

STORM WATER MANAGEMENT PLAN FOR Electronic Storage – 7765 Electronic Drive

SITE DESCRIPTION & EXISTING CONDITIONS

This site is approximately 2.25 acres of undeveloped land located at 7765 Electronic Drive. This site is being developed as a mini storage facility. The site is in the southeast quarter of Section 32, Township 13 South, Range 65 West of the 6th Principal Meridian within El Paso County. The parcels are bounded to the north by Electronic Drive, to the east by Marksheffel Road, to the south by LOT 6 AKERS ACRES SUB 1, EX THAT PT CONV TO COUNTY FOR R/W BY REC #210004057, and to the west by WLY 631.22 FT OF TRACT 5 AKERS ACRES SUB NO 1. (See vicinity map, Appendix).

The site lies within the Sand Creek Basin, with storm runoff draining from the southeast corner of the site, and flowing south, then west, before entering Sand Creek.

Soils for this project are delineated by the map in the appendix as Blakeland loamy sand (8), 1 to 9 percent slopes. Soils in the study area are shown as mapped by S.C.S. in the “Soils Survey of El Paso County Area” and contains soils of Hydrologic Group A.

The site is undeveloped with mostly grass and dirt surfaces, and a small number of trees. The site drains to the southeast, with an average slope of 6.1%. Existing vegetative ground cover is approximately 80% based on aerial photos.

No known toxic materials have been treated, stored, disposed, spilled or leaked onto the site.

No stream crossings are located on the site.

Item 8 - discuss soil erosion potential and impacts on discharge
Item 15 - discuss ultimate receiving waters

CONSTRUCTION ACTIVITY AND STORAGE

The proposed development is an indoor mini storage facility. Proposed construction activities include regrading the site, installation of utilities, constructing a detention basin, constructing the building, installation of landscaping, and onsite paving. Potential pollutants at the site include suspended solids, fuels,

and seeding and mulching

FINAL STABILIZATION AND LONG TERM STORMWATER MANAGEMENT

Permanent stabilization measures include landscaping per the approved landscaping plan. These temporary BMPS's are to be removed once the 70% vegetation or permanent landscaping has been established. At this point in the construction process, all landscaping should be in place and maintained for a period of time that allows for its establishment on the site.

70% of pre-disturbed levels

Long term stormwater management is provided by the onsite detention basin on the southwest corner of the site.

southeast

REQUIREMENTS THAT ARE NOT APPLICABLE

Two phases: initial and final, per GEC plan sheet 5

The requirement for a phasing plan is not applicable as only one phase. This related to development/construction phases. There's only 1.

The requirement for spill prevention and pollution controls for dedicated batch plants is not applicable as no batch plants are proposed.

This section is included to meet one of the state requirements, it's not related to County requirements.

The requirement to show the location of batch plants is not applicable as no batch plants are proposed.

I changed the section title.

What about offsite grading or dewatering? If none anticipated, specify here as well.

Item 26 - Add a note stating that this project does not rely on control measures owned or operated by another entity.

Added to Implementation of Control Measures section.

PREPARED BY:

Terra Nova Engineering, Inc.
Dane Frank, P.E.
Project Engineer