Stormwater Management Plan

7-Eleven Store #42975

SWC Bradley Road and Legacy Hill Drive
Colorado Springs, CO 80829
Lot 1, Waterview East Commercial Subdivision, Filing No. 1
Submitted: April 24, 2026

Prepared For:

LASCO Development

1207 Antoine Dr
Houston, TX 77055
Contact: Todd Womack
Phone: 713-961-0280

QUALIFIED STORMWATER MANAGER
NAME:_____

COMPANY:_____

ADDRESS:_____

CONTRACTOR
NAME:_____

COMPANY:_____

ADDRESS:_____

Prepared By:

K2 Civil Consultants Inc.

3801 E. Florida Ave, Suite 425
Denver, CO 80210
Contact: Michael Drago
Phone: 610-547-2267
Email: mdrago@K2civilconsultants.com

Applicant:

The Stormwater Management Plan was prepared under my direction and supervision and is correct to the best of my knowledge and belief. Said Plan has been prepared according to the criteria established by the County and State for Stormwater Management Plans.

_____ _____

Engineer of Record and/or Qualified Stormwater Manager Signature — Date

Review Engineer:

The Stormwater Management Plan was reviewed and found to meet the checklist requirements except where otherwise noted or allowed by an approved deviation request.

_____ _____

Review Engineer — Date

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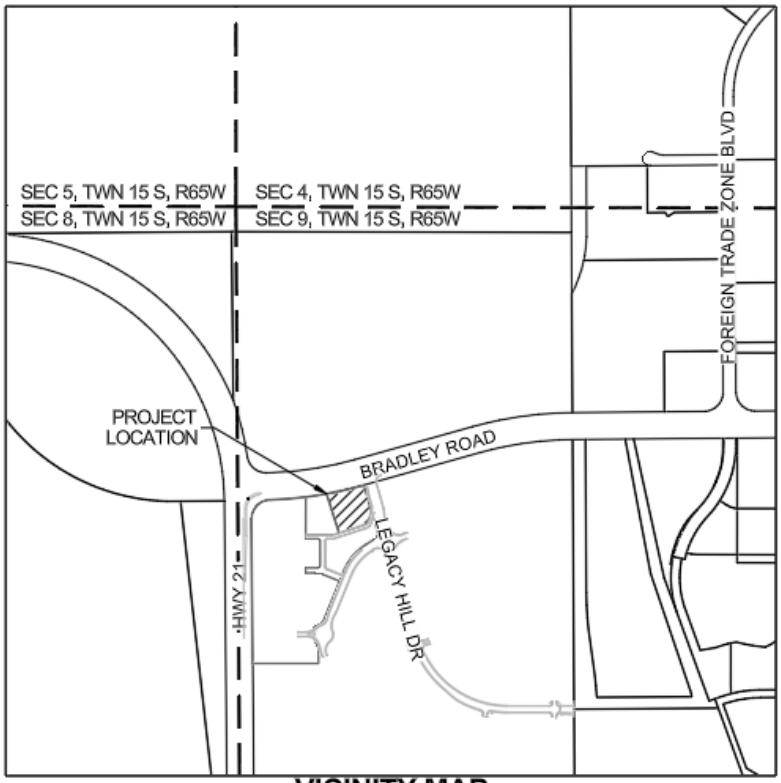
I. Project Description

The proposed project includes the construction of a 7-Eleven convenience store and a 5-MPD fueling canopy located on Lot 1 of Waterview-East Commercial Subdivision Filing No. 1. The project is located in a portion of Section 9, Township 15 South, Range 65 West of the 6th p.m., El Paso County, Colorado. The project is located on the SWC of Legacy Hill Drive and Bradley Road. The property is bound by Bradley Road to the north, Legacy Hill Drive to the east, a private drive to the south, and Lot 2 to the west.



VICINITY MAP

The proposed project will consist of clearing and grubbing, overlot grading, site grading, utility and storm installation, final grading, final stabilization, and removal of all temporary erosion control measures. The proposed project will disturb approximately 2.05 acres for the proposed construction of the convenience store.

II. Phasing Plan

The project has been broken up into initial, interim, and final phasing plans as shown within the GEC plan set. These plans will be provided to the contractor's on-site whose

responsibility it will be to abide by the plans and create a "living" document that can be revised as field conditions dictate.

III. Proposed Sequence for Major Activities

Construction is currently planned to begin in March of 2027 and be completed in September 2027. The Phasing Schedule will be:

BMP Installation	03/2027-03/2027
Site Grading	03/2027-05/2027
Building Pad Construction	04/2027-06/2027
Site Utility Installation	04/2027-07/2027
Building Construction	06/2027-07/2027
Final Grading	07/2027-09/2027
Curb and Gutter Installation	07/2027-08/2027
Concrete Paving	07/2027-09/2027
Landscaping	07/2027-09/2027
BMP Removal	09/2027-09/2027

IV. Areas and Volumes

The project will disturb approximately 2.05 acres and will require approximately 1,550 cubic yards of fill material for construction of the site. The site generates 300 cubic yards of unadjusted cut material after the excavation, after installation of fuel tanks (1,250 cubic yards cut), the site results in an unadjusted fill import quantity to 0 cubic yards.

V. Erosion and Sediment Control Measures

Potential Pollution Source	CCMs
Disturbed and stored soils	Activities associated with this pollution source are the earth-disturbing activities typically associated with grading, excavation, and backfilling. CCMs potentially utilized to control this source are erosion control blankets, inlet protection, reinforced rock berms, sediment control logs, vehicle tracking control, surface roughening, silt fence, restoration of landscaped areas and repaving. Non-structural measures include phasing construction to the extent feasible to limit the amount of disturbed area open at any one time, planning staging areas and site access to minimize land disturbance.

Potential Pollution Source	CCMs
Vehicle tracking of sediments	Activities associated with this pollution source are the movement of vehicles from disturbed areas to paved streets. CCMs potentially utilized to control this source are stabilized construction entrances, including vehicle tracking control pads, and street cleaning. Construction fencing may be used to limit entry to designated access points. Staging areas also minimize and specify traffic movement on site.
Management of contaminated soils	Activities are not anticipated in areas of known contamination. If unexpected contamination is encountered, activities will be stopped until the situation can be assessed by project environmental personnel. The Owner and Engineer/Consultant will be contacted for further direction.
Loading and unloading operations	Activities associated with this pollution source have the potential to result in spills during delivery and unloading of materials. Loading and unloading operations should occur on stabilized surfaces. CCMs selected to control this source are materials management practices, personnel training, and providing spill kits where needed.
Outdoor storage activities (including building materials, chemicals, etc.)	The activities associated with this pollution source are storage of material at the staging areas that create the potential for spills, leaks and transport from traffic and stormwater. CCMs potentially utilized to control this source include straw wattles on the down gradient side of temporary stock piles, materials management practices, secondary containment, berms, personnel training, and providing spill kits where needed.
Significant dust or particulate generating processes	Activities associated with this pollution source are earth-disturbing activities and equipment movement on disturbed area. There is also the potential for wind to transport dust from disturbed areas. CCMs selected to control this source are watering of disturbed areas on an as-needed basis during construction; interim stabilization measures such as surface roughening, mulch, soil binders, final stabilization, and minimizing the duration that disturbed areas are exposed to the extent practical.

Potential Pollution Source	CCMs
On-site industrial waste management practices (demolition waste piles, liquid wastes, dumpsters, etc.)	Activities associated with this pollution source are the generation of industrial waste materials during project activities including waste generated from demolition of existing aboveground infrastructure (pavement, sidewalks etc.), boring mud and fluids, saw-cutting water, pipe and joint sealing, and waste from clearing and grubbing. CCMs potentially utilized to control this source are materials and waste management practices as well as personnel training, and use of concrete washouts. For boring fluids, waste is vacuumed as it is excavated from the bore and it is disposed of properly off site.
Concrete truck/equipment washing	Activities associated with this pollution source are concrete pours for work throughout construction. The CCMs selected to control this source are using a designated concrete washout area or off-site washout, and personnel training.
Non-industrial waste sources (worker trash and portable toilets)	Activities associated with this potential pollutant source include the generation of non-industrial waste such as discarded building materials, litter, and sanitary waste at the construction site that may cause adverse impacts to water quality. CCMs to control this source include the use of waste containers and location and placement of portable toilets which will be located as far as feasible from surface waters and inlets and maintained regularly.
Non-stormwater discharges	Discharges to the ground of water from construction dewatering activities may be authorized by the State Stormwater Management Permit, provided that the source is groundwater and/or groundwater combined with stormwater that does not contain pollutants in concentrations exceeding the State groundwater standards in Regulations 5 CCR 1002-41 and 42; and does not leave the site as surface runoff or discharge to surface waters. Other allowable non-stormwater discharges include discharges from fire-fighting activities, natural springs and irrigation return flows. If any of these non-stormwater discharges are identified in the field, the site-specific information for that project will be updated to include the location and characteristics of the discharge.

Potential Pollution Source	CCMs
Underground Storage Tank(s)	Tanks will be inspected adhering to all local and state criteria. OPS, APEN, and El Paso County permits are in place. Inspection and materials handling will be documented and reported appropriately as required by aforementioned permits.

VI. Existing Site Conditions

The project site is currently vacant and has been recently overlot graded for the proposed site. Based on Google Earth research, there is no existing vegetation on-site after the recently done grading. Based on a Web Soil Survey created by the NRCS, soils on-site are Nelosn-Tassel fine sandy loams, 3 to 18 percent slopes. This type of soil is well draining and falls under the hydrological soil group B.

VII. Material Handling and Spill Response

CCMs need to address many different pollutant sources that include but are not limited to exposed storage of construction materials, liquid contaminants, contaminated soils management, fueling procedures, redundant measures for any spill or leak sources, and equipment maintenance procedures. Activities involving potential for spills shall have spill prevention and spill response procedures identified. Control measures include good housekeeping of CCMs to establish operations that handle and store hazardous materials properly, so a spill is prevented or easily contained. CCM's that will be utilized include inlet protection, perimeter control, and material storage, described below. Refer to tables 3 through 5 in the following pages for detail on Material Handling of all CCMs.

VIII. Allowable non-stormwater discharge

There are no allowable non-stormwater discharge sources as a part of this project.

IX. Ultimate Receiving Waters

The proposed project will connect into a stormwater pond constructed as a part of the Waterview-East Commercial subdivision. The project will discharge into the pond through an existing 24" RCP pipe, the ultimate receiving waters for this project is Jimmy Camp Creek.

X. Stream Crossings

There are no stream crossings located within the project area.

XI. Required Construction Control Measures

Descriptions of all CCMs available for use are provided below. If the contractor proposes to use alternative approaches or products that are not part of the details, the contractor must develop a detail or include a manufacturer's cut sheet for the product and present that information to El Paso County. Additionally, all changes to this Stormwater Management Plan and Erosion Control Plan should be noted in field notes and inspection reports within 72 hours of any field changes. Major changes, including increasing the land area or hydrology of the site, will require resubmittal to El Paso County for approval. The following table summarizes the quantity schedule of CCMs utilized on this project.

CCM	SYMBOL	QUANTITY
Concrete Washout Area	CWA	1 EA
Stabilized Staging Area	SSA	3,775 SF
Vehicle Tracking Control	VTC	1 EA
Silt Fence	SF	800 LF
Seeding and Mulching	SM	32,200 SF
Construction Fence	CF	1050 LF
Inlet Protection	IP	3 EA
Curb Sock	CS	8 EA

Concrete Washout

A concrete washout is designed to capture wastewater and waste products resulting from the cleaning of concrete and masonry equipment. A concrete washout may not be necessary if all washout operations are performed off site. If a concrete washout is needed, it will be installed or provided prior to any construction activities that include the handling of materials containing cement (e.g. concrete, masonry). Concrete washouts may include small excavations located near the point of concrete masonry placement, geotextile bags, water tight vessels, small dumpsters, buckets, or a mobile

disposal unit. Concrete washouts require appropriate access control, tracking control and containment. Signs will be placed at the washout area and elsewhere, as necessary, to clearly indicate the location of the concrete washout. If needed, the designated washout facility or facilities will be installed on site and the locations added to the site plan.
Maintenance may include the removal and proper disposal of excess material, cleaning or replacing the tracking material and general structural integrity of the installation, as needed. Concrete washouts will be cleaned of excess water and solids on a regular basis to maintain the proper function of the CCM. The hardened concrete and/or excess wash water will be hauled away by an approved contractor to a designated facility designed to receive such materials.
No concrete waste will be discharged directly onto the ground without a containment feature. Concrete washout water will not be discharged to state surface waters or to storm sewer systems. If unlined pits are used to contain concrete washout water, the following management practices must be implemented:
The washout site may not be located in an area where shallow groundwater may be present, such as near natural drainages, springs, or wetlands; and upon termination of use of the washout site, accumulated solid waste, including concrete waste and any contaminated soils, must be removed from the site to prevent on site disposal of solid waste.

Silt Fence

Silt fence consists of geotextile fabric installed with at least six inches of the fabric trenched into the soil and wooden stakes attached on the down-gradient side. Wire-backed fence may be used or additional stakes or lathe may be added on the up-gradient side for strengthening the fence around corners or in high wind conditions. Reinforced silt fence will be use to protected wetland areas. Silt fence provides sediment control by reducing water velocity and ponding water to facilitate the deposition of sediment on the up-gradient side of the fence. Silt fence applications include, but are not limited to: project perimeter control, secondary containment, back of curb protection, and containment for any disturbed or staging area. Silt fence will be inspected regularly for sediment accumulation, tear or holes in the fabric, broken stakes, gaps in the fabric, or areas where the fabric needs to be re-attached to the wooden stakes. Maintenance includes repairing the items noted, removing sediment accumulation, or replacing the fence as needed.

Stabilized Staging Area

A stabilized staging area is a specific location on or near the project site for stockpiling and staging materials and equipment for use on site. A stabilized staging area allows for a central location for deliveries and storage of equipment when not in use, and reduces disturbance of areas of the site not scheduled for disturbance through construction activities. Stabilized staging areas generally consist of a cleared area of the site with aggregate-stabilized or paved surfacing, and vehicle tracking and perimeter control (e.g., silt fence, sediment control log, and/or construction fencing). Spill control measures will also be utilized at staging areas including spill control CCMs and spill kits. Stabilized staging areas will be inspected for adequate vehicle tracking control, perimeter control and sediment, soil or materials leaving the area. Stabilized staging areas will be repaired or modified as needed.

Vehicle Tracking Control (VTC)

Vehicle tracking control is an excavated area with a geotextile liner and coarse aggregate at construction access points. Tracking control is designed to remove soil from equipment and vehicle tires as they transition from disturbed soils to paved areas. Designated points of ingress and egress, where traffic transitions from a stabilized road surface (e.g., gravel or pavement) to disturbed soil, are likely to need vehicle tracking control. Tracking control may be moved or eliminated as on-site conditions and activities change. VTC is used in conjunction construction fencing and construction markers to designate and clarify access points. Tracking control will be inspected for depth of rock, presence of excess soil, proper usage, and the overall general condition. The most common maintenance items include the removal of accumulated soil and addition of rock. Most of the project area is in close proximity to paved streets. Mud Mats or similar products may be used in limited traffic situations to minimize the potential for vehicle tracking without creating the disturbance associated with installing a rock vehicle tracking control pad and where there are space constraints. Additionally, a wheel wash may be added to the VTC for additional removal of soil. Street sweeping will be performed as necessary to minimize the potential for sediment to leave the site.

Final Stabilization

Final stabilization will be achieved through erosion control blankets on steep slopes, and seeding and mulching within the rest of the site. The Contractor shall water the seeding as recommended to achieve root establishment. Any areas in which seeding has been misplaced, disconnected from the ground cover, or has died shall be replaced as soon as possible.

Seed and Stabilization

Seeding involves the mechanical or hand application of specific seed mixes appropriate for the site location and soil type. Seeding provides plant growth to stabilize the soil and thereby reducing the likelihood of erosion or sediment transport. As soon as practical, after the completion of construction activities, soil should be properly prepared and seeded. Seeding will be accompanied by mulching to protect the seed and soil from erosion during the germination and growth process. Seeded areas will be inspected to ensure that the soil stabilization method (e.g., crimp mulch) was applied correctly and has not been compromised. The area will also be inspected for erosion. Maintenance items would include re-seeding of areas consisting of bare or thin vegetative growth and/or adding additional CCMs as appropriate. If seeding cannot be accomplished due to seasonal or other constraints, other temporary stabilization measures will be used. This temporary stabilization will be inspected and maintained until permanent seeding is allowed.
Seeding and crimp mulching shall be performed for all areas that will not be paved, sodded, landscaped or otherwise stabilized. Seeding and mulching shall be completed within thirty (30) days of initial exposure or seven (7) days after grading is substantially complete in a given area. This may require multiple mobilizations for seeding and mulching.

Mulching

Mulching uses hay or straw material that is machine crimped into the soil to provide stability. Crimp mulch will be used in conjunction with seeding for final stabilization. Crimp mulch functions as a soil stabilizer by decreasing the velocity of sheet flow. Mulch may be hay or cereal grain straw. Mulch will likely be crimped into the soil using either a drill seeder or notched disk plow to the minimum depth of three inches and a maximum depth of four inches. To maximize effectiveness, crimping equipment must run parallel to the contours of the land. Crimp mulch may not be appropriate for slopes with hard or rocky soil in which the crimper cannot penetrate. Inspections should look for areas where mulch is missing, thin, or for areas where erosion has occurred. Maintenance items would include re-grading as necessary and reapplying as appropriate.

Street Sweeping

Soils deposited on paved surfaces will be swept or cleaned as needed to reduce the potential of sediment transport and tracking. Sweeping operations consist of scraping large quantities of sediment from pavement and/or sweeping, via hand or mechanical means to remove as much deposited sediment as possible. Removing sediment may be done by physical scrapping and/or using a street sweeping truck. Streets within and immediately surrounding a construction site will be cleaned of earth material when sediment has been deposited on the roadway and is being tracked off site. Scraped or

swept material will not be deposited in the storm sewer. Sweeping and vacuuming may not be effective when soil is wet or muddy. Street sweeping is anticipated for this project given that there are paved streets in the vicinity. Street sweeping will be performed daily during active operations and more frequently, if needed.

Wind Erosion Control

Wind erosion and dust control may be necessary if wind is transporting soil within or off site. Wind erosion control functions to stabilize the soil surface reducing the potential for wind erosion. Wind erosion control consists of applying water and/or other dust palliatives as necessary to prevent or alleviate erosion by the forces of wind. Covering of small stockpiles or areas is an alternative to applying water or other dust palliatives. If needed, a soil tackifier can be applied to control wind erosion. Disturbed areas should be inspected for obvious signs of wind erosion and CCMs implemented, if needed. Areas with wind erosion controls in place should be inspected for integrity and coverage, and repaired or replaced as appropriate. In situations where these types of controls are necessary, applying water will be the primary source of control.

Training

Employees and contractor will be trained on good housekeeping, the proper use and storage of materials, site management practices, and erosion control CCM installation, use, and maintenance.

Site Management Practices

Good housekeeping will be used to keep potential areas where pollutants exist clean and orderly. Containers, drums, and bags will be stored away from direct traffic routes to reduce the risk of accidental spills. If there are containers stored on site, the containers will be stored on pallets or similar devices to prevent corrosion of containers that results from containers coming in contact with moisture on the ground and typically will be covered. Toxic or hazardous liquids will be stored within secondary containment and secured from public access.

Portable Sanitary Facilities

Portable sanitary facilities will be provided in convenient, level locations away from traffic areas, curb flowlines, paved surfaces, storm drains, drainage ways, or retention areas. A licensed company will be hired to maintain and clean the units, inspect for any deficiencies, and keep the units in good working order. Portable sanitary facilities will be

adequately anchored to prevent tipping, and secondary containment (such as small berms) is suggested.

Spill Prevention and Response Plan

Consistent with the permit requirements, all potential pollutants other than sediment will be handled and disposed of in a manner that does not cause contamination of stormwater. Non-sediment pollutants that may be present during project activities include, but are not limited to:

- Petroleum products including fuel, lubricants, hydraulic fluids, and oil
- Antifreeze
- Electrical conduit and wire
- Boring fluids
- Solvents, paints, or similar products
- Herbicides
- Concrete and masonry materials and washout
- PVC material
- Welding slag, pipe grease, saw cut liquid
- Worker's trash

If these materials or other materials are used or found during construction with the potential to impact stormwater, they will be stored, managed, used, and disposed of in a manner that minimizes the potential for releases to the environment, especially into the stormwater system.

Vehicles entering the construction site should be properly maintained to prevent spills or leaks of hazardous fluids that would be exposed to stormwater. Vehicles used on site will be inspected for leaks. Leaking vehicles will not be allowed to stay on site or will use drip pans until the leak is repaired. The vehicle operator will be responsible for any necessary clean-up. Vehicles will not be parked in or near retention areas, natural drainage areas, or surface waters. Maintenance and fueling areas, if needed, will be indicated on the site map. If on-site fueling is performed a spill kit will be available on site to clean up any spills or leaks.

- Secondary containment will be used on liquid chemical or fuel containers stored on site outside of regular working hours and in container quantities greater than 55 gallons.

- Control measures shall be indicated to manage any wastes generated during saw cutting operations, including slurry. All anticipated liquid and solid wastes require adequate containment, storage and disposal.
- Disposal of soil or material contaminated by a spill or material used in the clean-up of a spill will be disposed of properly.

XII. Final Stabilization

Before scheduling a Final Inspection, while waiting for vegetation to establish, Permittee(s) shall complete the following inspections and maintenance operations:

1. Fill any eroded rills and gullies with topsoil prior to any reseeding.
2. Ensure all disturbed areas are seeded and mulched according to the Erosion Control Plan.
3. Inspect seeded and mulched areas, as well as the stormwater management system, at least once every month. If repairs are needed, reseed and re-mulch/blanket the site as needed or as recommended by the GEC Inspector for areas failing to meet the required coverage.
4. Control noxious weeds in a manner acceptable to the GEC Inspector.

Final stabilization will be achieved through native seed and sod on site, all landscape areas will be properly irrigated. Contractor will be responsible for maintaining landscape areas during construction. Upon completion of landscaping the contractor is to replace any plants not in healthy and vigorous condition at the time of final inspections. 70% of the pre-disturbance vegetation levels will be established to meet final stabilization. The existing condition does not contain any vegetation. Noxious weeds do not count towards the 70% cover for final stabilization.

XIII. Maintenance, Inspections, and Record Keeping

The GEC Administrator will perform the self-inspections of the site. The Contractor shall review the erosion control plans prior to construction. The GEC Administrator is required to conduct self-inspections. The purpose of these inspections is to ensure that all Control Measures are installed according to the approved plans, appropriate as to the intended use, operating effectively, and being properly maintained. Inspections are to be made at least once every 14 calendar days. Also, post-storm event inspections must

be conducted within 24 hours following the end of any precipitation or snowmelt. Alternatively, the GEC Administrator may choose to perform self-inspections every 7 calendar days and forego post-storm event inspections.

Completed self-inspection forms must be submitted electronically within 5 business days of the self-inspection.

The GEC Administrator must be certified. The following certifications are acceptable:

Accepted (if current):
- TECS (Transportation Erosion Control Supervisor) Certification
- CISEC Certification
- CPESC Certification
- Classes by CMS
- CT150 class
- Aqua Terra QSM Training
- Stormwater Risk Management
- American Stormwater Institute
- APWA – Certified Stormwater Manager Certification
- Walmart Stormwater Certification
- OSHA 360training