

Stormwater Pollution Prevention Plan (SWPPP)

FOR:

Jackson County Parcel ID: 52-200-01-00-0-00-000
52-200-01-15-00-0-00-000
No Address
Lee's Summit, MO 64082

OPERATOR:

Ward Development
1120 NW Eagle Ridge Dr.
Grain Valley, MO 64029
Phone: 816-229-8115

Initial SWPPP Preparation Date

Date: 1/04/2022
Project Start Date: June 16, 2022
Project End Date: September, 2022

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1.0 INTRODUCTION

1.1 Purpose

Development, implementation and maintenance of the Stormwater Pollution Prevention Plan (SWPPP) will provide the facility owners/operators with the tools to reduce pollutants contained in stormwater discharges and comply with the requirements of the Missouri State Operating Permit issued by the Missouri Department of Natural Resources. The primary purpose of the SWPPP will be to:

- Identify potential sources of pollutants that affect stormwater discharges from Jackson County Parcel ID: 52-200-01-00-00-0-000 & 52-200-01-15-00-0-000
- Describe the best management practices that will be implemented to prevent or control releases of pollutants in stormwater discharges.
- Create an inspection schedule to ensure that the practices described in this SWPPP are implemented and to evaluate the plan's effectiveness in reducing the pollutant levels in stormwater discharges.

1.2 SWPPP Revisions

The facility must revise this SWPPP under the following conditions: (1) whenever there is a change in the facility design, construction, operation or maintenance that affects the facility's potential sources of pollutants that may impact storm water discharges; (2) whenever an inspection by a local, state, or federal official determines that modifications to the SWPPP are necessary; (3) whenever a spill, leak or other release occurs at the facility; (4) upon renewal of the operating permit; (5) if the plan proves to be ineffective in eliminating or significantly minimizing pollutants identified in the permit either as benchmark or discharge limitations; or, as required per the specific permit SWPPP conditions.

Revisions must occur as soon as possible, but no later than 30 days after the change occurs or 30 days after reissuance of the permit. The SWPPP coordinator is responsible for initiating and coordinating such revisions.

2.0 FACILITY DESCRIPTION

2.1 Facility Information

Facility

Name: I-470 LOTS 6a AND 7
Address: No Address Assigned by City
City/State/Zip: Lee's Summit, MO 64082
County: Jackson
Telephone: 816-228-8115
Email: tony@saftyministorage.com
Permit #: None Assigned
Primary Industrial Activity SIC code: N/A

Latitude/ Longitude:

Main Entrance: Latitude: 38° 96'16" N Longitude: 94° 36'12" W

Outfall Location(s):

Outfall 001: Latitude/Easting: 38° 96'16" N Longitude/Northing: 94° 36'12" W

Is the facility considered a Federal Facility? No

If yes, provide name and contact information for the agency responsible for operations:

N/A

Discharge / Receiving Stream Information

Estimated area (in acres) of industrial activity at the site that is exposed to stormwater? Exclude areas with no industrial activity and no stormwater discharges, such as landscaped areas, employee parking and office buildings.

0 acres

Does this facility discharge stormwater into a Municipal Separate Storm Sewer System (MS4)?

No

If yes, provide name and contact information of MS4 operator:

N/A

Name(s) of surface water(s) that receive stormwater from the facility:

Unknown reach to May Brook Branch into Lakewood lake

Does this facility discharge industrial stormwater directly into any segment of a Metropolitan No Discharge Stream? Note: Discharge to metropolitan no-discharge streams is prohibited, except as specifically permitted under the Water Quality Standards 10 CSR 20-7.031 and non-contaminated storm water flows. Metropolitan No Discharge Streams can be found in Table F of 10 CSR 20-7.031 Water Quality Standard.

No

Does this facility discharge industrial stormwater directly into any segment of an Outstanding National Resource Water or Outstanding State Resource Water as listed in Tables D and E of 10 CSR 20-7.031 Water Quality Standards? Note: Discharge to these streams is restricted/limited per 10 CSR 20-7.015 (6).

No

Does this facility discharge industrial stormwater directly into any segment of an Impaired Water? Impaired Water listings can be found at dnr.mo.gov/env/wpp/waterquality/303d/.

No

If yes, complete the following:

- Name of impaired water(s) and segments(s): N/A
- Pollutant(s): N/A
- Identified pollutant(s) may discharge from the facility: N/A
- Has a Total Maximum Daily Load been completed for any of the identified pollutant(s)?

No

If yes, provide a list of the pollutants? N/A

2.2 Facility Contact Information

Facility Owners

Name: Tony Ward
Address: 1120 NW eagle ridge
City/State/Zip: Grain vValley, MO 64029
Telephone: 816-228-8115

Facility Operators

Name: Tony Ward
Address: 1120 NW eagle ridge
City/State/Zip: Grain Valley, MO 64029
Cell: 816-228-8115
Email: tony@saftyministorage.com

SWPPP Contact

Primary Contact

Name: Tony Ward
Address: 1120 NW eagle ridge
City/State/Zip: Grain Valley, MO 64029
Cell: 816-228-8115
Email: tony@saftyministorage.com

Secondary Contact(s)

Name: Bryn Rahns
Address: 1120 NW eagle ridge
City/State/Zip: Grain Valley, MO 64029
Cell: 816-985-2641
Email: byan@countryclub-homes.com

2.3 SWPPP Team Members

This sections identifies staff members and their respective roles in the implementation, management and maintenance of this SWPPP.

SWPPP Coordinator: Boundary and Construction Surveying

Responsibilities:

- Implement the SWPPP.
- Oversee maintenance practices identified as BMPs in the SWPPP.
- Implement and oversee employee training and records management.
- Identify any deficiencies in the SWPPP and make sure they are corrected.
- Maintain reports and records.
- Ensure that any changes in facility operation are addressed in the SWPPP.
- Responsible for routine maintenance and applicable BMPs.
- Ensure that all housekeeping and monitoring procedures are implemented.
- Conduct monthly SWPPP inspections and update records.

2.4 Site Description and Activities

Briefly describe what the facility does.

The site includes 2.4 acres of which 2.4 acres will be disturbed by construction

2.5 General Location Map

Appendix A includes a copy of the facility location map.

2.6 Site Map

Appendix B includes a copy of the facility site map, which provides the following items. Check boxes when completed

- Location of permitted outfall(s);
- Location of additional sampling points;
- Stormwater drainage area and flow direction for each water outfall;
- BMPs to reduce pollutants in stormwater, (e.g., vegetative buffer, secondary containments, spill prevention equipment, etc.);
- Location of all stormwater conveyances including; storm drain inlets, ditches, pipes, and swales, when applicable;
- Location of activities of potential stormwater contamination sources including but not limited to non-stormwater discharges, material loading/unloading/storage areas, hazardous substances,

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3.3 Historical Spills and Leaks Record

Any emergency involving a hazardous substance must be reported to the Department's 24-hour Environmental Emergency Response hotline at (573) 634-2436 at the earliest practicable moment after discovery. The Department may require the submittal of a written report detailing measures taken to clean up a spill. These reporting requirements apply when the spill results in chemicals or materials leaving the permitted property or reaching waters of the state. This requirement is in addition to the noncompliance reporting requirement found in Standard Conditions Part I. Underground and above ground storage devices for petroleum products, vegetable oils and animal fats are subject to control under SPCC and are expected to be managed under those provisions. Substances regulated by federal law under the Resource Conservation and Recovery Act (RCRA) or the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) which are transported, stored, or used for maintenance, cleaning or repair shall be managed according to the provisions of RCRA and CERCLA.

Records of each reportable spill shall be retained for a minimum of 5 years or as required per applicable regulation. Such reports must include the type of material spilled, volume, date of spill, date clean-up was completed, clean-up method, and final disposal method. Record of historical spills and leaks may be stored with the Spill Prevention Control and Countermeasures (SPCC) plan if applicable.

Provide a brief overview of reportable spills in the table below. Specific details, including abatement actions, should be documented in a separate written report to be saved with the SWPPP.

Date	Description	Outfall
	None	

3.4 Unauthorized Non-stormwater Discharges

The permittee must evaluate for the presence of unauthorized non-stormwater discharges at the site. The evaluation must include, the date of evaluation, description of the evaluation criteria, list of drainage (outfall) points and actions taken to eliminate the discharge. (Continued on next page.)

Date	Description	Outfall	Actions
<i>Example</i> 1/1/2019	<i>Evaluation of Vehicle Wash Area</i>	<i>N/A</i>	<i>Connection made with local municipality utility for sewer service.</i>
	None		

3.5 Summary of Available Stormwater Sampling Data

If samples have been collected to confirm compliance with benchmarks/effluent limitations, sample results shall be stored with this SWPPP. List of sampling events:

Date	Outfall/Sample Location	Result; Benchmark Exceedance (Y/N)	Parameter	Corrective Action Date and Detail
<i>EX 1/1/2019</i>	<i>Outfall 001</i>	<i>210 mg/L; Y</i>	<i>Total Suspended Solids</i>	<i>1/15/2019 – installed new sedimentation sock</i>
	None			

4.0 STORMWATER CONTROL MEASURES

4.1 Best Management Practices Analysis and Implementation

This SWPPP requires an Alternative Analysis of the BMPs be developed, implemented and maintained at the facility. The Alternative Analysis is a structured evaluation of BMPs that are reasonable and cost effective. The analysis should include practices that are designed to be: 1) non-degrading to water quality; 2) less degrading to water quality; or, 3) degrading to water quality. The chosen BMP will be the most reasonable and cost effective, while ensuring that the highest statutory and regulatory requirements are achieved and the highest quality water attainable for the facility is discharged. The analysis must demonstrate why “no discharge” or “no exposure” are not feasible alternatives. This selection and documentation of appropriate control measures shall serve as an alternative analysis of technology and fulfill the requirements of Antidegradation [10 CSR 20-7.031(3) and 10 CSR 20-7.015(9)(A)5.]. Existing facilities with established SWPPPs and BMPs need not conduct an additional alternatives analysis unless new BMPs are established to address benchmark exceedances.

BMPs shall be selected, installed, used, operated and maintained in accordance with the concepts and methods described in “Developing Your Stormwater Pollution Prevention Plan, a Guide for Industrial Operators” published by the U.S. Environmental Protection Agency, June 2015. epa.gov/npdes/industrial-stormwater-guidance

(Describe the BMPs analysis conducted, rationale and implementation of BMPs at the facility. Explain why “no discharge” or “no exposure” are not feasible alternatives.)

We are proposing to install a rock Check dam at the outfall discharge point to be used as an erosion control device.

4.2 Good Housekeeping

This SWPPP requires that the facility provide good housekeeping practices on-site.

(Describe general housekeeping activities. Some general permits have industry specific criteria.)

Example - Fuel tank secondary containment will be swept and cleaned as needed. After rain events, any evident gasoline film is to be recovered with proper absorbent pads and properly disposed. Clean water should be discharged in accordance with SPCC plan and/or operating permit conditions.

Monitoring the erosion control devices after storm events or weekly to ensure they are working properly.

4.3 Waste, Garbage and Floatable Debris

This SWPPP requires that the facility discharges, including stormwater, do not contain floating solids or visible foam and that materials are not transported off-site or into a water of the state during high water events.

(Describe maintenance and BMPs associated.)

Weekly inspections or inspection after a storm event to remove debris from mulch berm and ensure that waste and debris is not flowing through the erosion control device.

4.4 Dust Generation and Vehicle Track-out

(Describe maintenance and BMPs associated.)

N/A

4.5 Material Storage

To prevent the commingling of stormwater with container contents, store all paints, solvents, petroleum products, petroleum waste products and storage containers (e.g., drums, cans or cartons) so they are not exposed to stormwater. Other prescribed BMPs include providing plastic lids and/or portable spill pans. Commingled water may not be discharged under this permit. Provide spill prevention, control and countermeasures to prevent these pollutants from entering waters of the state. Any containment system implemented to fulfill this requirement shall be constructed of materials compatible with the substances contained and shall prevent the contamination of groundwater. *(Describe material storage practices and associated BMPS.)*

N/A

4.6 Maintenance

This SWPPP requires that the facility minimize potential for stormwater exposure to leaking or leak-prone vehicles/equipment.

(Describe general maintenance activities such as vehicle maintenance and associated BMPS.)

Example – Vehicle maintenance is performed inside the maintenance shed. Recovered fluids are containerized and properly disposed. Accidental spills/leaks are immediately cleaned and recovered materials properly disposed.

Daily inspections of equipment to ensure there is no visible leaks.

4.7 Stormwater Treatment

(Describe stormwater treatment measures, if applicable.)

Example – Stormwater runoff from the fuel dispenser island is routed to the oil water separator to ensure benchmark levels are maintained.

Stormwater is discharged through established rock check dam and into existing field inlet

4.8 Spill Prevention and Response

This SWPPP requires that a detailed plan be in place in the event of a release or spill of a hazardous substance.

(Describe spill response, reporting and management plans/procedures. May be incorporated as part of a SPCC plan, if applicable.)

N/A

4.9 Erosion/Sediment Controls and Runoff

This SWPPP requires that sediment and erosion control are provided to prevent sediment migration off of the property.

(Describe any erosion control measures including vegetative cover)

Example - Vegetative buffers exist between the parking lot and receiving stream to aid in reducing velocity and limiting erosion.

We are proposing to install a rock check dam at the outfall discharge point to be used as an erosion control device.

4.10 Stormwater Benchmark Evaluation

This SWPPP requires that a provision be developed for evaluating benchmarks in the permit.

(Describe the provisions put in place to evaluate BMP performance with stormwater benchmarks identified in the permit.)

Example – Stormwater samples are collected every year during the month of April. Samples are collected for parameters noted in the benchmark list and corrective actions taken as warranted based on analysis results.

Example – All outfalls have structural BMPs which are operated per manufacturer's instructions. The effluent is examined at the outfall weekly to ensure it is in compliance with the general criteria.

4.11 Authorized Non-Stormwater Discharges

The operating permit identifies certain allowable non-stormwater discharges that may vary based on permit type. The permit may contain additional requirements for these discharges. Non-stormwater discharges not specifically identified in the permit are not authorized for discharge.

(List the applicable non-stormwater discharges and complete the following table.)

No.	Type of Allowable Non-Stormwater Discharge	Likely to be Present	Pollution Prevention Measures
1.		<input type="checkbox"/> Yes <input type="checkbox"/> No	
2.		<input type="checkbox"/> Yes <input type="checkbox"/> No	
3.		<input type="checkbox"/> Yes <input type="checkbox"/> No	
4.		<input type="checkbox"/> Yes <input type="checkbox"/> No	
7.		<input type="checkbox"/> Yes <input type="checkbox"/> No	
8.		<input type="checkbox"/> Yes <input type="checkbox"/> No	
9.		<input type="checkbox"/> Yes <input type="checkbox"/> No	
10.		<input type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 EMPLOYEE TRAINING

This SWPPP requires a provision for providing training to all personnel involved in material handling, material storage and housekeeping of areas having materials exposed to stormwater. Proof of training must be made available to the department upon request. A training log template is located and should be retained in Appendix D of this SWPPP. Training should include, at minimum: SWPPP overview, spill response procedures, housekeeping, maintenance requirements and material management practices, as well as any specific criteria established in the permit.

(Describe your facility's training program.)

6.0 SCHEDULE AND PROCEDURES FOR MONITORING

There may be specific monitoring requirements established by the MSOP. These requirements may be in addition to any required SWPPP inspections.

(Describe the schedule and procedure for conducting monitoring activities.)

Example - Prior to every instance in which clean water is released from the bulk fuel tank secondary containment, visually inspect for any fuel film or sheen on water. Inspect for the odor of fuel. If any fuel film or odor is present, apply absorbent material to water until odor or film is no longer present. Dispose absorbent material properly. Record the release of stormwater as indicated in the SPCC plan.

7.0 INSPECTIONS

This SWPPP requires a schedule for monthly site inspections and a brief written report, which includes the name of the inspector, the signature of the inspector and the date. The inspections must include observation and analysis of BMP effectiveness, deficiencies and corrective action that will be taken. The inspection should also include observation of the outfall and receiving stream, as well as the integrity of any containment structure(s), including but not limited to above-ground tanks, secondary containment, external piping, etc. Deficiencies must be corrected within the timeframe established in the permit and must be documented in the inspection report. A template inspection log is located in Appendix C.

(Describe any specific or detailed procedures for conducting inspections, who is responsible for inspections and procedures for documenting and correcting deficiencies.)

8.0 CERTIFICATION

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Authorized Facility Representative

Name Tony Ward

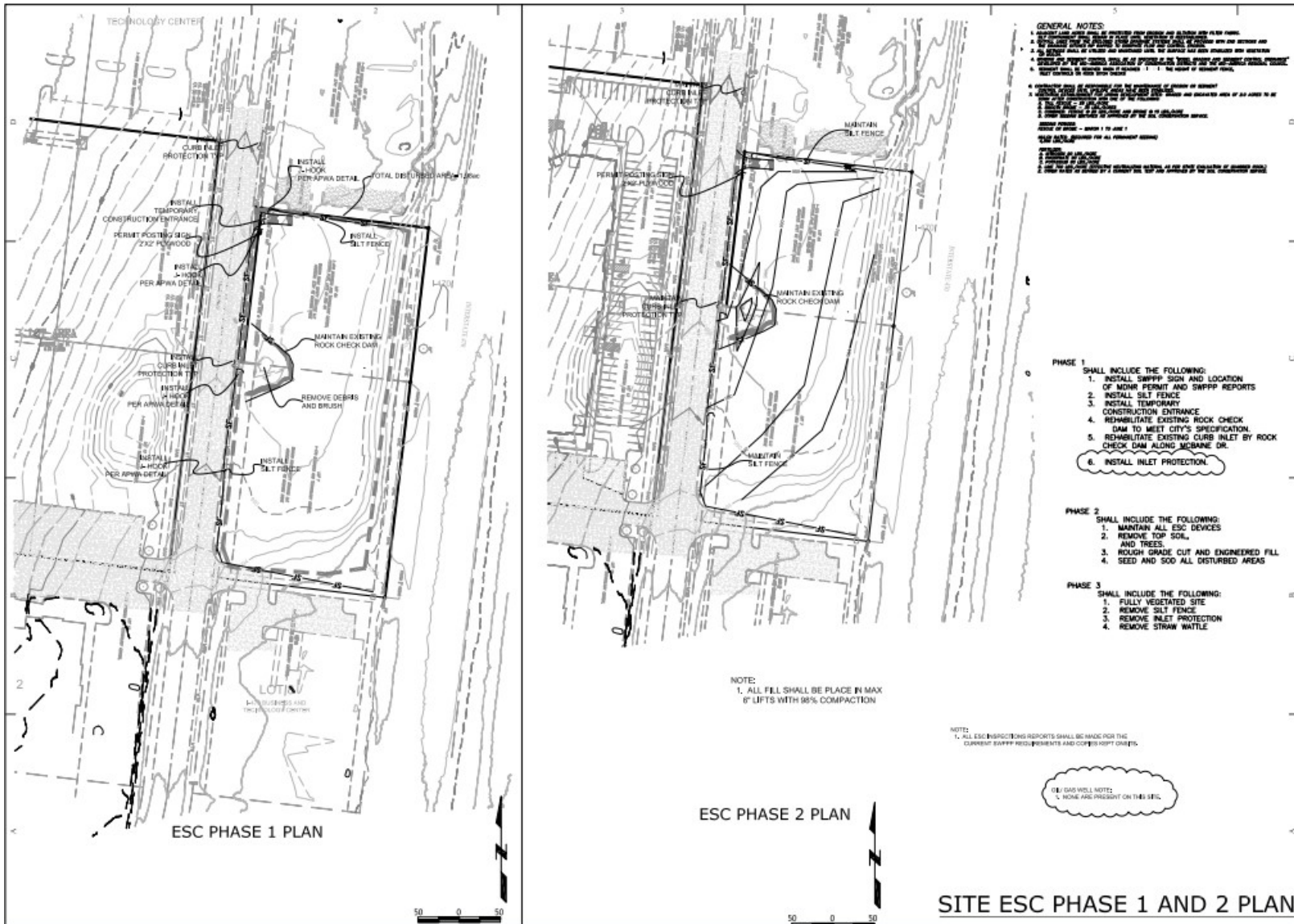
Title Owner

Date 6/15/2022

APPENDIX A – FACILITY GENERAL LOCATION MAP



APPENDIX B – FACILITY DETAILED SITE MAP



Q Engineering, Inc.
 Civil Engineering for Residential & Commercial Site Development
 221 N. 5th Street, Suite 200
 Jefferson City, MO 64503
 Phone: (816) 655-5275
 Email: info@qengineering.com

I-470 LOT 6a & 7
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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 10/2023
 MJC/23

REVISIONS

1	10/2023
2	10/2023
3	10/2023

SHEET NO.
C301

APPENDIX C – SWPPP INSPECTION LOG

Date Click or tap to enter a date. Inspectors Name Click or tap here to enter text. Inspectors Signature _____

Locations of Potential Storm water contamination	Observations including, stains, flow, sludge, color, order, etc. or other indicators of non-storm water discharge	Notes and/or Corrective Actions	Date BMPs are to be corrected	Date BMPs were corrected

