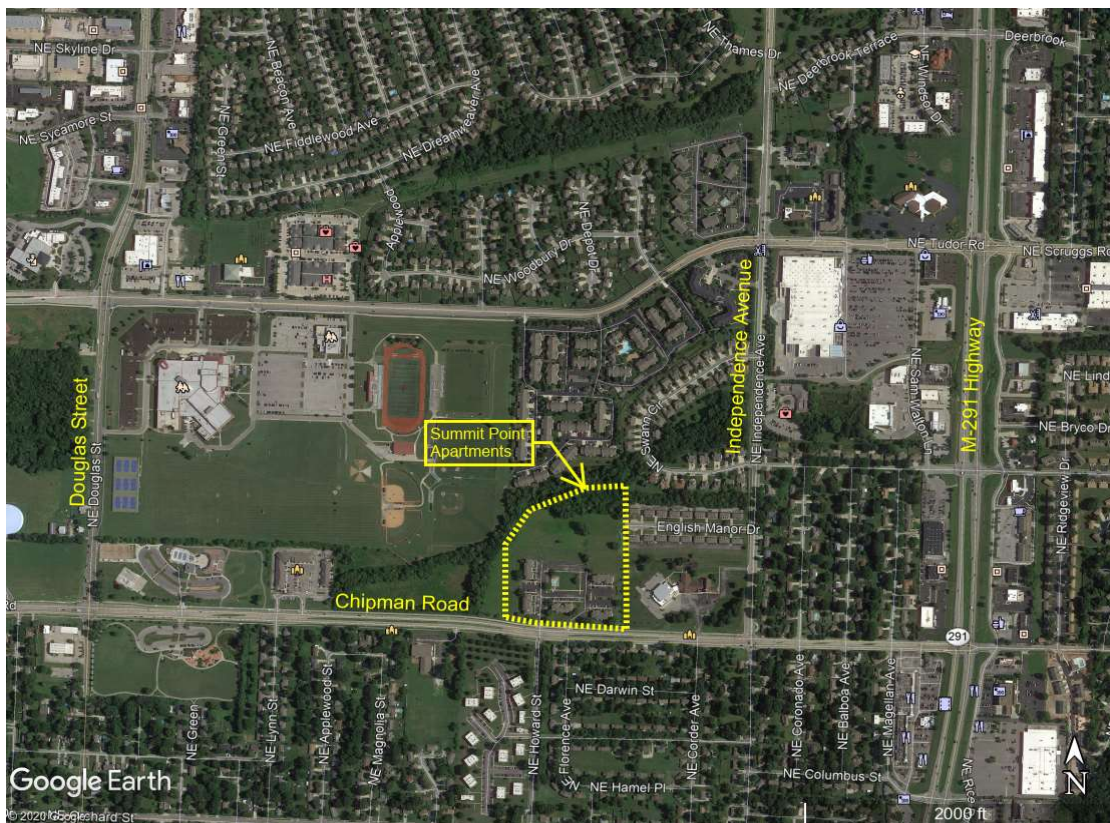
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**Summit Point Apartments, 504 NE Chipman Rd, Lee's Summit, Jackson County, Missouri
Location Map**

Description (purpose and types of soil disturbance activities):

Canyon View Capital is planning to construct the second phase of the Summit Point Apartments. The second phase would include six new multi-family townhouse buildings, parking lots and service drives. The Phase-II additions would be constructed directly to the north of the existing Phase-I apartments located at 504 NE Chipman Road in Lee's Summit, Missouri. Phase I included five multi-unit apartment buildings plus a swimming pool on a 6.49 acre site constructed in 1980. The proposed Phase-II addition would cover 7.21 acres and include six new multi-apartment buildings along with parking lots and service drives.

Soil disturbing activities include; clearing and grubbing, construction of erosion control structures, grading for building pads and parking areas, construction of an open-graded stormwater detention basin, storm and sanitary sewers along with water and utility service lines, and landscaping improvements.

B. Hydrologic Information

Project size (acres): 7.21 Area to be graded (acres): 7.21
Existing project runoff coef: 0.30 Developed project runoff coef: 0.66
Soils report: X Yes No If yes, prepared by: CFS Engineers
Receiving waters in Jackson County, Missouri: Tributary P3 to Prairie Lee Lake

C. Type of Construction

On-site construction activities

X Grading acres: 2.86
X Earthwork: 11,500 C.Y. Cut, 10,200 C.Y. Fill
 Blasting
 Roadways linear feet:
X Sewer, Water, Utilities
X Drainage Structures

Off-site construction activities: All work would be done within the Summit Point site located on the north side of NE Chipman Road, located approximately 1000 ft west of NE Independence Avenue. Tributary P3 to Prairie Lee Lake flows eastwards along the northern boundary of the Summit Point site. There would be no off-site construction activity.

D. Sequence of Major Activities (to the nearest month)

Start date: Summer 2022 End date: Fall 2026

Sequencing Schedule:

1. Install Temporary Construction Entrance.
2. Install Concrete Construction Washout Area.
3. Install Sediment Fence.
4. Begin Grading and Earthwork Operations for Building Pads, Service Drives and Parking Lots
5. Plant Temporary Seed with Mulch over Disturbed Ground Areas. Water as Necessary to Establish Vegetation. Disturbed Ground not being Actively Worked or Graded Must Be Treated with Temporary Seed within Seven Calendar Days. In Lieu of Temporary Seeding, Contractor May Use Geotextiles or Erosion Control Mats to Protect Disturbed Ground.
6. Begin Foundation Excavation and Construction for proposed Buildings.

7. Construct Storm and Sanitary Sewers, Waterlines and Utility Lines
8. Place Concrete Curb & Gutter and Asphalt Pavement.
9. Plant Permanent Grass Seed with Mulch and Landscaping Plants. Water as Necessary to Establish Permanent Vegetation.
10. Install Landscaping.
11. Remove Erosion Control Features and Instigate the Final Stabilization of Site.

Note: Contractor to adjust or correct any site or drainage feature which has failed or requires cleaning or maintenance within seven calendar days after regular weekly inspection or inspection after a quarter inch or greater rainfall event.

E. Site Map (see Erosion Control Plans)

Controls

A. Erosion and Sediment Controls

Stabilization Practices:

Temporary Controls:

- Temporary Construction Entrance
- Concrete Wash-Out Pit
- Temporary Seeding with Mulch

Permanent Controls:

- Permanent Seeding
- Landscaping including decorative gardens and grass lawnspace.

Structural Practices:

Temporary Controls:

- Sediment Fence
- Storm Sewer Inlet Sediment Filters
- Temporary Sediment Basin

Permanent Controls:

- Permanent Seeding with Mulch
- Established Lawn and Landscaped Areas

Temporary Construction Entrance

BMP Description: Where necessary, temporary construction entrance pads consisting of crushed stone or gravel and geotextile fabric foundation will be installed to prevent the offsite transport of sediment by construction vehicles.

Installation & Schedule: Temporary construction entrances shall be constructed in accordance with AWWPA Standard Detail ESC-01 at the locations indicated on the Erosion Control Plans. The entrance will be a minimum of 50 feet long and 20 feet wide and will consist of 6" thick layer of 2-3" coarse aggregate,

gravel or crushed stone. The aggregate will be placed over a layer of geotextile filter fabric to reduce the migration of sediment from the underlying soil.

Maintenance and Inspection: Stabilized entrances will be inspected at least once every 14 days and within 24 hours after a rainfall of one half inch or more as measured at the site to ensure that it is maintained in a condition that will prevent tracking or flowing of sediment onto the road. If excess sediment clogs the existing aggregate, the entrance will be top dressed with additional crushed stone. Any sediment tracked, spilled, dropped or washed onto the adjacent roadway will be cleaned up immediately and disposed of properly. Owner and Operator will be responsible for determining when replacement is necessary.
Responsibility Operator/Contractor

Temporary Stabilization

BMP Description: Temporary stabilization of disturbed areas will be initiated wherever any clearing, grading, excavating or other soil disturbing activities occur. Non-Structural BMP's to be used for temporary stabilization include Temporary grass seed, mulching, geotextile mats and blankets, sod stabilization, protection of existing vegetation for use as buffer strips (especially along drainage courses), protection of trees, preserving existing stream channels as overflow areas when channel shortening is allowed, preservation of mature vegetation, stabilized site entrances/exits, wheel brushing or washing, clean-up of soils on roadways, dust control and other appropriate BMPs. Soil stabilizing emulsions and tackifiers and mulch tackifiers shall be used in addition to temporary and permanent seeding. Mulch may be omitted in the final stages of grading, over areas that would be treated with permanent seeding or landscaping and the mulch would interfere with planting.

Installation & Schedule: Stabilization of disturbed areas must, at a minimum, be initiated immediately wherever any clearing, grading, excavating or other soil disturbing activities have permanently ceased on any portion of the site, or temporarily ceased on any portion of the site and will not resume for a period exceeding 14 calendar days.

Maintenance and Inspection: Temporarily stabilized areas will be inspected at least once every 14 days and within 24 hours after a rainfall of one quarter inch or more as measured at the site to check for movement of mulch or erosion. If washout, breakage or erosion is discovered, the surface will be repaired and new mulch will be applied to the damaged area. Responsibility The Operator and Contractor will be responsible for determining when re-application or replacement is necessary.

Permanent Stabilization:

BMP Description: Permanent stabilization will be completed as shown on the project plans and the Erosion and Sediment Control plan sheets. Non-Structural BMP's to be used for permanent stabilization include final seeding, mulching, geotextiles, sod stabilization, soil stabilizing emulsions and tackifiers, mulch tackifiers, and preservation of mature vegetation and other appropriate BMPs.

Installation & Schedule: Portions of the site where construction activities have permanently ceased will be permanently stabilized as shown in the project plans.

Maintenance and Inspection: Permanently stabilized areas shall be inspected at least once every 14 days and within 24 hours after a rainfall of one quarter inch or more as measured at the site to check that permanent vegetation becomes established. The Operator and Contractor shall be responsible for

determining when re-application or replacement is necessary to establish a permanent stand of healthy vegetation.

Sediment Fence

BMP Description: Sediment Fence or Silt fence will be installed as determined necessary to provide barrier to water flowing onto and through project site as indicated on the Erosion and Sediment Control Plan and as deemed necessary by day to day site conditions.

Installation & Schedule: Silt fence or sediment fence shall be installed before any grading work begins on the site, and remain in place until the surface is stabilized with either pavement or established permanent vegetation.

Maintenance and Inspection: Silt fence will be inspected at least once every 14 days and within 24 hours after a rainfall of one quarter inch or more as measured at the site to ensure it is upstanding and intact and that there are no gaps where the fence meets the ground or tears along the length of the fence. If compromised areas are found during the inspection, the fence will be repaired or replaced immediately. Accumulated sediment will be removed from the base of the fence when it reaches one third (1/3) the height of the silt fence. Removed sediment shall be placed in the stockpile area. If accumulated sediment appears to create noticeable strain on the fence, the sediment will be removed more frequently. Accumulated sediment will be removed prior to removal of silt fence. Industry standards indicate the lifespan of installed silt fencing is six (6) months. Owner and Operator will be responsible for determining when replacement is necessary.

Storm Sewer Inlet Sediment Filters

BMP Description: All existing storm drain inlets and newly constructed inlets will be protected from sediment as shown in the Erosion and Sediment Control plan sheets and details. For temporary sediment control, curb and area inlet protection shall be provided in accordance with APWA Erosion Control standard Detail SEC-06.

Installation & Schedule: Existing inlets will be protected prior to commencement of any grading within each inlet's drainage area. New inlets will be protected immediately following installation and protection shall be removed just prior to placement of curb and gutter. All inlet protection shall be removed once the site has been permanently stabilized.

Maintenance and Inspection: The controls will be inspected at least once every 14 days and within 24 hours after a rainfall of one quarter inch or more as measured at the site to check if the control has moved or has become clogged with sediment. If the control has become clogged, it will be cleaned or replaced per the manufacturer's recommendations. Owner and Operator will be responsible for determining when replacement is necessary.

B. Other Controls

Waste Materials: All waste materials will be collected and promptly removed from the site and properly disposed of at an acceptable location. Waste materials that must be temporarily kept on site shall be stored in protected stockpiles or in securely lidded dumpsters. The dumpsters will meet all City and State solid waste management regulations. All trash and construction debris from the site will be deposited in

the dumpster. The dumpster will be emptied a minimum of twice per week or as often as necessary, and the trash will be hauled to the nearest landfill. No construction waste materials will be buried onsite. All personnel will be instructed on the correct procedure for waste disposal. Notices outlining these practices will be posted in the office trailer and the Contractor will be responsible for implementation of these procedures

.....**1.1 Hazardous Waste:** All hazardous waste will be containerized, labeled, and disposed of in the manner specified by state regulations. Information provided by the manufacturer will be used in determining disposal procedures. Site personnel will be instructed in these practices and the Contractor will be responsible for seeing that these practices are followed.

.....**1.2 Sanitary Waste:** All sanitary waste will be collected from the portable units a minimum of three times per week or as required by local regulation. The Contractor will be responsible for the implementation of these practices.

.....**1.3 Offsite Tracking:** A stabilized construction entrance will be provided to help reduce vehicle tracking of sediments. The paved street adjacent to the site entrance will be swept daily to remove any excess mud, dirt or rock tracked from the site. Offsite vehicle tracking of sediments and the generation of dust shall be minimized. Trucks hauling material from or to the construction site will be covered with a tarpaulin.

C. Maintenance/Inspection procedures

The following inspection and maintenance practices will be used to maintain erosion and sediment controls and other Best Management Practices (BMPs):

1. The Contractor will select the persons who will be responsible for inspections, maintenance and repair activities, and completing the inspection and maintenance reports.
2. 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.
3. All control measures will be inspected within 24 hours of a 1/4" or greater rainfall event. If the site has undergone stabilization or experiences aridity, inspections must be conducted once every 14 calendar days. Walk-through inspections of the site prior to anticipated storm events are recommended.
4. A report will be prepared after each maintenance inspection. A report of each inspection shall be documented. The inspection report is to include the following minimum information: inspector's name, date of inspection, observations relative to the effectiveness of the BMPs, actions taken or necessary to correct deficiencies, listing of areas where construction operations have permanently or temporarily stopped, and observations of stormwater discharge locations with respect to the effectiveness of the upgradient BMPs.
5. The inspection report shall be completed within 24 hours of the inspection and be signed by the person performing the inspection.
6. The permittee shall maintain site inspection reports at an on-site location readily accessible by the site inspector and the City inspection personnel. The permittee shall provide a copy of the site inspection reports to the City of Lee's Summit's Public Works Department, MDNR or EPA upon request.

7. All measures will be maintained in good working order. If a repair is necessary, it will be initiated within 24 hours of the inspection, and a report shall be made noting the deficiency and the repairs made to correct the conditions.
8. Temporary and permanent seeding and planting will be inspected for bare spots, washouts, and healthy growth. Desirable trees will be protected from mechanical and other injury while the land is being developed.
9. Visual inspections must include a walk-through of the following (at a minimum):
 - Disturbed areas
 - Areas used for storage of exposed materials
 - Sediment and erosion control measures
 - Locations where vehicles enter or exit the site

D. Record keeping

The following records shall be maintained and attached to this SWPPP during the course of construction activities as required by the Contractor's General Permit (CGP):

1. The dates when major grading activities occur.
2. The dates when construction activities temporarily or permanently cease on a portion of the site.
3. The dates when stabilization measures are initiated.

If an inspection reveals inadequacies, this SWPPP must be modified within seven calendar days following the inspection. If existing Best Management Practices (BMP)'s are needed, implementation shall be completed within seven calendar days after inspection. Inspection reports must be kept with this SWPPP for up to three years after the site has been finally stabilized. If no incidents of non-compliance are noted during the inspection, the report shall contain a certification that the facility is in compliance with the SWPPP and the CGP.

Other record keeping requirements contained in the CGP include the following:

1. All records required by the CGP, including the SWPPP and NOI, must be retained for at least three years from the date of final stabilization.
2. A copy of the SWPPP must be kept at the construction site from the date of project initiation to the date of final stabilization.
3. A copy of the SWPPP must be available to authorized inspectors during normal business hours.

E. Housekeeping (spill prevention)

Good Housekeeping:

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

1. An effort will be made to store only enough construction materials and products as are required to do the job.
2. All materials stored onsite will be stored in a neat, orderly manner in appropriate containers and, if possible, under a roof or other enclosure.
3. Products will be kept in their original containers with the original manufacturer's label.
4. Substances will not be mixed with one another unless recommended by the manufacturer.
5. Whenever possible, all of a product will be used up before disposing of the container.

6. Manufacturer's recommendations for proper use and disposal will be followed.
7. The Contractor will inspect the site on a daily basis to ensure proper use and disposal of materials onsite.

X Hazardous Materials:

The following practices will be implemented to reduce the risks associated with hazardous materials:

1. Products will be kept in original containers unless they are not resealable.
2. Original labels and Material Safety Data Sheets (MSDSs) will be retained.
3. If surplus product must be disposed of, methods recommended by manufacturers, local, or state agencies for proper disposal will be followed.

Product specific practices:

1. Petroleum Products - All onsite vehicles will be monitored for leaks and receive regular preventative maintenance to reduce the chance of leakage. Petroleum products will be stored in tightly sealed containers that are clearly labeled. All equipment fueling will be done on site at the physical location of the equipment. A fuel truck will transport all fuels to the equipment on an as needed basis. Any asphalt substances used onsite will be applied according to the manufacturer's recommendations.
2. Fertilizers - Fertilizers, if used, will be applied only in the minimum amounts recommended by the manufacturer. Once applied, fertilizer will be worked into the soil to limit exposure to storm water. Storage will be in a covered shed or other suitable covered container. The contents of any partially used bags of fertilizer will be transferred to a sealable plastic bin to avoid spills.
3. Paints - All containers will be tightly sealed and stored when not used. Excess paint will not be discharged inappropriately but will be properly disposed of according to manufacturer's instructions and state regulations.
4. Concrete Trucks - Concrete trucks will not be allowed to washout or discharge surplus concrete or concrete mixer drum wash water on the site. A designated Concrete Washout area will be provided for washout of concrete, trucks, tools, mortar mixes etc. The hardened concrete will be properly disposed of by the Contractor.

Spill Prevention:

In addition to the good housekeeping and material management practices discussed in the previous sections of this plan, the following practices will be followed for spill prevention and cleanup:

1. Manufacturers recommended methods for spill cleanup will be clearly posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.
2. Materials and equipment necessary for spill cleanup will be kept in the material storage area onsite. Equipment and materials will include, but not be limited to, brooms, dust pans, mops, rags, gloves, goggles, kitty litter, sand, sawdust, and plastic and metal trash containers specifically for this purpose.
3. All spills will be cleaned up immediately after discovery.
4. The spill area will be kept well ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.
5. Spills of toxic or hazardous material will be reported to the appropriate state or local government agency.

6. The spill prevention plan will be adjusted to include measures to prevent spills from reoccurring and procedures to clean up the spills, as necessary. A description of the spill, what caused it, and the cleanup measures will also be included.

7. The Contractor responsible for the day-to-day site operations will be the spill prevention and cleanup coordinator. The Contractor shall designate at least three other site personnel who will receive spill prevention and cleanup training. These individuals will each become responsible for a particular phase of prevention and cleanup. The names of responsible spill personnel will be posted in the material storage area and in the office trailer onsite.

Other Information

A. Endangered Species

To meet its obligations under the Clean Water Act and the Endangered Species Act (ESA) and to promote those Acts' goals, the EPA is seeking to ensure the activities regulated by the CGP are protective of endangered and threatened species and critical habitat. To ensure that those goals are met, applicants for CGP coverage are required under Part I.B.3.e. to assess the impacts of their storm water discharges and storm water discharge-related activities on federally listed endangered and threatened species ("listed species") and designated critical habitat ("critical habitat"). Permittees and applicants also have an independent ESA obligation to ensure that their activities do not result in any prohibited "takes" of listed species.

Based on the work being done is on an existing facility and previous work done to investigate the presence of threatened or endangered species in the area of the project, no impact to species or critical habitat is anticipated.

B. Non-Stormwater Discharges

The CGP does not authorize discharge of unpermitted, non-storm water either alone or mixed with storm water, except for the specific classes of non-storm water discharges listed in the CGP. Authorized non-storm water discharges include:

1. Firefighting activity runoff and fire hydrant flushings.
2. Vehicle and routine external building wash waters if detergents are not used.
3. Dust control runoff.
4. Potable water sources including waterline flushing.
5. Non-detergent pavement washwater where spills or leaks of hazardous materials have not occurred (unless all spilled material has been removed).
6. Air conditioning condensate.
7. Uncontaminated groundwater.
8. Foundation or footer drain water that is not contaminated with other process materials.

It is expected that all of the previously listed non-storm water discharges will occur from the site during the construction period:

Other Concerns

State and local requirements have been incorporated into the plans:	<u> x </u>	yes	<u> </u>	no
Maintenance procedures for control measures have been identified				
into the plan:	<u> x </u>	yes	<u> </u>	no
Allowable non-stormwater discharges and pollution prevention				
measures have been identified:	<u> x </u>	yes	<u> </u>	no

The Contractor should attached the following to this report:

Attachments

City Approved Erosion Control Plans
Geotechnical Report
MDNR Land Disturbance Permit