Stormwater Pollution Prevention Plan (SWPPP)

SWMP For CO

Land Development & Vertical Construction

Prepared for:

Exceptional Builders, Inc.

Cool builder

Prepared by:
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Orlando, FL 32839
(720) 343-6561

Project: Insert text here

Americas Future

Green VALLEY

Location:

123 Future Compliance,
Orange County, Florida 32712

August 2019

Introduction

Studies have shown that stormwater runoff carries pollutants to our nation's waterways. These pollutants can have a cumulative impact. Most people are aware of obvious pollutants such as oil, hydraulic fluid, wastewater, sewage, chemicals, etc. Another pollutant is soil. There are several reasons why. First soil can act as a vehicle for the other pollutants. Soil also has a cumulative impact that can negatively affect our nation's water ways. Depending on the climatic conditions soil can actually change the temperature of a stream killing aquatic life. Soil can bring excess nutrients (i.e. nitrogen and phosphorous) to our water way, which in turn can promote algae growth. This process of eutrophication can result in the exponential growth of algae which in turn depletes the water of oxygen. Further, this growth also results in excess plant decay, which can lower the pH of the water. The combination of growth and decay produces a severe reduction in water quality and can damage fish and animal populations.

Excess soil in our nation's waterways can have severe environmental and economic repercussions. For example, excess sediment can silt in rock creek beds reducing critical reproductive habitat of insects, other invertebrates, fish, and amphibians – vital building blocks of the global food chain. Some examples of the negative economic effects of increased sediment in the Nation's waterways are the silting in of navigable waterways, decreased hydroelectric production, and reduce reservoir capacity. It was projected that sedimentation cost the US some 4.2 billion dollars in the year 1980 (EPA). More so, uncontrolled erosion can lead to catastrophic floods.

When conducting ground disturbing activities soil is exposed to the elements. The impact of the rain drops dislodge soil particles allowing them to move. The process of soil movement is known as erosion. Once the water's velocity can no longer suspend the soil particle it will settle. This is known as sedimentation. Due to increased, improved science, and public pressure, the US Congress enacted the Clean Water Act (CWA).

The CWA and its amendments have prohibited the discharge of pollutants to waters of the United States unless it has been authorized by a National Pollutant Discharge Elimination System (NPDES) permit. The NPDES program is designed to track point sources, single identifiable sources, that discharge pollutants into the environment and require the implementation of controls necessary to minimize discharge of pollutants.

Initially the NPDES program targeted point source polluters which were easily detected sources of water pollution such as sewage and industrial process wastewater. A clear example of a point source polluter would be an industrial facility that discharged waste from that facility directly into waters of the United States. Though this was effective the NPDES program still found that much of the nations water ways were not swimmable and fishable.

The Clean Water Act was amended in 1987. As part of the amendments, Congress addressed the environmental impact of stormwater by adding section 402(p), which established a comprehensive two phase approach to stormwater control. These were Phase I and Phase II which targeted non-point source polluters. The two-phased approach was agreed on by congress because it targeted those considered to represent the most significant source of stormwater pollution to be targeted first (Phase I)

Phase I was promulgated on November 16, 1990. There are 5 categories to be considered a Phase I facility. These were facilities already covered by an NPDES permit for stormwater; Facilities that engage in industrial activity and construction activities disturbing over 5 acres; Large (>250,000 population) Municipal Separate Storm Sewer Systems (MS4s); Medium (100,000> population <250,000) MS4s; and, Facilities that the Environmental Protection Agency (EPA) administrator determines to have stormwater discharges contributing to a violation of water quality, or that are "significant contributors" of pollutants to waters of the United States.

Phase II was promulgated on December 8, 1999. Phase II covers all stormwater discharges covered under Phase I in addition to residential, retail, light industrial and institutional facilities; Construction sites disturbing (<1 acre and >5 acres). Phase II also covers construction sites that disturb <1 acre if it is part of a larger common plan of development; and Small (<100,000 population) MS4s.

Intent of the Stormwater Pollution Prevention Plan (SWPPP)

The SWPPP is prepared in accordance with good engineering, hydrologic and pollution control practices. The SWPPP shall identify potential sources of pollution which could affect the quality of stormwater discharges associated with the construction activities. The practices used to reduce those pollutants associated with construction activity and ensure that those practices are in accordance with sound engineering. The SWPPP shall be properly prepared and updated in accordance with the State of Florida Department of Environmental Protection NPDES Generic Permit for Stormwater Discharge from Large and Small Construction Sites, Effective date 02/2015.

It is Exceptional Builders Inc.'s intent to protect adjacent properties and receiving water resources from erosion and sediment damage until final stabilization is achieved.

Abbreviations:

BMP	~~Best Management Practice~~ Control Measure
CISEC	Certified Inspector of Sediment and Erosion Control
CGP	Construction Generic Permit
EPA	Environmental Protection Agency
ERP	Environmental Resource Permit
FDEP	Florida Department of Environmental Protection
IP	Inlet Protections
NOI	Notice of Intent
NOT	Notice of Termination
NPDES	National Pollution Discharge Elimination System
OP	Outlet/Outfall Protection
RPC	Responsible Person Certification
SCE	Stabilized Construction Entrance
SJRWMD	St. Johns River Water Management District
SWPPP	Stormwater Pollution Prevention Plan
TMDL	Total Maximum Daily Load

Table of Contents

Section 1: Compliance Administration

The "stormwater team" is the group responsible for overseeing the development of the SWPPP, any later modifications, and for compliance with the requirements in this permit.

1.1 Description and Designation of Operator's Storm Water Compliance Representatives

Exceptional Builders Inc. designates Storm Water Compliance Representatives as follows:

The SWPPP Administrator shall be responsible for ensuring that the SWPPP and SWPPP program is being properly implemented onsite and in compliance with the applicable permits.

See the contractor certification tab for contractors on site.

Table 1. Responsible Parties for SWPPP Compliance

Contact	Contact
OPERATOR/PERMITTEE Exceptional Builders Inc. 13 Cumberland Blvd., Suite 303 Denver, CO 80210	**SWPPP Administrator** George Washington Exceptional Builders Inc. President 13 Cumberland Blvd., Suite 303 Denver, CO 80210 (720) 343-6561 GWash@americarocks.com
Site Contact Name: John White Company: Americas Builders Site Superintendent Address: _____ Phone: _____ Email: _____	**Site Contact** Name: _____ Company: _____ Site Superintendent Address: _____ Phone: _____ Email: _____
Engineer of Record David Haines 1778 S. Broadway Denver, CO 80210 P: (720) 810-0805	**SWPPP Developer** Jeff Hatton and Tom Boyle CMS Environmental Solutions, LLC 4700 Millenia Blvd., Suite 175 Orlando, FL 32822 (303) 472-6651 jhatton@cmsenviro.com tboyle@cmsenviro.com

Certified Inspector Marianne Nurmi CMS Environmental Solutions, LLC 4700 Millenia Blvd., Suite 175 Orlando, FL 32822 (407) 232-5051 mnurmi@cmsenviro.com See the inspector qualification tab for qualified inspectors	**Erosion and Sediment Control (BMP) Contractor** Name: _____ Company:_____ Address: _____ Phone: _____ Email: _____
Landscape Contractor/Sub Contractor Name: _____ Company:_____ Address: _____ Phone: _____ Email: _____	**Irrigation Contractor** Name: _____ Company:_____ Address: _____ Phone: _____ Email: _____
Plumbing Contractor Name: _____ Company:_____ Address: _____ Phone: _____ Email: _____	**Mason** Name: _____ Company:_____ Address: _____ Phone: _____ Email: _____
Lot Development/Grader Name: _____ Company:_____ Address: _____ Phone: _____ Email: _____	**Electrician** Name: _____ Company:_____ Address: _____ Phone: _____ Email: _____

Will there be other site operators who will be engaged in construction activities? Yes ☐ No ☒

If yes, list the operators and the areas of the site over which they have control: N/A

1.2 Delineation of SWPPP Responsibilities

The SWPPP Administrator is responsible for the developing, implementing, maintaining and revising of the SWPPP. The activities and responsibilities of the administrator shall address all aspects of the facility's SWPPP. The SWPPP administrator may delegate to responsible parties. Responsible parties shall have access to the SWPPP and portions of the permit as needed. Delegation shall be documented in the SWPPP.

Table 2. SWPPP Administrator delineation of SWPPP responsibilities

Delineation of Responsibilities	
Task	Responsible Personnel's Company
File Notice of Intent (NOI) and/or Transfer Form	Exceptional Builders Inc. and CMS Environmental Solutions, LLC
Certify SWPPP.	Exceptional Builders Inc. and CMS Environmental Solutions, LLC
Install Structural BMPs.	Exceptional Builders Inc. and _____
Initiate temporary or permanent stabilizations practices where construction activities have temporarily or permanently ceased.	Exceptional Builders Inc. and _____
Maintain structural BMPs during the life of the project.	Exceptional Builders Inc. and _____
Perform procedural BMPs such as street sweeping and trash pickup.	Exceptional Builders Inc. and _____
Remove BMPs once construction is complete and the site is stabilized.	Exceptional Builders Inc. and _____
Update the SWPPP as necessary	Exceptional Builders Inc. and CMS Environmental Solutions, LLC
File Notice of Termination (NOT) – Upon Completion	Exceptional Builders Inc. and CMS Environmental Solutions, LLC
Perform Site Inspections:	
Weekly – During Site Activity	CMS Environmental Solutions, LLC
After storm events of 0.50" or more	CMS Environmental Solutions, LLC
Monthly as permitted by the CGP	CMS Environmental Solutions, LLC

In addition, each superintendent/foreman will be given the opportunity to review, understand, and discuss the SWPPP and the FDEP NPDES Permit.

1.3 Additional Contact Information

Table 3. Regulatory and Emergency Contact Information

Emergency Local Fire, Police or Ambulance	**911**
EPA National Response Center	**1-800-424-8802**
Florida Department of Environmental Protection	**(850) 245-8336**
FDEP Office of Emergency Response (OER) **State Watch Office**	**(800) 320-0519**
Orange County – Environmental Protection Division	**(407) 836-1400**
St. Johns River Water Management District	**(407) 659-4800**

Section 2: Site Evaluation, Assessment, and Planning

2.1 Project/Site Information

Project/Site Name: Americas Future
Location: 1111 Plymouth Sorrento Rd.,
County: Orange
State: Florida
Zip Code: 32712
Latitude: 26° 45' 532.6 N **Longitude: 81° 32' 35.8" W**
Water Management District (WMD): St. Johns River WMD (SJRWMD)
FDEP Permittee: Exceptional Builders Inc.
FDEP Permit #:
ERP Permittee: Make it Exceptional, LLC.
ERP Permit #: 158087-1
Is this project a federal facility? Yes ☐ No ☒
Is this project located on Native American property? Yes ☐ No ☒

2.2 Nature of Construction Activities

Project description:

Exceptional Builders Inc. will perform land development activities and vertical construction for single-family homes within the Americas Future project site. Infrastructure development will include overlot grading, underground utilities, curb and gutter install, road paving, and installation of a permanent stormwater facilities. The project site consists of is 45.7 acres, with 152 single family homes. Exceptional Builders Inc. will assume responsibility for all erosion, sediment, and pollution controls through the land and vertical construction process. Soil disturbing activities include clearing and grubbing, grading and foundation pad building, stockpiling, compaction, utility tie-ins, building activities, and staging, until final stabilization (landscaping) is complete.

Construction Activity:

☒ Single Family Residential ☐ Multi-family residential

☒ Land Development ☒ Vertical Construction

☐ Commercial ☐ Industrial ☐ Road Construction

☒ Water Quality Ponds

2.3 Construction Site Estimates

Total Project Area (acres): ~ 51.06
Total Project Area to be disturbed by construction activities (acres): ~45.7
Total area of larger common plan (acres): N/A

2.4 Estimated Dates of Construction

Estimated Project Start Date: 09/2019

Estimated Project Completion Date: 09/2024

Actual Project Start Date:

Actual Project Completion Date:

The construction schedule will vary as market conditions permit.

Table 4. Construction Sequencing – Sequence of major activities

Phase	Construction Activity	Anticipated Start Date	Anticipated End Date
Pre- construction	1. Obtain all necessary permits and conduct pre-construction meeting. 2. Install stormwater instruction sign, permit, and SWPPP 3. Obtain contractor and subcontractor certifications	09/2019	09/2019
Phase I **Land Development**	1. Install downgradient and perimeter sediment controls (silt fence, cut back curb, vegetated buffer strip, etc) and soil tracking prevention device. 2. Install concrete washout area. 3. Clearing, grubbing, grading, and installation of utilities and roadways/parking lots. Installation of permanent stormwater management facilities. 4. Once storm inlets are installed, IPs and OPs must be installed. 5. Seeding and mulching disturbed areas if needed for interim stabilization.	10/2019	04/2020
Phase II **Building construction**	See table 5 below	05/2020	05/2023

Phase	Construction Activity	Anticipated Start Date	Anticipated End Date
Phase IV Final stabilization	1. Relocate solid and liquid waste controls 2. Deliver nutrients and fertilizers and ensure adequate controls are in place. 3. Temporarily remove perimeter controls to install irrigation. Reset at the end of the day and/or prior to a storm event. 4. Install soil amendments 5. Install sod (final stabilization) 6. Removal of construction vehicles and equipment	05/2023	06/2023
Post vertical construction and final stabilization	1. Remove IPs and OPs as upgradient areas are stabilized 2. Remove all control measures when upgradient areas are stabilized. 3. File NOT with the FDEP within 14 days.	08/2023	09/2023

Table 5. Construction Sequencing – Vertical Construction

The following sequence will be repeated for each individual home. See the site activities log for individual lot schedules.

Phase	Construction Activity	Anticipated Start Date	Anticipated End Date
Phase I Installation of erosion and sediment controls	1. Install individual perimeter lots controls: (silt fence, cut back curb, vegetated buffer strip, etc) 2. Schedule solid and liquid waste management controls	Day 1	Day 3
Phase II Clearing and grubbing, grading, cut/fill, utility and pad construction	1. Clear and grub the lot 2. Grade the lot for the pad and drainage 3. Install perimeter controls for other lots that may be used for cut/fill. Use tracking controls as needed for vehicles accessing paved roads (SCE's and/or additional sweeping, etc) 4. Empty concrete washout as needed 5. Install underground utility tie-ins and pad. 6. Maintain perimeter controls and vehicle access points. 7. Remove and protect stockpiles at or near paved areas following utility tie-ins	Day 3	Day 10
Phase III Home building vertical activities	1. Maintain perimeter controls 2. Limit vehicle access when possible 3. Start framing 4. Provide washout areas for concrete (onsite washout or outpacks) 5. Utilize secondary containment for mixing stations 6. Start interior finishes 7. Paint, drywall, stucco washout areas provided or contractors to remove all tools from site prior to washout. 8. Remove and replace washouts as needed 9. Fine grade	Day 10	Day 85
Phase IV (Final Stabilization)	Refer to table 4 and Section 9.	Day 85	Day 90

2.5 Discharge Information

2.5.1 Receiving Waters

Municipal Separate Storm Sewer System: Yes ☒ No ☐

If yes, the MS4 name and permit number: City of Apopka - FLS266787

Immediate Receiving Waters

Name: Storm water drains to depressional areas with the Rock Springs Run Basin (WBID 2967, Hydrologic Unit Code 03080101).
Proximity to site: receiving wetlands are located in the northwest corner of the site

Watershed: Middle St. Johns River

Are the receiving waters impaired or subject to TMDLs: Yes ☒ No ☐

If yes explain: Big Creek (WBID 1406) is impaired due to dissolved oxygen.

Table 6. Outfalls

Outfall	Latitude	Longitude	Drainage Area (acres)	Surface Water or MS4	Land Cleared During Construction(acres)
1	28°45' 48.5"N	81°33'52.2"W	45.7	Dry retention pond to southern depressional area within the Wekiva Recharge Basin	~45.7

Figure 1. Map showing the Americas Future project's proximity to the receiving waters

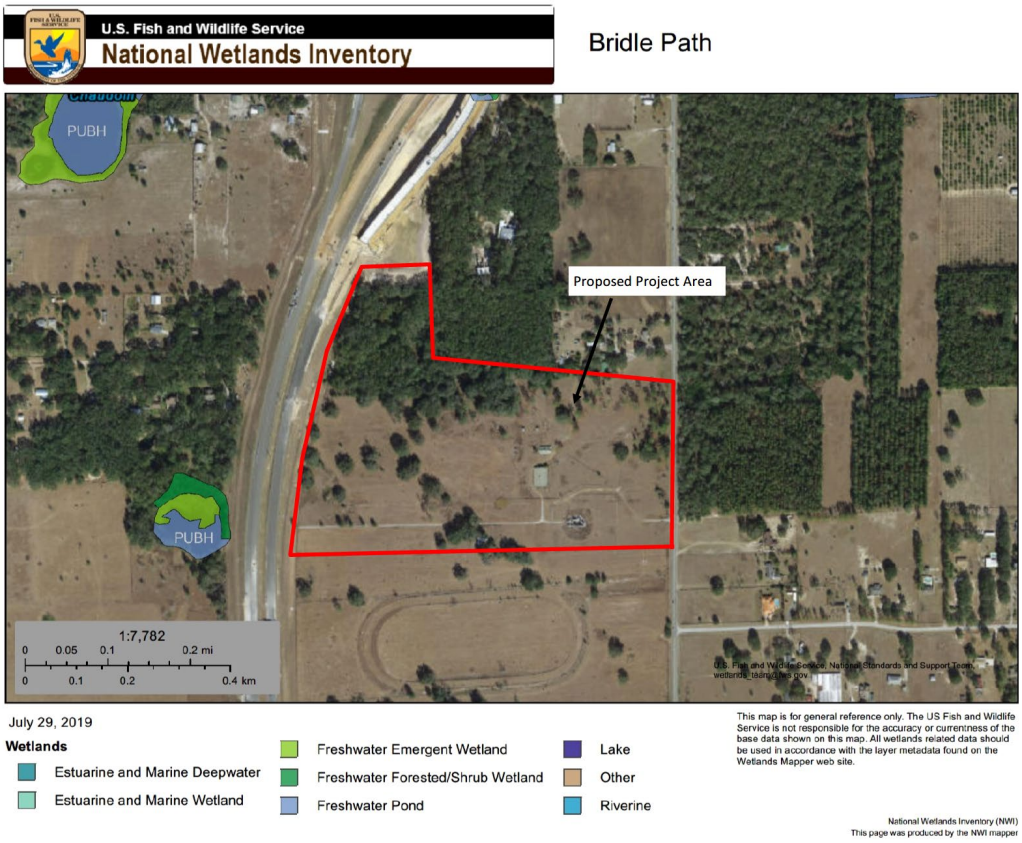


Figure 2. Middle St. Johns River Watershed Map

2.5.2 Wetlands

Are wetlands located immediately in or adjacent to the project boundaries? Yes ☒ No ☐

If yes describe the wetland and classification:

Note: There are 1.90 acres of forested wetlands on the north portion of the site. The wetlands are not planned for impact and have a planned 25' upland buffer. According to the SJRWMD Technical Staff Report (TSR) there are no proposed direct or secondary impacts to wetlands or surface waters.

2.5.3 Stream Crossings

Will stream crossings or work in active waterways required in the project area? ☐ Yes ☒ No

If Yes, is a 404 permit required? ☐ Yes ☒ No

If yes enter 404 permit number here: _____N/A_____

If stream crossings are required the following will be implemented to limit potential pollution and negative stream impacts: N/A

2.5.4 Allowable Non-Stormwater Discharges

All discharges covered by this permit and SWPPP shall be composed entirely of stormwater, except as provide in the table below. Allowable non-stormwater discharges locations shall be added to the site map should they be necessary.

Table 7. Non-Stormwater Discharge Management per Section 3.2 of the 2015 FDEP NPDES Generic Permit.

Non-Stormwater Discharge	Likely to be Present at the Site?	List pollution prevention procedures to be implemented for expected non-stormwater discharges
Discharges from firefighting activities.	Yes ☐ No ☒	N/A
Fire hydrant flushing.	Yes ☐ No ☒	N/A
Waters without detergents used to spray off loose solids form vehicles.	Yes ☐ No ☒	N/A
Waters used to control dust.	Yes ☒ No ☐	Perimeter lot controls, inlet protections
Potable water sources such as waterline flushing's.	Yes ☐ No ☒	N/A
Landscape irrigation water and drainage	Yes ☒ No ☐	Inlet protections, sprinkler controls and timers,
Routine external building washdown provided no detergents are used.	Yes ☐ No ☒	N/A

Non-Stormwater Discharge	Likely to be Present at the Site?	List pollution prevention procedures to be implemented for expected non-stormwater discharges
Pavement washwaters that do not contain detergents, leaks, spill of toxic or hazardous materials.	Yes ☐ No ☒	N/A
Air conditioning condensate	Yes ☐ No ☒	N/A
Spring water	Yes ☐ No ☒	N/A
Foundation or footings drain flows that are not contaminated with process material such as solvents.	Yes ☐ No ☒	N/A
Noncontaminated ground water associated with dewatering activities as described in section 3.4 of the generic permit.	Yes ☐ No ☒	If yes, see section 6.1

5.5.5 Prohibited Non-Stormwater Discharges

The following non-stormwater discharges are prohibited by the CGP.

- Wastewater from concrete washout.
- Wastewater from washout or cleanout of stucco, paint, form release oils, curing compounds, and other construction materials.
- Fuels, oils, or other pollutants from vehicle and equipment operation and maintenance.
- Soaps, detergents, solvents, or other clean.
- Hazardous substances or oil resulting from an on-site spill.
- Solid material, including building material.
- Any other non-stormwater discharge not specifically allowed by Part 3.2 of the CGP (described in section 2.5.4 of the SWPPP).

2.6 Site Features and Protected Areas

2.6.1 Endangered Species

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

☒ Yes ☐ No

If yes, describe the species and/or critical habitat. (Additional certifications may be necessary and eligibility criterion established. It is strongly recommended that the site operator work closely with the appropriate field office of the U.S. Fish and Wildlife Service (USFWS) to address these issues.)

An environmental report prepared by vhb states that occupied gopher tortoise burrows were detected on site and will need to be relocated or avoided with a 25’ buffer.

What procedures and BMP's will be implemented to protect the area in question?

Please refer to the Endangered Species and Historic Properties tab for a USFWS IPaC report that lists species, critical habitat, migratory birds or other natural resources that may potentially be in the project area on the national list. Please note the above and the IPaC report provide general information only, obtained from on-line resources from the USFWS and the State of Florida and does not constitute a site specific biological assessment or specific clearance from the USFWS.

2.6.2 Historic Preservation

Are there historic sites on or near the construction site? ☐ Yes ☒ No

If yes, describe the historic site. N/A

Have permissions and permits been received from the proper authorities? N/A

What procedures and BMP's will be implemented to protect the area in question? N/A

See the appendix for a list of historical properties within Orange county.

2.6.3 Soil Type

The existing soils onsite are mostly Candler fine sand, 0 to 5 percent slopes, and Candler fine sand, 5 to 12 percent slopes

For a detailed explanation of the erosive properties of these soils see the NRCS soils report under the soils tab.

Table 8. Soil Attributes for this Project

Map symbol and soil name	Pct. of AOI	Kf (0.02 – 0.69)	Hydrologic Group	% Sand	% Silt	% Clay	WEG Rating
3 – Basinger fine sand	3.7	.02	A	97.5	1.0	1.5	1
4 – Candler fine sand, 0 to 5 percent slopes	43.6	.02	A	97.9	0.6	1.5	1
5 – Candler fine sand, 5 to 12 percent slopes	39.7	.02	A	97.9	0.6	1.5	1
6 – Candler – Apopka fine sands, 5 to 12 percent slopes	12.0	.02	A	97.9	0.6	1.5	1
28 – Florahome fine sand	0.9	.02	A	94.9	0.6	4.5	1

This table summarizes those soil attributes used by the Revised Universal Soil Loss Equation Version 2 (RUSLE2) and the wind erodibility group (WEG) for this project. The table includes the component name and soil property data for each unit component include the hydrologic soil group, erosion factors Kf for the surface horizon, erosion factor T, and the representative percentage of sand, silt and clay in the surface horizon.

Hydrologic soil group A is soils with low runoff potential. These soils have high infiltration rates even when thoroughly wetted and consist chiefly of deep, well drained to excessively well-drained sands or gravels.

Erosion factor K indicates the susceptibility of a soil to sheet and rill erosion by water. Factor K is one of the six factors used in the Universal Soil Loss Equation (USLE) and the Revised Universal Soil Loss Equation (RUSLE) to predict the average rate of soil loss by sheet and rill erosion in tons per acre per year. The estimates are based primarily on percentage of silt, sand and organic matter and on soil structure and saturated hydraulic conductivity (Ksat). Values K range from 0.02 to 0.69. Other factors being equal, the higher the K value, the more susceptible the soil is to sheet and rill erosion by water.

The T factor is an estimate of the maximum average annual rate of soil erosion by wind and/or water that can occur without affecting crop productivity over a sustained period. The rate is in tons per acre per year.

A wind erodibility group (WEG) consists of soils that have similar properties affecting their susceptibility to wind erosion in cultivated areas. The soils assigned to group 1 are the most susceptible to wind erosion, and those assigned to group 8 are the least susceptible.

2.6.4 Quality of Existing Discharge

There are no known pollutants associated with the current discharge.

2.6.5 Existing Vegetation

Per a site visit on 7/30/2019, the site is undisturbed and fully vegetated with natural grasses and shrubs.

2.6.6 Other Sensitive Areas to be Protected

There are currently no additional sensitive areas to be protected besides the previously mentioned wetland areas and gopher tortoise burrows. If sensitive areas are defined in the future the procedures for protecting these areas will be documented in the space below:

Section 3: Potential Pollution Sources

Table 9 evaluates all potential sources of sediment pollution to stormwater runoff. Table 10 evaluates additional pollutants that have potential to be on site during the project schedule. Additional empty boxes are included to properly document potential pollutants not included in the original plan. The SWPPP should be evaluated and updated prior to additional pollutants arriving on-site.

Table 9. Potential Sources of Sediment Pollution to Stormwater Runoff

Source	Potential	Associated activities	Planned Best Management Practices (BMPs)
Disturbed soils	☒ Yes ☐ No	1. Sediment fill and storage operations 2. Grading and site excavation operations 3. Landscaping operations	Perimeter sediment control BMP's, inlet protections, training, and street sweeping. BMP's to be implemented as areas are disturbed.
Vehicle tracking of sediments	☒ Yes ☐ No	Vehicle egress	Limit areas of egress. Sweep streets as needed
Management of contaminated soils	☐ Yes ☒ No	No known contaminated soils exist on this site.	If contaminated soils are encountered work must stop and the SWPPP Administrator will be notified. Administrator shall work with consultant to remediate/remove soils prior to additional activities involving these soils.
Loading and unloading operations	☒ Yes ☐ No	Delivery of materials	Some sediment controls (silt fence) may be temporarily moved during delivery. Delivery drivers should consult with the the site contact when wet conditions or a potential for tracking exist. Street sweeping.
Vehicle activity and/or wind producing significant dust or particulate generation	☒ Yes ☐ No	All times when disturbed soil exists.	Limit areas of disturbance. Moisture condition soil and/or cease soil disturbing operations during high winds.
Stockpile Management	☒ Yes ☐ No	1. Excavation 2. Landscaping	Stockpiles must be behind adequate BMPs to prevent materials from migrating off site and into the storm sewer system. Inactive stockpiles should be temporarily stabilized. When possible locate stockpiles in an area to be accessed without

Source	Potential	Associated activities	Planned Best Management Practices (BMPs)
			driving on paved surfaces. Inlet protections. Street sweeping.

Table 10. Non-sediment/non-storm water potential pollutant sources

Source	Potential	Associated activities	Planned Best Management Practices (BMPs)
Outdoor storage activities (building materials, fertilizers, chemicals, etc.)	☒ Yes ☐ No	1. Home construction 2. Final stabilization	Materials to be stored on individual lots behind perimeter sediment controls
Vehicle and equipment maintenance and fueling	☒ Yes ☐ No	Off-site fueling shall be conducted whenever it is practical. Some equipment may be fueled onsite.	Fueling operations shall be conducted by qualified personnel who are trained in fueling procedures, including the use of drip pans and proper spill cleanup and reporting procedures.
On-site waste management practices (waste piles, liquid wastes, dumpsters, etc.)	☒ Yes ☐ No	All development and building activities	Trash containers shall be emptied prior to overflow. All liquid wastes will be hauled off site and properly disposed of. The operator may choose to use Outpacks for onsite washout.
Dedicated asphalt and concrete batch plants	☐ Yes ☒ No		
Non-Construction Pollutant sources	☐ Yes ☒ No		
Concrete, concrete wash water, mortar, stucco and/or portable mortar mixers	☒ Yes ☐ No	Hard surface installation, foundation construction, flatwork, stucco, and brick installation.	Concrete washout will be provided for chute washout (site built or Outpacks). Secondary containment (i.e. earth berm, small liquid waste washout) for mortar mixers and stucco work is recommended.

Source	Potential	Associated activities	Planned Best Management Practices (BMPs)
Fertilizers, Pesticides, herbicides and soil amendments	☒ Yes ☐ No	Final stabilization	These materials must either be stored in a covered vehicle, covered structure or behind a BMP (soil amendment stockpiles).
Glues, adhesives, caulks and related products	☒ Yes ☐ No	Building construction	These materials will be stored either inside vehicles or inside covered structures onsite (houses). Trades will remove and properly dispose of all unused products and wastes off site.
Paint, stains, solvents and related products	☒ Yes ☐ No	Building construction	These materials will be stored either inside vehicles or inside covered structures onsite (houses). Trades will remove and properly dispose of all unused products and wastes off site
Petroleum products-fuels, oils, grease and form oil (other hydrocarbons)	☒ Yes ☐ No	During all construction activities onsite.	These products must be stored with individual trade vehicles and use of these products is to be used by only those individuals who are trained in spill response and or are certified mechanics. Any waste or by products shall be hauled offsite and properly disposed of. Vehicles should be inspected and monitored for leaks. Leaks shall be contained and promptly repaired by subcontractors. Subcontractors should have spill kits onsite.
Sanitary waste	☒ Yes ☐ No	During all construction activities onsite	Portable toilets cleaned out by properly trained portable toilet companies. Portable toilets should be located and properly protected to avoid spills from entering stormwater runoff.
Non-stormwater discharges	☒ Yes ☐ No	Soil disturbing activities and final stabilization	See section 2.5.4

Section 4: Site Maps

Site maps included in the SWPPP are the vicinity map and the active site map. The vicinity map, located on the next page, identifies surface waters and other general identifying factors that may

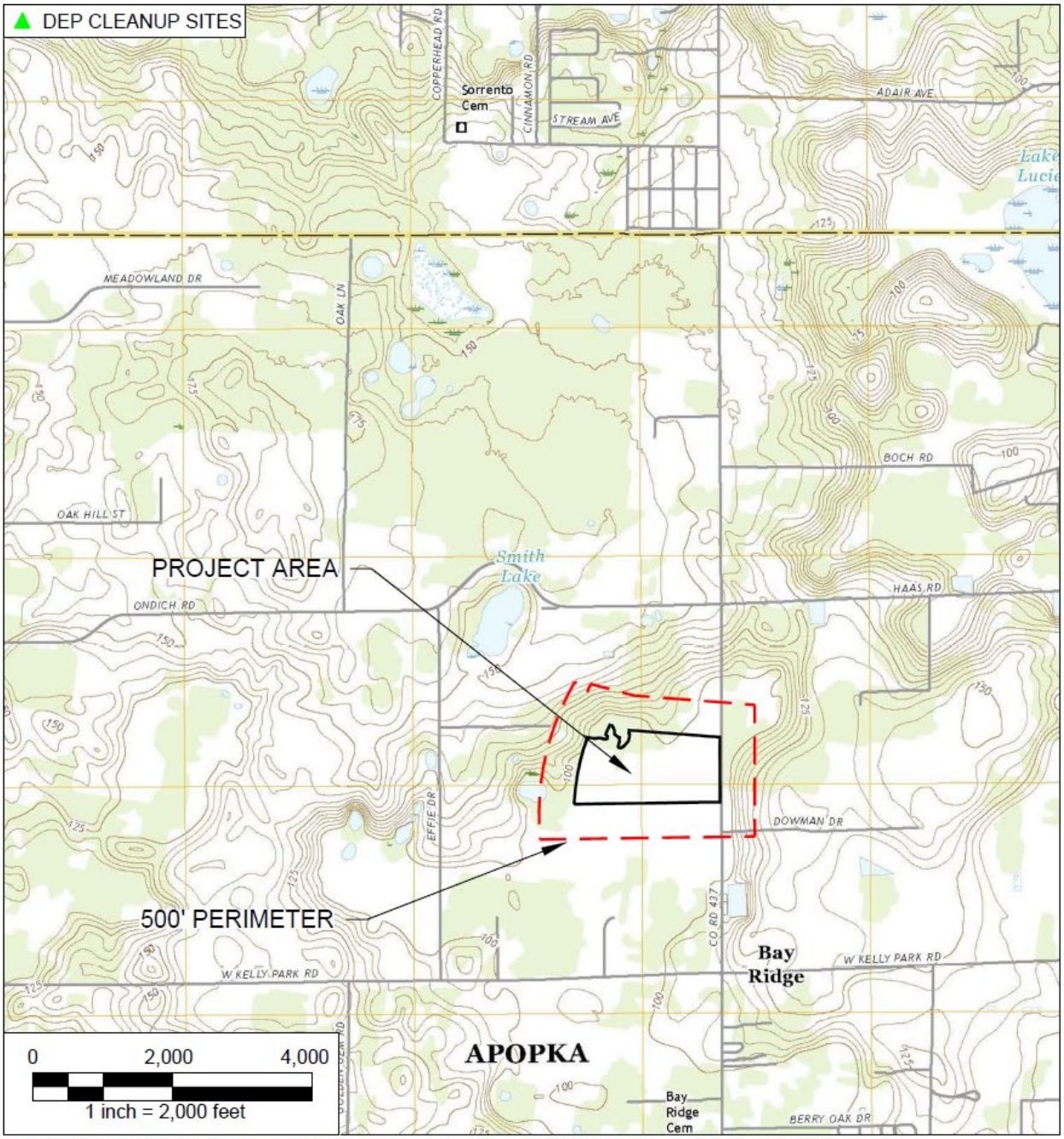
not be visible on the site map. This map also identifies that no contaminated sites have been identified near the project location if dewatering occurs.

Located in the appendix are the paving, grading, and the drainage plan and stormwater pollution prevention plan prepared by vhb, typical lot control details, and active site maps. The paving, grading and drainage plan shows planned elevations and types of lots. The stormwater pollution prevention plan shows the planned sediment and erosion control prevention measures that were originally planned. The active site map documents the sites progress and establishes controls for the ongoing changes within the project boundaries. An updated planned BMP map can also be found in the appendix for the project limit of construction for land and vertical construction.

Active site maps shall include the following:

- Boundaries of the property
- Entrance/Exit points
- Locations where construction activities will occur
- Drainage patterns and approximate slopes and elevations anticipated after major grading activities.
- Areas of soil disturbance.
- Areas which will not be disturbed.
- Location of major structural and nonstructural controls
- Location of areas where stabilization practices are expected to occur.
- Location of surface waters and wetlands.
- Location where stormwater is proposed to be discharged during construction to a surface water or MS4

BRIDLE PATH	VICINITY MAP
LOCATION: BETWEEN PLYMOUTH SORRENTO ROAD AND SR 429 CITY OF APOPKA, COUNTY OF ORANGE, STATE OF FLORIDA	
CMS Environmental Solutions 4700 Millennia Blvd., Suite 175 Orlando, FL 32839 P: (407) 232-5051	OWNER/PERMITEE: FORESTAR REAL ESTATE GROUP, INC.
	LATITUDE: 28°45'52.6"N, LONGITUDE: 81°33'35.8"W
	DATE: 08-2019
	SECTION 12, TOWNSHIP 20 SOUTH, RANGE 27 EAST



*SOURCE: FDEP Map Direct - Layers: DEP Cleanup Sites, Brownfields and Institutional Controls Registry

Section 5: Best Management Practices for Erosion and Sediment Control

The SWPPP separates Best Management Practices into three categories: Non-Structural Erosion and Sediment Control BMP's, Structural Erosion and Sediment Control BMP's, and Non-Sediment Pollution Controls. Each category is a key component working in conjunction with each other to maintain an effective plan. The site shall be monitored and BMP's evaluated for effectiveness.

Below is a discussion of BMP's that may be implemented at various times during the construction process. Additional BMP's may be implemented and should be added to the SWPPP.

5.1 Non-structural Erosion and Sediment Control BMP's

Non-structural erosion and sediment control BMP's are typically processes, procedures, and applications to reduce the potential for sediment to leave the site protecting downstream waterways. Below is a list of non-structural erosion and sediment control BMP's that may be implemented at various stages throughout the construction process.

BMP: Phasing/Sequence Construction Activity

BMP Description: Construction activity and BMP's will be implemented per the sequence in section 2 of the SWPPP. The phasing process will repeat itself as individual homes progress through the construction process until they are landscaped and closed to individual home owners.
Intended Use/Purpose: Phasing/sequencing is used to properly plan the order of construction activities and properly time the implementation of other BMP's throughout the project until final stabilization has been achieved.
When: Phasing shall be determined prior to the start of the project.
Maintenance/inspection: The phases shall be updated as the project progresses and revised as necessary.

BMP: Minimize Disturbed Area/Existing Vegetation

BMP Description: Only denude soils through clearing and grubbing as needed.
Intended Use/Purpose: Portions of the project that are not necessary for construction activities should be left in a vegetated state to limit erosion.
When: Throughout the project duration.
Maintenance/inspection: The site superintendent shall direct contractors on stockpile locations and areas to be protected. Additional structural controls may be used to delineate boundaries.

BMP: Stabilize Soils

BMP Description: A soil application or cover to reduce the erosive potential of soils on site.
Examples: Soil stabilization methods included temporary seeding, permanent seeding, mulching, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, preservation of mature vegetation, or other appropriate measures.
Intended Use/Purpose: Erosion controls to stabilize soils during periods of inactivity.
When: Stabilization measures must be implemented within 7 calendar days after construction activities have temporarily or permanently ceased for any portion of the site.
Maintenance/inspection: Inspections shall be completed as required by Part 6 of the CGP. Inspections should look for coverage, density, and potential erosion.

BMP: Dust Control

BMP Description: Controlling the suspension of dust particles from construction activities.
Examples: Other structural and non-structural BMP's including mulches, vegetative cover, barriers, spray on applications provide a long-term dust control. Temporary measures such as water applications and prohibiting earth moving activities may be employed during times of high wind and/or significant dirt moving activities.
Intended Use/Purpose: To prevent the blowing and movement of dust from exposed soil surface to reduce on and off site damage including health and traffic hazards.
When: During periods of high wind, dry ground, and earth moving activities.
Maintenance/inspection: During periods of high wind and/or significant earth moving activities site should be monitored for dust control. Site may need to temporarily shut down or have water applied during these times. Paved areas and drainage channels should be monitored for sediment accumulation. Significant sediment accumulation may require additional temporary or permanent dust controls.

BMP: Street Sweeping

BMP Description: Street sweeping and vacuuming remove sediment that has been tracked onto roadways to reduce sediment transport into storm drain systems or a surface waterway.
Intended Use/Purpose: Use this practice at construction sites where vehicles may track sediment offsite onto paved roadways.
When: Street sweeping or vacuuming should be conducted when there is noticeable sediment accumulation on roadways adjacent to the construction site. Typically, this will be concentrated at the entrance/exit to the construction site.
Maintenance/inspection: Inspect paved roads around the perimeter of the construction site on a daily basis and more frequently, as needed. Remove accumulated sediment, as needed. Following street sweeping, check inlet protection that may have been displaced during street sweeping. Inspect area to be swept for materials that may be hazardous prior to beginning sweeping operations.

5.2 Structural Erosion and Sediment Control BMP's

Structural erosion and sediment control BMP's are physical features designed to minimize erosion and/or retain soil on site. Below is a list of structural erosions and sediment control BMP's that may be implemented at various stages throughout the construction process. Detailed drawings and specification for specific features can be found in the BMP Detail appendix.

Due to the nature of multi-family home building, typical lot details are provided in the SWPPP. Following is a description of the structural erosion and sediment controls to be used, their purpose, and when they are applicable during the vertical construction process. Specific BMP details can be found under the ESC Details tab of the SWPPP.

BMP: Silt Fence

BMP Description: A temporary barrier of woven geotextile used to intercept, retain, and filter surface runoff from disturbed areas.
Purpose: To intercept sediment-laden sheet flow runoff allowing the deposition of sediment transported from upslope.
Applicability: Silt fence is applicable for perimeter controls for defined areas.

Limitations: Silt fence is not to be used as a velocity check in swales or placed where it will intercept concentrated flow. Silt fence details can be found under the ESC Details tab of the SWPPP.

BMP: Double Row Silt Fence

BMP Description: Two rows of a temporary barrier of woven geotextile over chain link fence used to intercept, retain, and filter sediment-laden runoff from disturbed areas.
Purpose: To intercept sediment-laden sheet flow runoff allowing the deposition of sediment transported from upslope.
Applicability: Double rows may be applicable where the slope steepness or slope length criterion for silt fence cannot be met or where additional protection is warranted such as adjacent to wetlands, streams, or other sensitive areas.
Limitations: Double rows of silt fence are not to be used as a velocity check in swales or placed where it will intercept concentrated flow.

BMP: Vegetated Buffer Strip

BMP Description: A strip of vegetation left at the back of curb.
Purpose: To limit sediment laden water from reaching the curb flow line.
Applicability: A vegetated strip typically left behind the curb during clearing and grubbing activities.
Limitations: Limited ability to prevent vehicle tracking during wet periods. A vegetated buffer strip is dependent on soil type and works best with soils in category A.

BMP: Cut Back Curb

BMP Description: Lowering the grade behind the curb to allow water to pool prior to reaching the curb flow line.
Purpose: To intercept sediment-laden sheet flow runoff allowing the deposition of sediment transported from upslope.
Applicability: Fronts of lots with limited drainage area to the back of curb. Typically installed once the vegetated buffer has been exhausted.
Limitations: Limited ability to prevent vehicle tracking and must be frequently maintained.

BMP: Stabilized Construction Entrances

BMP Description: A layer of aggregate that is underlain with nonwoven geotextile at points of ingress and egress of the construction site.
Intended Use/Purpose: To reduce tracking of sediment onto roadways and provide a stable area for entrance to or exit from the construction site. A detail sheet can be found in the BMP Detail appendix. SCE's will be used at concrete washout areas and may be implemented at other areas of high traffic volume. SCE's may not be required with a regimented sweeping procedure.
When: Prior to earth disturbing activities when vehicles will need access to the site.
Maintenance/inspection: Inspections shall be weekly and after rain events resulting in surface runoff during active construction. The SCE must be maintained in a condition that minimizes tracking of sediment. All stone or sediment spilled, dropped or tracked onto the adjacent roadway must be removed immediately.

BMP: Storm Drain Inlet Protection

BMP Description: A filter consisting of perforated pipe covered in fabric, constructed around a storm drain inlet. Other methods include drop inlet covers with overflows. See details for specifics.
Purpose: To filter sediment-laden runoff before it enters the storm drain system.
Applicability: When potentially sediment-laden flow is directed to an inlet.
Limitations: Provisions should be made to prevent flow bypass for inlets on slopes. Inlet protections typically need frequent maintenance. Inlets protections should be monitored to ensure flooding potential does not exist.

Section 6: Best Management Practices for Non-Sediment Pollution Control

Potential pollutants other than sediment and planned controls are detailed in section 3. Best Management Practices shall be implemented for each of these sources of pollution. Many of these pollutants can be contained by proper handling and storage. Other methods, practices, and features may be required on site to prevent, contain, or remove spills. These practices are described below. Specific BMP details can be found under the ESC Details tab of the SWPPP.

6.1 Dewatering

If dewatering was indicated as being likely in section 2 detail the BMPs that will be used to ensure that discharges of noncontaminated ground water from dewatering operations do not cause or contribute to violations of state water quality standards:

If dewatering becomes necessary at Americas Future, please see onsite dewatering map for more details.

6.2 Material Handling and Waste Management

BMP: Solid Waste Management (Dumpsters)

BMP Description: Managing trash and debris to limit potential of offsite discharge from wind and/or stormwater.
Intended Use/Purpose: Dumpsters are provided for the disposal of trash and debris throughout the construction process.
When: Dumpsters are provided during times when material handling procedures require the ability to discard construction materials. Most active during home building activities.
Maintenance/inspection: The site superintendent will monitor the site for cleanliness and watch for dumpsters nearing capacity. Dumpsters reaching capacity will be emptied by a licensed disposal company. Additionally, containers should be inspected for leaks. Dumpsters shall be monitored for proper disposal items. Batteries, hazardous materials, and electronics shall not be placed in the dumpsters.

BMP: Portable Sanitary Facilities

BMP Description: A portable facility to contain sanitary waste.
Intended Use/Purpose: A portable toilet facility for onsite workers.
When: During activities when workers will be onsite for lengthy periods throughout the day.
Requirements: Portable toilets should be located appropriately to minimize the potential for liquid wastes to reach the storm drain system.
Maintenance/inspection: The portable toilet should be cleaned and emptied frequently by a licensed company. Monitor for placement to make sure a level location away from traffic, drainages, and curb flow lines. Watch for leaks and/or spills and clean promptly.

6.3 Concrete Washout

BMP: Onsite Concrete Washout Structure

BMP Description: A prefabricated or fabricated container used for containing wash water from rinsing concrete trucks, drums, pumps, chutes, other equipment, and concrete truck exteriors. Various sizes may be used dependent on need and availability of space.
Intended Use/Purpose: To promote proper disposal of waste concrete and wash water by containing it onsite thereby preventing contamination of waterways, groundwater, and storm drains. Additional details are included under the ESC Detail tab in the SWPPP.
When: During periods when concrete activities are occurring.
Maintenance/inspection: The impermeable liner needs to be replaced if damaged. A washout structure that is 75% full should be emptied or replaced, and the accumulated material must be disposed of properly.

6.4 Material & Equipment Storage and Deliveries

BMP: Material Storage and Deliveries

BMP Description: Procedures and areas for proper material delivery and storage.
Intended Use/Purpose: To minimize the potential to contaminate stormwater or the site by implementing practices to reduce this potential.
When: When material delivery and/or storage is required on site.
Requirements: Identify designated areas to deliver and store materials. Tracking controls should be implemented if delivery or access to materials could contribute to significant vehicle tracking on paved roads and surfaces. Materials should be delivered behind and without damaging appropriate control measures. Hazardous materials should be stored indoors or stored in appropriate containers, kept off the ground, and away from away from potential drainage. Stockpiles should be kept behind appropriate sediment controls. Fertilizer stockpiles, when necessary, should be kept behind controls, outside areas of drainage, and covered.
Maintenance/inspection: Train employees and subcontractors in proper handling and storage practices. Clearly designate areas for delivery and staging and storage with signs as necessary. Sweep vehicle tracking as needed. Inspect containers to make sure they are properly sealed and contained. Inspect material covers for rips tears and proper implementation when not in use. Clean and control spills in accordance with the SWPPP.

BMP: Equipment Storage and Delivery

BMP Description: Procedures and areas for proper equipment delivery and storage.
Intended Use/Purpose: To minimize the potential to contaminate stormwater or the site by implementing practices to reduce this potential.
When: When equipment is onsite

Requirements: Identify designated areas to deliver and park equipment. Equipment delivery should be done through appropriate tracking controls or delivered in a manner to reduce tracking. Example: using appropriate SCE's or loading and unloading equipment on trailers without driving vehicles from disturbed areas to paved areas. Equipment stored onsite should be parked in a designated area away from drainages that will reduce potential offsite transportation of leaked or spilled materials in accordance with the SWPPP
Maintenance/inspection: Clearly designate areas for equipment storage and delivery. Monitor exits for vehicle tracking. Inspect equipment storage for leaks, drips, and spills. Clean and protect against leaks and spills in accordance with the SWPPP. Maintain equipment to prevent or limit spills leaks and corrosion.

6.5 Spill Prevention and Control

BMP: Secondary Containment

BMP Description: Secondary containment is a down gradient structural BMP recommended during mixing operations to prevent a spill of mixing materials from reaching a curb, gutter, or drainage way.
Examples: Secondary containment can be provided through numerous application and often relies on the ingenuity of onsite staff. Tarps (under pump truck hoppers), small berms, sediment control BMP's, large capacity trays or double walled fuel storage containers all may be effective.
Intended Use/Purpose: To retain a liquid in a designed area to protect water conveyances while also simplifying the cleanup process.
When: Active mixing operations, hazardous material storage, or when pump trucks are active.
Maintenance/inspection: Review frequently for adequate storage capacity, damage or other potential areas of failure. Watch for leaks and remediate accordingly.

BMP: Spill Prevention, Containment, and Reporting

BMP Description: A plan to minimize the potential for spills while providing proper procedures for containment, remediation, and reporting. A detailed plan is written below.
Intended Use/Purpose: To prevent spills while providing for a quick response should a spill occur.
When: During all site activities when vehicles and/or hazardous materials are onsite.
Maintenance/inspection: Monitor containers and vehicles for leaks and spills.

RELEASES OF CONTAMINANTS IN EXCESS OF REPORTABLE QUANTITIES AND REQUIRED EMERGENCY PROCEDURES

The discharge of hazardous substances or oil in the stormwater discharge(s) from a facility or activity must be prevented or minimized in accordance with the applicable stormwater pollution prevention plan for the facility or activity. When a release of a hazardous substance in an amount equal to or in excess of a reporting quantity established under either 40 C.F.R. 117 or 40 C.F.R. 302, occurs during a 24-hour period:

The operator must notify the State Warning Point as soon as he or she has knowledge of the discharge.

The operator must submit, within 14 calendar days of knowledge of the release, a written description of the release (including the type and estimate of the amount of material released), the date that such release occurred, the circumstances leading to the release, and the remedial steps to be taken, to the Florida Department of Environmental Protection, NPDES Stormwater Section, Mail Station 3583, 2600 Blair Stone Road, Tallahassee, Florida 32399-2400 or by email at NPDES –stormwater@dep.state.fl.us

The SWPPP must be modified within seven calendar days of knowledge of the release to: provide a description of the release, the circumstances leading to the release, and the dates of the release. In addition, the plan must be reviewed to identify measures to prevent the recurrence of such releases and to respond to such release's, and the plan must be modified where appropriate.

Emergency Local Fire, Police or Ambulance	**911**
CMS Environmental Solutions	**443-902-0366**
EPA National Response Center	**1-800-424-8802**
State of Florida – State Warning Point	**(800) 320-0519**

Table 11. Reportable Quantities

Reportable Quantities		
Material	**Location of Spill**	**Reportable Quantity**
Engine oil, fuel, hydraulic & brake fluid	Land	25 gallons
Engine oil, fuel, hydraulic & brake fluid	Water	Visible layer

See the HazMat tab for approved discharge cleanup organizations.

Description and Purpose

Prevent or reduce the discharge of pollutants to drainage systems or watercourses from leaks and spills by reducing the chance for spills, stopping the source of spills, containing and cleaning up spills, properly disposing of spill materials, and training employees.

- Fuels
- Lubricants

- Other petroleum distillates
- Concrete
- Fertilizers

Limitations

- In some cases it may be necessary to use a private spill cleanup company. See the appendix for contact information.
- Procedures and practices presented in this BMP are general. Contractor should identify appropriate practices for the specific materials used or stored onsite

Education

- Be aware that different materials pollute in different amounts. Make sure that each employee knows what a "significant spill" is for each material they use, and what is the appropriate response for "significant" and "insignificant" spills.
- Educate employees and subcontractors on potential dangers to humans and the environment from spills and leaks.
- Hold regular meetings to discuss and reinforce appropriate disposal procedures (incorporate into regular safety meetings).
- Have contractor's superintendent or representative oversee and enforce proper spill prevention and control measures.

General Measures

- Exceptional Builders Inc. requires subcontractors to be responsible for protecting against potential spills.
- Store hazardous materials and wastes in covered containers and protect from vandalism.
- Train employees in spill prevention and cleanup.
- Designate responsible individuals to oversee and enforce control measures.
- Spills should be covered and protected from stormwater run-on during rainfall to the extent that it doesn't compromise cleanup activities.
- Do not bury or wash spills with water.
- Store and dispose of used clean up materials, contaminated materials, and recovered spill material that is no longer suitable for the intended purpose in conformance with the provisions in applicable BMPs.
- Do not allow water used for cleaning and decontamination to enter storm drains or watercourses. Collect and dispose of contaminated water.
- Contain water overflow or minor water spillage and do not allow it to discharge into drainage facilities or watercourses.
- Place proper storage, cleanup, and spill reporting instructions for hazardous materials stored or used on the project site in an open, conspicuous, and accessible location.
- Keep waste storage areas clean, organized and equipped with ample cleanup supplies as appropriate for the materials being stored. Perimeter controls, containment structures, covers, and liners should be repaired or replaced as needed to maintain proper function.

- Store materials so that they are protected from stormwater and will not migrate into waters of the US.

Cleanup

- A spill kit is recommended but not mandated once construction activity has commenced and should be located in the Exceptional Builders Inc. Construction office.
- All spills must be documented and properly removed
- The first step in cleaning up a spill is containing it. Stop the source of the spill and use all available measures to contain it in place.
- Clean up should begin immediately.
- Use a rag for small spills on paved surfaces, a damp mop for general cleanup, and absorbent material for larger spills. If the spilled material is hazardous, then the used cleanup materials are also hazardous and must be sent to either a certified laundry (rags) or disposed of as hazardous waste.
- Never hose down or bury dry material spills. Clean up as much of the material as possible and dispose of properly.

Minor Spills

- Minor spills typically involve small quantities of oil, gasoline, paint, etc. which can be controlled by the first responder at the discovery of the spill.
- Use absorbent materials on small spills rather than hosing down or burying the spill.
- Absorbent materials should be promptly removed and disposed of properly.
- Follow the practice below for a minor spill:
    - Contain the spread of the spill.
    - Recover spilled materials.
    - Clean the contaminated area and properly dispose of contaminated materials.
- Keep within permitted area
- It must not threaten any stormwater conveyance

Semi-Significant Spills (greater than 5 gallons)

- Semi-significant spills still can be controlled by the first responder along with the aid of other personnel such as laborers and the foreman, etc. This response may require the cessation of all other activities.
- Spills should be cleaned up immediately:
    - Contain spread of the spill.
    - Notify the project foreman immediately.
    - If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (absorbent materials i.e. oil-dri® and/or rags). Contain the spill by encircling with absorbent materials and do not let the spill spread widely.
    - If the spill occurs in dirt areas, immediately contain the spill by constructing an earthen dike. Dig up and properly dispose of contaminated soil.
    - If the spill occurs during rain, cover spill with tarps or other material to prevent contaminating runoff.

Significant/Hazardous Spills (reportable quantities)

- For significant or hazardous spills (any substance requiring a MSDS response) that cannot be controlled by personnel in the immediate vicinity, the following steps should be taken:
  - Notify the local emergency response by dialing 911. In addition to 911, the contractor will notify the proper county officials. It is the contractor's responsibility to have all emergency phone numbers at the construction site.
  - For spills of federal reportable quantities see chart below and the contractor should notify the National Response Center at (800) 424-8802.
  - Secure the area
  - Provide first aid
  - Notify the SWPPP administrator immediately.
  - Notify the State Watch Office immediately and provide written documentation as required.
  - The services of a spills contractor or a Haz-Mat team should be obtained immediately. Construction personnel should not attempt to clean up until the appropriate and qualified staffs have arrived at the job site.

  All staff are to be educated on spill prevention and response procedures:

  Spill Prevention: This can be accomplished by using offsite facilities, fueling by trained personnel only, enclosing or covering stored fuel, implementing spill controls, and training employees and subcontractors in proper fueling procedures. Drip Pans should be used whenever possible.

  Response Procedures: Should any material spill, a down slope berm or other barrier method should be constructed immediately in order to contain the spill. The spill should be immediately cleaned up with an absorbent material. That material should then be bagged, taken offsite and properly disposed of. If the material has absorbed into the soil, then the contaminated soil should be shoveled into plastic bags, taken offsite and properly disposed of. If a spill does occur, an immediate inspection of the site should be conducted documenting the spill and procedures to be taken to prevent spills from re-occurring.

  For any spills that are of a reportable quantity contact the SWPPP Administrators, the EPA, and FDEP.

- Site superintendent or designated personnel will visually inspect and verify that activity–based BMPs are in place prior to the commencement of associated activities. While activities associated with the BMP are under way, inspect weekly during the rainy season and of two-week intervals in the non-rainy season to verify continued BMP implementation.
- Visually inspect BMPs subject to non-stormwater discharge daily while non-stormwater discharges occur.

Recommended On-site Spill Kit

- Spill kit should be kept onsite in the trailer (or in an onsite staff vehicle) and its location documented on the SWPPP site map.
- UN and DOT approved 20-gallon over pack
- Compact design with molded grab handles

- Source: CMS Environmental Solutions, LLC
- **Each kit includes:** 1 Emergency Response Guidebook, 4 - 3"x4' socks, 2 - 9" x 15" pillows, 25 - 15" x 19" pads, 1 pair chemical resistant gloves, 1 pair safety goggles, 2 disposal bags/ties, 1 - 20 gallon Over Pack

Section 7: Permanent Stormwater Management Controls

Below is a description of the permanent stormwater management controls or BMPs that will be installed during the land development process to control pollutants in stormwater discharges that will occur during the next phases of construction and after vertical construction operations have been completed.

Description: Permanent stormwater management controls, inlet protections, and storm sewers will be constructed during the land development phase. Stormwater will be directed to two dry detention ponds that are designed for treatment and attenuation. The project is in the Wekiva Recharge Protection Basin and will provide a water quality treatment volume of 3 inches over impervious areas.

Inspection and Maintenance:
All storm drains should be kept clear from excessive debris and sediment. Ponds should be monitored for clarity. Upgradient BMPs and inlet protections should be inspected for effectiveness.

Section 8: Training/Inspections/Maintenance/ Record Keeping

8.1 Training

The following personnel should be trained on proper procedures and responsibilities:

- Personnel who are responsible for the design, installation, maintenance, and/or repair of stormwater controls (including pollution prevention measures);
- Personnel responsible for the application and storage of treatment chemicals (if applicable);
- Personnel who are responsible for conducting stormwater inspections;
- Personnel who are responsible for taking corrective actions.

The above personnel at a minimum must be trained to understand the following if related to the scope of their job duties:

- The location of all stormwater controls on the site required by this permit, and how they are to be maintained;
- The proper procedures to follow with respect to the permit's pollution prevention requirements; and

- When and how to conduct inspections, record applicable findings, and take corrective actions.

8.2 Inspections

The purpose of this section is to clearly describe the inspection procedures implemented in the SWPPP. Inspections shall be completed by a qualified inspector that has completed the FDEP inspector training course and received the inspector training certificate. Third party inspector companies shall be delegated authority to conduct stormwater inspections by the SWPPP administrator.

Inspection Requirements

Scope of Inspection:

- Inspect all stormwater discharges from the site to ensure BMPs are not causing or contributing to violations of water quality standards or resulting in offsite sedimentation.
- Inspect the BMPs identified in the SWPPP to ensure that they are installed, maintained, and operating correctly and effectively.
- Inspect all areas used for storage of materials that are exposed to rainfall and runoff to ensure all BMPs are being used and maintained properly.
- Inspect all locations where vehicles enter or exit the site for evidence of offsite sediment tracking and inform operator of all actions needing to be taken to remove sediments on the road and prevent it in the future.
- Inspect all disturbed areas and discharge points for signs of visible erosion and sedimentation.

Inspection report inclusions:

- Scope of the inspection.
- Name(s) and qualifications of personnel making the inspection.
- Date(s) of the inspection.
- Rainfall data.
- Major observations relating to the implementation of the SWPPP/
- Corrective actions taken since the last inspection in accordance with Part 6.4 of the CGP.
- Any incidents of non-compliance. (Where an inspection does not identify any incidents of non-compliance, the report must certify that the facility is in compliance with the SWPPP and CGP).
- Signature of the qualified inspector.
- Signature of a responsible authority.

Table 12. Inspection Schedule.

Site Conditions	Inspection Routine	Responsible Entity
Active	Once every 7 calendar days	CMS Environmental Solutions, LLC
Storm event 0.50" or greater	Within 24 hours of the end of the storm event	CMS Environmental Solutions, LLC
Areas meeting stabilization requirements CGP section 6.5.2	Once Monthly	CMS Environmental Solutions, LLC

8.3 Maintenance

BMP Maintenance

All erosion and sediment control practices and other protective measures identified in the SWPPP must be maintained in effective operating condition. Proper selection and installation of BMPs and implementation of comprehensive inspection and maintenance procedures should be adequate to meet this condition. BMPs that are not adequately maintained in accordance with good engineering, hydrologic and pollution control practices, including removal of collected sediment outside the acceptable tolerances of the BMP's are considered to be no longer operating effectively and must be addressed.

Adequate site assessment must be performed as part of the comprehensive inspection and maintenance procedures, to assess the adequacy of BMPs at the site and the necessity of changes to those BMPs to ensure continued effective performance. Where site assessment results in the determination that new or replacement BMPs are necessary, the BMPs must be installed to ensure ongoing implementation.

Please see each BMP description and specification for specific maintenance information.

SWPPP Maintenance

The SWPPP must be updated to reflect current conditions. A log shall be kept in the SWPPP reflecting major updates.

A current site map showing activities, potential pollutant sources, and BMP's will be maintained with the SWPPP. A copy shall be provided on request.

8.4 Record Keeping

Retention of Records

Once the permit is terminated the SWPPP shall be retained for a minimum of 3 years by Exceptional Builders Inc. after the permit has been deactivated at:

Exceptional Builders Inc.
3330 Cumberland Blvd, Suite 275
Atlanta, GA 30339

Section 9: Final Stabilization

Final stabilization is defined by the CGP as follows: All soil disturbing activities at the site have been completed, and that a uniform (e.g., evenly distributed, without large bare areas) perennial vegetative cover with a density of at least 70% for all unpaved areas and areas not covered by permanent structures has been established or equivalent permanent stabilization measures (e.g., geotextiles) have been employed.

Final stabilization for Americas Future will be a combination of hard surfaces (sidewalks, driveways, patios, etc.) and landscaping (sod, rock, mulch, and bedding areas).

During the landscaping process, effective sediment control BMP's and practices outlined in Section 5 shall be implemented. Sediment control BMP's may be moved to install landscaping but should be reset at the end of the day and/or prior to a storm event. Material stockpiles, especially soil amendments should be properly located and protected to minimize transport of sediment and/or nutrients off site. Good housekeeping procedures should be implemented to keep streets free of excessive sediment.

Section 10: Permit Termination

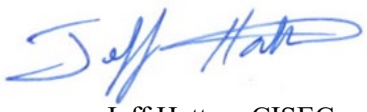
Within 14 calendar days after the site has achieved final stabilization and all discharges authorized by the permit are eliminated or are authorized under a separate NPDES permit, a Notice of Termination form shall be completed.

The completed Notice of Termination form shall be sent to the following address:

NPDES Stormwater Notices Center, MS #3585
Florida Department of Environmental Protection
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Section 11: Plan Certification

This is to certify that this plan was prepared in accordance with the Clean Water Act. This document was also prepared in accordance with the Florida Department of Environmental Protection NPDES Generic Permit for Stormwater Discharges from Large and Small Construction Activities effective 02/2015. This plan was prepared in accordance with good engineering, hydrologic and pollution control practices.

Signature:		Date: 9/3/2019
Name:	Jeff Hatton, CISEC	
Title:	Vice President of Operations	
Company	CMS Environmental Solutions, LLC	

Resource List

Environmental Protection agency: www.epa.gov

State of Florida Department of Environmental Protection NPDES Generic Permit for Stormwater Discharge from Large and Small Construction Activities

The Southwest Florida Water Management District. http://www.swfwmd.state.fl.us/permits/

The Soils Conservation Service: *http//websoilsurvey.NRCS.USDA.govk*

FDEP Map Direct: http://ca.dep.state.fl.us/mapdirect/
Layers: Current ERP Permits (WMD), Hydrologic Unit Code (HUC), Waterbody IDs (WBID), TMDL Planning Units, DEP Cleanup Sites, Institutional Controls Registry

The Natural Resources Conservation Service (NRCS) Web Soil Survey: http//websoilsurvey.NRCS.USDA.gov

Certified Professional in Erosion and Sediment Control: Review Manual August 2004.

Applied Principles of Hydrology 3rd addition, By John C. Manning 1997

IPAC (Information for planning and consultation) report. US Fish & Wildlife Services. https://ecos.fws.gov/ipac/

National Wetlands Inventory. https://www.fws.gov/wetlands/Data/Mapper.html

http://www.nationalregisterofhistoricplaces.com

http://www.dep.state.fl.us/water/stormwater/npdes/docs/MS4_Permit_Resource_Manual.pdf

http://www.dep.state.fl.us/water/stormwater/npdes/docs/all_ms4_by_county.pdf

http://fdep.maps.arcgis.com/home/webmap/viewer.html?useExisting=1

http://www.dep.state.fl.us/oer/reportable_incident.htm

Disclaimer

This plan was prepared in accordance with applicable stormwater regulations. This document represents a planning tool to assist the client to comply with all applicable stormwater regulations during the construction of the project.

It is the clients' sole responsibility on how to operate the construction site and not CMS Environmental Solutions, LLC. Therefore, CMS Environmental Solutions, LLC is not liable for operational decisions made by the client and for the clients' failure to follow recommendations as outlined in this SWPPP.

Client agrees to hold CMS Environmental Solutions, LLC harmless for any potential violations the client may receive for operational violations brought forth by any regulatory agency including all Federal, State and local agencies.

By accepting the SWPPP the client agrees to this disclaimer and its conditions.