EPC STORMWATER REVIEW COMMENTS
IN ORANGE BOXES WITH BLACK TEXT

STORMWATER MANAGEMENT PLAN (SWMP)

for

SUNDANCE WEST SUBDIVISION

Prepared for:

Mr. Matthew Dunston
1230 Scarsbrook Court
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September, 2026

Prepared by:

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JPS Project No. 022501
PCD Project No. SF2527

QUALIFIED STORMWATER MANAGER:
Name: _____
Company: _____
Address: _____

CONTRACTOR:
Name: _____
Company: _____
Address: _____

SUNDANCE WEST SUBDIVISION
STORMWATER MANAGEMENT PLAN (SWMP)
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General SWMP Notes:

1. There are no dedicated asphalt / concrete batch plants proposed.
2. There are no anticipated allowable non-stormwater discharges from this site (no groundwater, springs, irrigation, discharge covered by CDPHE Low Risk Guidance, etc.), with the exception of concrete wash water to ground with appropriate control measures (per COR400000 Part I.A.1.b.ii.).

SUNDANCE WEST SUBDIVISION
STORMWATER MANAGEMENT PLAN (SWMP)

I. APPLICANT / CONTACT INFORMATION

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II. SPILL PREVENTION AND RESPONSE PLAN

A. Spill Prevention and Response Procedures:

- The primary objective in responding to a spill is to quickly contain the material(s) and prevent or minimize their migration into storm water runoff and conveyance systems. If the release has impacted on-site storm water, it is critical to contain the released materials on site and prevent their release into receiving waters.
- Spill Response Procedures:
  - Notify site superintendent immediately when a spill, or the threat of a spill, is observed. The superintendent shall assess the situation and determine the appropriate response.
  - If spills represent an imminent threat of escaping on-site facilities and entering the receiving waters, site personnel shall respond immediately to contain the release and notify the superintendent after the situation has stabilized.
  - The site superintendent, or his designee, shall be responsible for completing a spill reporting form and for reporting the spill to the appropriate agency.

        - Spill response equipment shall be inspected and maintained as necessary to replace any materials used in spill response activities.
    - Spill kits shall be on-hand at all fueling sites. Spill kit location(s) shall be reported to the SWMP Administrator.
    - Absorbent materials shall be on-hand at all fueling areas for use in containing inadvertent spills. Containers shall be on-hand at all fueling sites for disposal of used absorbents.
    - Recommended components of spill kits include the following:
        - Oil absorbent pads (one bale)
        - Oil absorbent booms (40 feet)
        - 55-gallon drums (2)
        - 9-mil plastic bags (10)
        - Personal protective equipment including gloves and goggles

B. Notification Procedures:
    - In the event of an accident or spill, the SWMP Administrator shall be notified as a minimum.
    - Depending on the nature of the spill material involved, the Colorado Department of Public Health and Environment (24-hour spill reporting line: 877-518-5608), downstream water users, or other agencies may also need to be notified.
    - Any spill of oil which 1) violates water quality standards, 2) produces a "sheen" on a surface water, or 3) causes a sludge or emulsion, or any hazardous substance release, or hazardous waste release which exceeds the reportable quantity, must be reported immediately by telephone to the National Response Center Hotline at (800)-424-8802.

III. MATERIALS HANDLING

A. General Materials Handling Practices:
    - Potential pollutants shall be stored and used in a manner consistent with the manufacturer's instructions in a secure location. To the extent practical, material storage areas should not be located near storm drain inlets and should be equipped with covers, roofs, or secondary containment as required to prevent storm water from contacting stored materials.
    - Chemicals that are not compatible shall be stored and segregated areas so that spilled materials cannot combine and react.
    - Disposal of materials shall be in accordance with the manufacturer's instructions and applicable local, state, and federal regulations.
    - Materials no longer required for construction shall be removed from the site as soon as possible.

B. Adequate garbage, construction waste, and sanitary waste handling and disposal facilities shall be provided as necessary to keep the site clear of obstruction and Stormwater Control Measures (SCMs) clear and functional.
    - Portable toilets will be located a minimum of 10 feet from stormwater inlets and 50 feet from state waters. They will be secured at all four corners to prevent

overturning and cleaned on a weekly basis. They will be inspected daily for spills.

C. Specific Materials Handling Practices:
- All pollutants, including waste materials and demolition debris, that occur on-site during construction shall be handled in a way that does not contaminate storm water.
- All chemicals including liquid products, petroleum products, water treatment chemicals, and wastes stored on site shall be covered and contained and protected from vandalism.
- Maintenance and repair of all equipment and vehicles involving oil changes, hydraulic system drain down, de-greasing operations, fuel tank drain down and removal, and other activities which may result in the accidental release of contaminants, shall be conducted under cover during wet weather and on an impervious surface to prevent release of contaminants onto the ground. Materials spilled during maintenance operations shall be cleaned up immediately and properly disposed of.
- Wheel wash water shall be settled and discharged on site by infiltration. Wheel wash water shall not be discharged to the storm water system.
- Application of agricultural chemicals, including fertilizers and pesticides, shall be conducted in a manner and ad application rates that will not result in loss of chemical to storm water runoff. Follow manufacturer's recommendations for application rates and procedures.
- pH-modifying sources shall be managed to prevent contamination of runoff and storm water collected on site. The most common sources of pH-modifying materials are bulk cement, cement kiln dust (CKD), fly ash, new concrete washing and curing waters, waste streams generated from concrete grinding and sawing, exposed aggregate processes, and concrete pumping and mixer washout waters.

D. Equipment maintenance and fueling: Contractor shall implement appropriate spill prevention and response procedures

E. Concrete Wash Water: Unless confined in a pre-defined, bermed containment area, the cleaning of concrete truck delivery chutes is prohibited at the job site. The discharge of water containing waste cement to the storm drainage system is prohibited.

IV. POTENTIAL SOURCES OF POLLUTION

Potential pollutant sources will be addressed as follows:

POTENTIAL POLLUTION SOURCES

Potential Pollution Sources	Possible Site Contributions of Pollutants to Stormwater Discharges	Location
All disturbed and stored soils	Stockpiles of fill from site excavations, topsoil stockpiles.	Stockpiles
Vehicle tracking of sediments	See GEC Plans for vehicle entrance and exits. Vehicle tracking control pads will be installed and maintained at all construction access points.	VTC (per GEC Plans)
Management of contaminated soils	No contaminated soils are expected to be encountered.	N/A
Loading and unloading operations	Loading and unloading of construction materials	TBD*
Outdoor storage activities (building material, fertilizers, chemicals, etc.)	Stockpiles and equipment storage areas (no fertilizers, petroleum or chemical products will be stored on-site).	TBD*
Vehicle and equipment maintenance and fueling	Fueling will occur on-site using mobile equipment (will not be stored on-site). Equipment maintenance will occur off-site.	TBD*
Significant dust or particulate-generating processes	Vehicle tracking, soil removed from excavation, stockpiles.	TBD*
Routine maintenance activities involving fertilizers, pesticides, detergents, fuels, solvents, oils, etc.	All equipment maintenance will occur off-site. No fertilizers, pesticides, detergents, and/or solvents will be used or stored on-site.	TBD*

On-site waste management practices (waste piles, liquid wastes, dumpsters, etc.)	All waste will be removed from site as soon as possible, and disposed of at a permitted off-site disposal site. Waste disposal bins shall be inspected daily for leaks and overflowing capacity. In all cases, disposal bins shall be emptied prior to overflowing, and emptying should be scheduled at the point when bins are 75% full.	TBD*
Concrete truck/equipment washing, including the concrete truck chute and associated fixtures and equipment	Properly contained concrete washout areas may be designated and maintained within the site, based on construction phasing.	CWA
Dedicated asphalt and concrete batch plants	No dedicated asphalt or concrete batch plants are planned on-site.	N/A
Non-industrial waste sources such as worker trash and portable toilets	Worker trash will be removed from the site as soon as possible. Portable toilets will be utilized and maintained as required based on construction phasing. Portable toilets will be located a minimum of 10 feet from stormwater inlets and 50 feet from state waters. They will be secured at all four corners to prevent overturning and cleaned on a weekly basis. They will be inspected daily for spills.	TBD*
Other areas or procedures where potential spills can occur	Petroleum releases from equipment are possible.	TBD*

* Contractor to add locations of any items not specified at this time*

V. IMPLEMENTATION OF CONTROL MEASURES

Construction Phasing / Narrative Description of Stormwater Control Measures

Project Phase	Control Measures
Pre-disturbance, Site Access	• Install sediment controls downgradient of access point (on paved streets this may consist of inlet protection) • Establish vehicle tracking control at entrances to paved streets. Fence as needed. • Use construction fencing to define the boundaries of the project and limit access to areas of the site that are not disturbed **Note: it may be necessary to protect inlets in the general vicinity of the site, even if not downgradient, if there is a possibility that sediment traced from the site could contribute to the inlets.**
Site Clearing and Grubbing	• Install perimeter controls as needed on downgradient perimeter of site (silt fence, wattles, etc.) • Limit disturbance to those areas planned for disturbance and protect undisturbed areas within the site (construction fence, flagging, etc.) • Preserve vegetative buffer at site perimeter. • Create stabilized staging area. • Locate portable toilets on flat surfaces away from drainage paths. Stake in areas susceptible to high winds. • Construct concrete washout area and provide signage. • Establish waste disposal areas. • Install sediment basins. • Create dirt perimeter berms and/or brush barriers during grubbing and clearing. • Separate and stockpile topsoil, leave roughened and /or cover. • Protect stockpiles with perimeter control measures. Stockpiles should be located away from drainage paths and should be accessed from the upgradient side so that perimeter controls can remain in place on the downgradient side. Use erosion control blankets, temporary seeding, and/or mulch for stockpiles that will be inactive for an extended period. • Leave disturbed area of site in a roughened condition to limit erosion. Consider temporary revegetation for areas of the site that have been disturbed but that will be inactive for an extended period. • Water to minimize dust but not to the point that watering creates runoff.

Utility and Infrastructure Installation	**In addition to the above Control Measures:** • Close trench as soon as possible (generally at the end of the day). • Use rough-cut street control or apply road base for streets that will not be promptly paved. • Provide inlet protection as streets are paved and inlets are constructed. • Protect and repair Control Measures, as necessary. • Perform street sweeping as needed.
Building Construction	**In addition to the above Control Measures:** • Implement materials management and good housekeeping practices for home building activities. • Use perimeter controls for temporary stockpiles from foundation excavations. • For lots adjacent to streets, lot-line perimeter controls may be necessary at the back of curb.
Final Grading	**In addition to the above Control Measures:** • Remove excess or waste materials. • Removed stored materials.
Final Stabilization	**In addition to the above Control Measures:** • Seed and mulch / tackify. • Seed and stall blankets on steep slopes. • Remove all temporary control measures when site has reached final stabilization.

SCM's for Stormwater Pollution Prevention (See GEC Plans):

Phase	SCM
Clearing and Grubbing necessary for perimeter controls	VTC
Initiation of perimeter controls	Silt Fence
Remaining clearing and grubbing	
Site Grading	IP, SF
Stabilization	SM
Removal of erosion control measures	

Proposed Sequence of Major Activities / Timing Schedule

The anticipated start and completion time period of the construction activities is from January, 2027 through September, 2027. The estimated schedule for erosion control activities is as follows:

- Install Initial SCM's: January, 2027
- Site Grading: January, 2027
- Seeding & Mulching: September, 2027
- Final Stabilization: October, 2028

SWMP Checklist Item 15 - VTC and CWA will be used as well per the above narrative and/or GEC Plan. Ensure these sections include all BMPs

Erosion and Sediment Controls:

1) Structural Practices / ~~Control Measures (all structural Control~~ Measures shall conform to ECM / DCM and MHFD standards and details):
   a. Silt fence along downstream limits of disturbed areas
   b. Inlet Protection

SWMP Checklist Item 16 - Temporary stabilization measures must be implemented for earth disturbing activities on any portion of the site where ground disturbing construction activity has permanently ceased, or temporarily ceased for more than 14 calendar days.

2) Non-Structural Practices:
   - Preserve existing vegetation beyond limits of work
   - Temporary seeding of areas to remain disturbed for significant periods of time (temporary seeding shall be provided on areas that will remain disturbed for more than 45 days prior to completion of work)
   - Permanent seeding/mulching (SM) upon completion of rough grading

Other Controls:

- Contractor shall dispose of all waste materials at a permitted off-site disposal site.
- Vehicle tracking pads will be installed at all access points to limit off-site soil tracking.
- Street Sweeping: Contractor shall perform street sweeping following storm events and as required to keep adjoining public streets clean.

Control Measure / SCM Details:

- Refer to Standard SCM Details in GEC Plans.

VI. SITE DESCRIPTION

A. Nature of Construction Activity
   - Sundance West Subdivision is a proposed 7-lot rural residential subdivision located in northern El Paso County, Colorado. The existing 19.5-acre parcel (El Paso County Assessor's Number 61250-01-003) is addressed as 5525 Hodgen Road, located at the southeast corner of Hodgen Road and Farrar Road. The property is currently platted as Lot 1, Thal Subdivision. The proposed subdivision will consist of a replat of Lot 1, Thal Subdivision, creating seven rural residential lots (2.5-acre minimum lot sizes).
   - Site development activities will include site grading, drainage, private driveway construction, and associated site improvements.

B. Proposed sequence of major activities (see Section V)

C. Total site area = 19.5-acres; Projected disturbed area = 6.5-acres (approx.)

D. Soil erosion potential and potential impacts upon discharge:
   - On-site soils are comprised of the following:
     - "Type 67: Peyton sandy loam" and "Type 68: Peyton-Pring complex." These soils are classified as hydrologic soils group "B" (moderate infiltration rate).
   - Potential impacts upon discharge would include sedimentation adversely affecting downstream waterways and habitat.

SWMP Checklist Item 7 - discuss erodibility of the soil type.

This coverage seems low. SWMP Checklist Item 8. Because the site is currently disturbed/developed, provide the percent cover from native vegetation in a similar, local undisturbed area or adequate reference area.

E. Existing vegetation on site:
   - Native meadow grasses along perimeter of site (approx. 50% coverage, based on site inspection)

F. Allowable non-stormwater components of discharge: none anticipated

G. Receiving water: Surface drainage from this site flows easterly into the adjoining grass-lined drainage swales. The site is located in the East Cherry Creek Drainage Basin, and the existing drainage swales downstream of the site flow northeasterly towards East Cherry Creek.

H. Stream Crossings: There are no stream crossings or impacts within the construction site boundary.

VII. SITE MAP

- SWMP Maps are provided on the attached GEC Plans

- Qualified Stormwater Manager shall update SWMP Maps as required based on field conditions throughout the project.

- Contractor shall update and annotate the SWMP Maps to show the location of the construction trailer, stabilized staging area, CWA, and other items as these locations are determined on site.

- The SWMP should be viewed as a "living document" that is continuously being reviewed and modified as part of the overall process of evaluating and managing stormwater (SW) quality issues at the site. The QSM shall amend the SWMP when there is a change in design, construction, or O&M of the site which would require the implementation of new or revised control measures or if the SWMP proves to be ineffective in achieving the general objectives of controlling pollutants in SW discharges associated with construction activity or when control measures are no longer necessary and are removed.

VIII. FINAL STABILIZATION AND LONG-TERM STORMWATER MANAGEMENT

A. Final stabilization methods will include pavement, concrete sidewalks and hardscape, rock landscaping, and permanent seeding and plantings to achieve long-term stabilization of the site (refer to Site Development Plan and Landscape Plans).

B. Seed Mix: "El Paso County Low Grow Mix" or approved equal

C. Seeding Application Rate: Drill seed 0.25" to 0.5" into the soil. In small areas not accessible to a drill, hand broadcast at double the rate and rake 0.25" to 0.5" into the soil. Apply seed at the following rates:
   - Dryland: 20-25 lbs/acre
   - Irrigated: 40 lbs/acre

SWMP checklist Item 21 - Address long-term SW management and state why a PCM is not required for the project.

D. Soil Stabilization Practices:
- Mulching Application: Apply 1-1/2 tons of certified weed free hay per acre mechanically crimped into the soil in combination with an organic mulch tackifier. On slopes and ditches requiring a blanket, the blanket shall be placed in lieu of much and mulch tackifier.

E. Soil Conditioning and Fertilizer Requirements:
- Soil conditioner, organic amendment shall be applied to all seeded areas at 3 CY / 1000 SF.
- Fertilizer shall consist of 90% fungal biomass (mycelium) and 10% potassium-magnesia with a grade of 6-1-3 or approved equal. Fertilizer shall be applied as recommended by seed supplier.

F. Final stabilization is reached when all soil-disturbing activities at the site have been completed, and uniform vegetative cover has been established with an individual plant density of at least 70 percent of pre-disturbance levels, or equivalent permanent, physical erosion reduction methods have been employed.

G. Non-Structural Control Measures:
- Re-Seeding and Landscaping for site stabilization
- Proper Housekeeping Procedures
- Proper Spill Containment Procedures

IX. INSPECTION REPORTS

A. Qualified Stormwater Manager: Designated Inspector shall be a Qualified Stormwater Manager per CDPHE criteria.

B. Inspection Frequency:
- Contractor shall inspect SCMs bi-weekly as a minimum, and immediately (within 24 hours) after any precipitation or snowmelt event that causes surface erosion (i.e. that results in stormwater running across the ground), to ensure that SCMs are maintained in effective operating condition.

C. Inspection Procedures:

<u>Site Inspection / Observation Items:</u>
- Construction site perimeter and discharge points (including discharges into a storm sewer system)
- All disturbed areas
- Areas used for material / waste storage that are exposed to precipitation
- Other areas having a significant potential for stormwater pollution, such as demolition areas or concrete washout locations, or locations where vehicles enter or leave the site
- Erosion and sediment control measures identified in the SWMP
- Any other structural SCMs that may require maintenance, such as secondary containment around fuel tanks, or the condition of spill response kits.

D. Inspection Requirements:

- Determine if there is any evidence of, or potential for, pollutants entering the drainage system.
- Review SCMs to determine if they still meet design and operational criteria in the SWMP, and if they continue to adequately control pollutants at the site.
- Upgrade and/or revise any SCMs not operating in accordance with the SWMP and update the SWMP to reflect any revisions.

SCM Maintenance / Replacement and Failed SCMs:

- Contractor shall remove sediment that has been collected by perimeter controls, such as silt fence and inlet protection, on a regular basis to prevent failure of SCMs, and remove potential of sediment from being discharged from the site in the event of SCM failure.
- Removed sediment must be moved to an appropriate location where it will not become an additional pollutant source, and should never be placed in ditches or streams.
- Contractor shall update Erosion Control Plans / SWMP Maps and SWMP Plan as required with any new SCMs added during the construction period.
- Contractor shall address SCMs that have failed or have the potential to fail without maintenance or modifications, as soon as possible, immediately in most cases, to prevent discharge of pollutants.

E. Inspection Reports:

- Contractor shall maintain records of all inspection reports, including signed inspection logs, at the project site. SWMP records shall be located in the project trailer.
- Inspection logs shall be signed by the Qualified Stormwater Manager.
- Permittee shall document inspection results and maintain a record of the results for a period of 3 years following expiration or inactivation of permit coverage.
- Site inspection records shall include the following:
  - Inspection date
  - Name and title of personnel making the inspection, along with Inspector's signature
  - Location of discharges of sediment or other pollutants from the site
  - Location(s) of SCMs that need to be maintained
  - Location(s) of SCMs that failed to operate as designed or proved inadequate for a particular location
  - Location(s) where additional SCMs are needed that were not in place at the time of inspection
  - Deviations from the minimum inspection schedule
  - Notations regarding updates and revisions to SWMP Maps based on field conditions

F. Inspection Form:

- Inspection Form to be provided by Contractor / QSM. CO State Inspection Form may be used directly or used as a template for Self-Monitoring Inspections. Selected Inspection Form shall be added to SWMP at a later date when available.

General SWMP Notes:

- This project does not include any dedicated batch plants.
- This project does not rely on construction control measures owned or operated by another entity.

APPENDIX A

GRADING & EROSION CONTROL PLANS

APPENDIX B

EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP)

APPENDIX C

CDPHE LOW-RISK DISCHARGE GUIDANCE DOCUMENTS

APPENDIX D

SELF-INSPECTION FORMS