

EPC STORMWATER REVIEW COMMENTS  
IN ORANGE BOXES WITH BLACK TEXT

Noted. We have address all comments. Thank you for your review. This document has been reviewed multiple times throughout the Preliminary Plat and Final Plat Processes and we believe it is now ready for approval.

# Peerless Farms 16975 Falcon Hwy Peyton, CO 80831

## STORMWATER MANAGEMENT PLAN REPORT

Prepared for (Owner):  
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Qualified Stormwater Manager / Contractor:  
**Company: TBD**  
**Address:**  
**Contact:**  
**Phone:**

APRIL 25, 2021

**Kimley»Horn**

FILE NO.: SP-21-007

# CERTIFICATION

## ENGINEER OF RECORD

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

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Mitchell O. Hess, P.E.  
Registered Professional Engineer  
State of Colorado No. 0053916

## 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.~~

El Paso County review engineers  
do not sign SWMPs

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Review Engineer

We have removed this signature block as  
requested.

## DRAINAGE CHARACTERISTICS

The site slopes range from about 5-10% from northeast to southwest. A small drainageway runs north to south along the western third of the property. The Site primarily lies within Zone X (area of minimal flood hazard) as determined by the Flood Insurance Rate Maps (FIRM) 08041C0567G effective date December 7, 2018, by FEMA. A small portion of the site lies within Zone A (special flood hazard area),

The FIRM is provided in **Appendix C**.

## IMMEDIATE AND ULTIMATE RECEIVING WATERS

Immediate Receiving Waters: Unnamed drainageway running through the western side of the site. The immediate receiving waters are not within the El Paso County MS4 permit area.

Ultimate Receiving Waters: Black Squirrel Creek

Stormwater runoff from the site will initially flow through roadside ditches and culverts then to the southwest through an 8' wide vegetated swale before entering the unnamed drainageway on the western side of the site.

SWMP Checklist Item 16 - Provide description of all stream crossings located within the project area or a statement that no streams cross the project area.

A proposed conditions map is provided in the Appendix.

We have added information on the streams that cross the property as requested.

## SITE SOILS

A review of the Natural Resource Conservation Service (NRCS) Web Soil Survey determined that soils onsite are generally USCS Type A. The K Factor for the onsite soils range from 0.10-0.17 (on a scale of 0.02 to 0.69), which indicates a low susceptibility of the soil to sheet and rill erosion by water. The Wind Erodibility Group identified for the onsite soils is Group 2 (Highest group is Group 8) which indicates a medium to low susceptibility to wind erosion. The NRSC Soils map is provided in Appendix D.

## DEWATERING

If groundwater is encountered during construction and the site must be dewatered, the operator shall file for appropriate dewatering permits (Permit No. COG070000) with the CDPHE. The state dewatering permit application and associated information can be found at <https://www.colorado.gov/pacific/cdphe/wq-construction-general-permits>. The permit application will need to be filled out 30 days prior to the anticipated discharge. Refer to the UDFCDs detail and fact sheet for additional dewatering operations information.

## AREAS AND VOLUMES

The total anticipated project disturbance area is approximately 7.3 acres. The estimated earthwork quantities are as follows:

Cut: ±6,331 cubic yards

Fill: ±2761 cubic yards

Net: ±3,571 cubic yards CUT

## TIMING AND PHASING SCHEDULE

The operator shall utilize the following general construction practices which are required throughout the project at locations shown on the Grading and Erosion Control Plan or as dictated by construction activities.

- Materials handling and spill prevention
- Waste management and disposal
- Hazardous material storage and containment area
- Vehicle maintenance fueling and storage
- Solid waste containment facility
- Sanitary waste facility
- Street Sweeping (SS) – performed by the Operator

These practices shall remain active and operational throughout the duration of construction and be identified on the Grading and Erosion Control Plan. Due to any phasing required for the Project, it is understood that these control measures may be relocated as needed to facilitate construction operations. The Operator shall locate and identify the original and current location of these control measures on the Grading and Erosion Control Plan, throughout the construction of the Project. An updated copy of the Grading and Erosion Control Plan shall be kept onsite throughout construction of the Project.

General construction sequencing and activities associated with this project are described below. They are presented in the order (or sequence) they are expected to begin, but each activity will not necessarily be completed before the next begins.

The anticipated construction start date is October 2021 and the anticipated construction completion date is July 2022, with final stabilization anticipated October 2022. Update dates.

We have revised these dates as requested.

### INITIAL PHASE

The initial phase shall consist of applying for and receiving the CDPS General Permit as well as construction/installation of temporary control measures to minimize potential for erosion and sediment transfer while mobilizing and preparing the site for construction activities. The operator shall minimize site disturbance by minimizing the extent of grading and clearing to effectively reduce sediment yield. The operator shall complete the anticipated initial phase sequencing as follows:

1. Prepare and submit the State of Colorado, Colorado Department of Public Health and Environment (CDPHE) Colorado Discharge Permit System (CDPS) General Permit. A copy of the permit shall be provided to the owner upon receipt from the CDPHE and EPC ESQCP.
2. Install *Vehicle Tracking Control (VTC)* at the site entrance.
3. Install and denote on the plan any of the following areas: trailer, parking, lay down, porta-potty, wheel wash, concrete washout, fuel and material storage containers, solid waste containers, etc.
4. Prepare *Stabilized Staging Area (SSA)*. Contractor to note the actual size and location of this area and shall minimize this area.
5. Install perimeter controls including *Silt Fence (SF)* as shown on the Grading and Erosion Control Plans. Ensure that the limits of construction are defined as necessary and known by all parties which will be responsible for construction on the site.
6. Install *Inlet Protection (IP)*, if applicable, around all inlets as denoted on the Grading and Erosion Control Plans.
7. Upon completion of the initial control measure installation the Operator shall schedule and hold a meeting with the Contractor and Inspector that shall take place prior to the Pre-Construction Meeting.

and signature to satisfy  
SWMP Checklist Item 25

This bullet point has  
been updated as  
requested.

- a. The inspector's name (must be a Qualified Stormwater Manager),
- b. The date and type of the inspection (regular inspection vs. post-storm inspection),
- c. Weather conditions at the time of the inspection,
- d. Phase of construction at the time of the inspection,
- e. Estimated acreage of disturbance at the time of inspection,
- f. The minimum frequency of inspections chosen,
- g. Location(s) of discharges of sediment or other pollutants from the site,
- h. Location(s) of control measures needing maintenance,
- i. Location(s) and identification of inadequate control measures
- j. Location(s) and identification of additional control measures are needed that were not in place at the time of inspection, and
- k. Any corrective actions taken.

If repairs are needed to any control measures, they shall be completed immediately. After adequate corrective action(s) and maintenance have been taken, or where a report does not identify any incidents requiring corrective action or maintenance, the report shall contain a statement stating the following:

"I verify that, to the best of my knowledge and belief, all corrective action and maintenance items identified during the inspection are complete, and the site is currently in compliance with the permit."

This statement must be signed by a Qualified Stormwater Manager. If it is infeasible to install or repair of control measure immediately after discovering the deficiency, the following information must be documented and kept on record:

1. Describe why it is infeasible to initiate the installation or repair immediately; and
2. Provide a schedule for installing or repairing the control measure and returning it to an effective operating condition as soon as possible.

The use and maintenance of log books, photographs, field notebooks, drawings or maps should also be included in the SWMP records when appropriate. Copies of the Inspection and Sampling Report Forms have been included in **Appendix I** for reference and use.

## CONTROL MEASURE MAINTENANCE / REPLACEMENT AND FAILED CONTROL MEASURES

Site inspection procedures noted above must address maintenance of control measures that are found to no longer function as needed and designed, as well as preventive measures to proactively ensure continued operation.

The Qualified Stormwater Manager shall implement a preventative maintenance program to ensure that control measure breakdowns and failures are handled proactively. Site inspections should uncover any conditions which could result in the discharge of pollutants to storm sewers and surface waters and shall be rectified. For example, sediment shall be removed from silt fences on a regular basis to prevent failure of the control measure. Sediment shall be removed to an appropriate location so that it will not become an additional pollutant source.

The inspection process must also include replacement of control measures when needed or the addition of new control measures in order to adequately manage the pollutant sources at the site.

Any control measure deficiencies, replacement or additional control measures that may be required shall be documented on the Stormwater Management Site Map and on the appropriate Inspection Form. If