



STORMWATER MANAGEMENT PLAN

**FALCON MEADOWS AT BENT GRASS
FILING NO. 4
PCD FILING NO.: SF-22-023**

**STORMWATER PERMIT # COR _____
CERTIFICATION # _____**

Owner/Developer:

Challenger Communities, LLC
8605 Explorer Drive, Suite 250
Colorado Springs, CO 80920

SWMP Preparer:

Galloway & Company, Inc.
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Colorado Springs, CO 80918

Contractor:

To be Determined

***SWMP Administrator / Qualified
Stormwater Manager:***

To be Determined

Date:

Prepared: July 01, 2022

SWMP Location:

On-Site (Copy) and Challenger Homes
(Original)



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SWMP REPORT REVISION LOG

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I. PROJECT DESCRIPTION

LOCATION

The Falcon Meadows at Bent Grass Filing No. 4 is approximately 10.42 acres within the Bent Grass development. It is located along the northern boundary line of the overall Bent Grass development and is bisected by the existing West Tributary of the Falcon Basin. The project is a single-family residential development of 39 lots, located in the Falcon area of El Paso County, Colorado. The site is located in the Northwest $\frac{1}{4}$ and Southwest $\frac{1}{4}$ of Section 1, Township 13S, Range 65W, of the Sixth Principal Meridian, County of El Paso, State of Colorado. The subject property is located on either side of the existing West Tributary of the Falcon Basin with the majority of the site located to the north of Bent Grass Meadows Drive, sandwiched between Bent Grass Residential Filing No. 2 (to the east) and Falcon Meadows at Bent Grass Filing Nos. 1 through 3 (to the west). 11 lots are located to the south of Bent Grass Meadows Drive and are situated to the west of the existing West Tributary of the Falcon Basin immediately adjacent to Falcon Meadows at Bent Grass Filing No. 1. A Vicinity Map is included in Appendix A.

LEGAL DESCRIPTION

The legal description of Falcon Meadows at Bent Grass Filing No. 4 is:

A PORTION OF TRACT "G", AND ALL OF TRACTS "H" AND "I", BENT GRASS RESIDENTIAL FILING NO. 2, ALL OF TRACT C, FALCON MEADOWS AT BENT GRASS FILING NO. 1, A PORTION OF TRACT F, FALCON MEADOWS AT BENT GRASS FILING NO. 2, AND PORTIONS OF SILKY THREAD ROAD, AND WILLMORE DRIVE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 1 BEARS N89°36'34"E, MONUMENTED BY THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 1, BEING A 1-1/2" ALUMINUM CAP STAMPED "PLS 11624", AND BY THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 1, BEING A 1-1/2" ALUMINUM CAP STAMPED "PLS 38069", WITH ALL BEARINGS HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1;

THENCE WITH THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 1, N89°36'34"E, A DISTANCE OF 1,207.60 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING WITH THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 1, N89°36'34"E, A DISTANCE OF 532.77 FEET TO THE NORTHEAST CORNER OF SAID TRACT I, BENT GRASS RESIDENTIAL FILING NO. 2;

THENCE WITH THE EAST LINE OF SAID TRACT I, S00°30'24"E, A DISTANCE OF 446.99 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SILKY THREAD ROAD;

THENCE WITH SAID RIGHT OF WAY LINE, S64°32'49"W, A DISTANCE OF 36.42 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 16°15'39", HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 49.67 FEET, AND A CHORD BEARING S72°40'39"W, A CHORD DISTANCE OF 49.50 FEET;

THENCE WITH THE EXTENDED WEST LINE OF LOT 161, BENT GRASS RESIDENTIAL FILING NO. 2, S09°11'31"E, A DISTANCE OF 158.90 FEET TO THE SOUTHWEST CORNER OF SAID LOT 161;

THENCE WITH THE NORTH LINE OF LOT 168, BENT GRASS RESIDENTIAL FILING NO. 2, S65°21'22"W, A DISTANCE OF 4.05 FEET TO AN ANGLE POINT IN SAID LOT LINE;

THENCE CONTINUING WITH THE NORTH LINE OF SAID LOT 168, S88°48'49"W, A DISTANCE OF 14.56 FEET TO THE NORTHWEST CORNER OF SAID LOT 168;

THENCE WITH THE WEST LINE OF SAID LOT 168, S01°11'11"E, A DISTANCE OF 107.15 FEET TO THE SOUTHWEST CORNER OF SAID LOT 168, SAID CORNER BEING ON THE NORTH RIGHT OF WAY LINE OF WILLMORE DRIVE;

THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, S07°51'55"W, A DISTANCE OF 62.94 FEET TO THE NORTHWEST CORNER OF LOT 178, BENT GRASS RESIDENTIAL FILING NO. 2;

THENCE WITH THE WEST LINE OF SAID LOT 178, S07°58'50"E, A DISTANCE OF 126.91 FEET TO THE SOUTHWEST CORNER OF SAID LOT 178, SAID CORNER BEING ON THE NORTH RIGHT OF WAY LINE OF BENT GRASS MEADOWS DRIVE, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE WITH THE NORTH RIGHT OF WAY LINE OF BENT GRASS MEADOWS DRIVE AND SAID NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 9°25'11", HAVING A RADIUS OF 525.00 FEET, AN ARC LENGTH OF 86.31 FEET, AND A CHORD BEARING S84°47'37"W, A CHORD DISTANCE OF 86.21 FEET;

THENCE CONTINUING WITH THE NORTH RIGHT OF WAY LINE OF BENT GRASS MEADOWS DRIVE, S89°30'12"W, A DISTANCE OF 256.79 FEET TO THE SOUTHEAST CORNER OF TRACT E, FALCON MEADOWS AT BENT GRASS FILING NO. 2;

THENCE WITH THE BOUNDARY OF SAID TRACT E, FALCON MEADOWS AT BENT GRASS FILING NO. 2, THE FOLLOWING 10 COURSES:

- 1) N27°22'40"E, A DISTANCE OF 143.51 FEET;
- 2) N04°47'47"E, A DISTANCE OF 94.40 FEET;

- 3) N16°48'19"W, A DISTANCE OF 98.31 FEET;
- 4) N12°15'03"W, A DISTANCE OF 78.86 FEET;
- 5) N07°25'43"W, A DISTANCE OF 64.83 FEET;
- 6) S02°46'30"E, A DISTANCE OF 23.36 FEET;
- 7) S01°59'13"W, A DISTANCE OF 158.63 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;
- 8) WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 20°33'31", HAVING A RADIUS OF 133.00 FEET, AN ARC LENGTH OF 47.72 FEET, AND A CHORD BEARING S12°15'59"W, A CHORD DISTANCE OF 47.47 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT;
- 9) WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 9°03'17", HAVING A RADIUS OF 227.00 FEET, AN ARC LENGTH OF 35.87 FEET, AND A CHORD BEARING S18°01'06"W, A CHORD DISTANCE OF 35.84 FEET;
- 10) S90°00'00"W, A DISTANCE OF 104.05 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF HENZLEE PLACE;

THENCE WITH THE EAST RIGHT OF WAY LINE OF HENZLEE PLACE, N00°29'48"W, A DISTANCE OF 15.55 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE CONTINUING WITH THE EAST RIGHT OF WAY LINE OF HENZLEE PLACE AND SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 3°11'15", HAVING A RADIUS OF 475.00 FEET, AN ARC LENGTH OF 26.42 FEET, AND A CHORD BEARING N01°05'49"E, A CHORD DISTANCE OF 26.42 FEET;

THENCE CONTINUING WITH THE EXTENDED EAST RIGHT OF WAY LINE OF HENZLEE PLACE, N02°41'25"E, A DISTANCE OF 85.44 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 3°12'03", HAVING A RADIUS OF 524.46 FEET, AN ARC LENGTH OF 29.30 FEET, AND A CHORD BEARING N01°05'30"E, A CHORD DISTANCE OF 29.29 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF HENZLEE PLACE;

THENCE WITH THE EAST RIGHT OF WAY LINE OF HENZLEE PLACE THE FOLLOWING 3 COURSES:

- 1) N00°30'26"W, A DISTANCE OF 322.89 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;
- 2) WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 44°24'56", HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 38.76 FEET, AND A CHORD BEARING

N21°42'02"E, A CHORD DISTANCE OF 37.80 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

- 3) WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 134°24'55", HAVING A RADIUS OF 55.00 FEET, AN ARC LENGTH OF 129.03 FEET, AND A CHORD BEARING N23°17'58"W, A CHORD DISTANCE OF 101.41 FEET TO A POINT ON THE WEST LINE OF TRACT G, BENT GRASS RESIDENTIAL FILING NO. 2;

THENCE WITH THE WEST LINE OF SAID TRACT G, BENT GRASS RESIDENTIAL FILING NO. 2, N00°24'55"E, A DISTANCE OF 135.43 TO THE POINT OF BEGINNING.

TOGETHER WITH SAID TRACT C, FALCON MEADOWS AT BENT GRASS FILING NO. 1.

CONTAINING 10.42 ACRES (454,069 SQUARE FEET), MORE OR LESS.

DESCRIPTION OF PROPERTY

The project site contains approximately 10.42 acres and is comprised of undeveloped land covered sparsely by native grasses and weeds. This site is a portion of the larger 180-acre Bent Grass Development. Falcon Meadows at Bent Grass Filing No. 4 will create 39 residential lots including open spaces, along with street rights of way. The site is located north of existing Bent Grass Meadows Drive.

CONSTRUCTION ACTIVITY

Construction activities include but are not limited to infrastructure to support the proposed residential lots includes grading, street pavement, stormwater conveyance (pipes, inlets, junction boxes, channels, etc.), potable water mains, sanitary sewer mains and stormwater quality ponds. Construction will commence with preliminary over lot grading followed by utility installation. Construction will be completed with final stabilization including asphalt pavement, seeding (or sod) and sidewalks.

Temporary stabilization measures (silt fence) will be installed prior to beginning construction. During construction, temporary stabilization measures, including inlet protection, will be utilized to control stormwater runoff. Once final stabilization is achieved, temporary erosion control measures will be removed.

II. PHASING AND PROPOSED CONSTRUCTION SEQUENCE

PHASING

Construction activities will be completed in three phases, Initial, interim and final. Initial phase includes the installation of silt fence around the entire project's Limit of Disturbance area, inlet protection around existing inlets, and curb socks along Bent Grass Meadows Drive, Henzlee Place and Jayla Trail. Interim phase includes the installation of temporary sediment controls as construction progresses. Refer to the provided phasing table on the Grading and Erosion Control

Plans. The final phase will be completed once the site is stabilized and all temporary measures are removed. The Early Grading and Erosion Control plans will include the initial and interim erosion control measures. Final erosion control measures will be included on the Final Grading and Erosion Control Plans.

CONSTRUCTION DOCUMENTATION

Construction drawings are provided with this document showing each of these phases and are intended to be a “living” document used by the SWMP Manager to document construction activities. See section IX “Inspection and Record Keeping” for additional information.

PROPOSED SEQUENCE FOR MAJOR CONSTRUCTION ACTIVITIES

Construction for the development of this project is currently projected to begin in August of 2023. It is estimated that construction activities will be completed by August 2024. Final stabilization is expected in Fall 2024. The anticipated sequence of construction is as follows:

Initial:

1. Installation of perimeter silt fence and sediment control log as shown on the grading and erosion control plans.
2. Placement of inlet protection erosion control measures along existing roadways.
3. Placement of curb socks along existing roadways.

Interim:

4. Site Clearing/Grubbing and topsoil stockpiling.
5. Construct Stabilized Staging Area as shown on the grading and erosion control plans.
6. Install Vehicle Tracking Control at entrances as shown on the grading and erosion control plans.
7. Rough grading of the site.
8. Placement of straw bale barriers along internal roadways.
9. Placement of check dams along drainage swales
10. Construct underground water/sewer/storm.
11. Remove Temporary Sediment Basins and Traps before beginning construction on curb/gutter and pavement.

Final:

12. Construct curb/gutter and pavement.
13. Final stabilize areas outside of ROW.
14. Construct gas/electric/cable/phone in the ROW areas.
15. Final stabilize ROW.
16. Final erosion control measures as areas are completed. (Final BMP's)
17. Remove construction BMP's

See Section VI “Areas and Volumes” for information on anticipated disturbed area and grading volumes.

III. FINAL STABILIZATION

Final site stabilization will be achieved when all final landscaping and paving is complete and when vegetation density is greater than 70 percent of pre-disturbance density over the entire area. The remainder of the site will consist of hardscape (drives and walks) or be a part of the building footprint. All final stabilization on the site will be of a permanent nature. All temporary BMPs will be removed upon completion of construction. It is the responsibility of the contractor to remove all dirt and garbage from the site.

Permanent BMP's such as water quality ponds will be owned and maintained by Bent Grass Metropolitan District. Two existing permanent BMP extended detention basins will be utilized for treating run-off from this project. The existing ponds were built with "Falcon Meadows at Bent Grass Filing No. 2" and "Falcon Meadows at Bent Grass Filing No. 1". These ponds were designed with sufficient capacity to treat this project.

The existing Pond (North) that was constructed with "Falcon Meadows at Bent Grass Filing No. 2" and existing Pond (South) that was constructed with "Falcon Meadows at Bent Grass Filing No. 1" shall be regularly cleaned of sediment and debris during the construction of this project. The contractor will be responsible for any re-excavation of sediment and debris that collects in the basin depression required to ensure that the basin meets the design grades following construction. The storm lines shall also be cleaned and free of sediment once the site becomes stabilized.

IV. PRE-DEVELOPMENT CONDITIONS & SOILS

FLOODWAY

According to the current FEMA Flood Insurance Rate Map (FIRM) Panel No. 08041C0553 G, dated December 7, 2018 (See Appendix for the FEMA FIRM Exhibit) this site is designated as Zone X (outside 0.2% chance of flood). The proposed residential lots are completely outside of the "regulatory floodway".

EXISTING VEGETATION

Existing vegetation and soils were determined from in-person field site visits and existing aerial inspection from Google Earth and the United States Department of Agriculture Natural Resources Conservation Service (NRCS) Web Soil Survey. The site is currently undeveloped and has been used as a pasture for many years. Vegetation consists of native grasses/weeds that have been heavily grazed for years. There is no brush or trees within the area to be graded. Ground cover is estimated at 70% density.

EXISTING DRAINAGE PATTERNS

The site is fully contained within the West Falcon Tributary drainage basin. Drainage through the site is generally north to south. Drainage is collected in a wet weather conveyance known as "Unnamed Tributary to Black Squirrel Creek No. 2". This wet weather conveyance flows north to

south along the western border of Bent Grass Residential Filing No. 2.

EXISTING SLOPES

Existing slopes are around 1-10% that direct runoff to the Unnamed Tributary to Black Squirrel Creek No. 2. Construction of this development includes grading improvements and stabilization in the tributary south of Bent Grass Meadows Drive.

EXISTING SOIL TYPES

Soil data for Falcon Meadows at Bent Grass Residential Filing No. 3 was obtained from the United States Department of Agriculture Natural Resources Conservation Service (NRCS) Web Soil Survey.

The following table summarizes the characteristics of the soil type:

Soil	Hydro Group	Shrink/Swell Potential	Permeability		Surface Runoff Potential	Erosion Hazard
19-Columbine gravelly sandy loam, 0 to 3 percent slopes	A	Low	High		Very Low	Slight

The existing soil types have a slight potential for erosion which can be mitigated by employing appropriate downstream construction BMP's before/during/after construction to limit potential impacts to stormwater discharges. The potential impacts are sediment discharge into the existing wet weather conveyance and proposed storm sewer system. Sediment should not be allowed to enter these existing and proposed facilities and can be mitigated by constructing small temporary sediment basins at low points prior to discharge into the systems. Potential impacts from runoff flowing to the existing wet weather conveyance will be mitigated by constructing a temporary sediment basin in the new pond location and by grading the site to reduce drainage area. Based upon the location of the different soil types and type of construction, the contractor shall employ the most appropriate method of erosion control measures based on the El Paso County/City of Colorado Springs Drainage Criteria Manual, Vol. 2 or as directed by the SWMP administrator or his representative.

More detailed soils information can be found in the SCS soils survey for El Paso County.

V. DESCRIPTION OF POTENTIAL POLLUTANTS

Potential sources of sediment to stormwater runoff include earth moving and concrete activities associated with grading and landscaping.

Potential pollutants and sources, other than sediment, to stormwater runoff include Trash, debris, line transfer, Dewatering, fueling and equipment failure.

A dewatering permit is not required

Construction activities produce many different kinds of pollutants which may cause storm water contamination problems. Grading activities remove rocks, vegetation and other erosion controlling surfaces, resulting in the exposure of underlying soil to the elements. Because the soil surface is unprotected, soil and sand particles are easily picked up by wind and/or washed away by rain or other water sources.

The following sections highlight the potential sources of pollution at the Project Site and list the “Best Management” strategies that will be used to prevent migration of pollution offsite. This Project Site does not rely on control measures owned or operated by another entity. Chemical materials stored indoors or that have no reasonable chance of impacting storm water quality will not be discussed in this plan.

Materials of significance stored on the project site include:

- Sediment
- Concrete Washout
- Cement
- Trash & Debris
- Sanitary Wastes
- Fuels & Oils

WIND EROSION & DUST CONTROL

Pollutant: Sediment Best Management Strategies:

- Daily inspections will occur for areas experiencing excessive winds, vehicle traffic, or precipitation events.
- Water trucks will spray down dust on the project Site as needed to not impact adjacent properties.
- Attention will be given to prevent the over-use of water in dust control operations to minimize any muddying of the surface and possible sediment transportation.

VEHICULAR TRANSPORT

Pollutant: Sediment Tracking Best Management Strategies:

- Construct a stabilized construction entrance to provide ingress and egress of the site.
- Restrict access to the stabilized construction entrance.
- Fencing will be erected if problems with access control are evident.
- Maintain track out pads by fluffing up the rock material or by adding additional rock as needed.
- Inspect, sweep and clean adjacent streets where track out is evident.

STOCKPILES

Pollutant: Sediment Best Management Strategies:

- Locate stockpiles clear of any water flow paths.
- Locate stockpiles within the property boundary.
- Stockpiles will have erosion control devices as needed installed around the base to prevent the migration of soil.
- Topsoil stock-piles and disturbed portions of the site where construction activity temporarily ceases for at least 14 days will be stabilized with temporary seed and mulch no later than 14 days from the last construction activity in the area.

GRADING, TRENCHING, EXPORT/IMPORT

Pollutant: Sediment Best management Strategies:

- Earth moving will be minimized by the engineering balancing of the site.
- Disturbed portions of the site where construction activity temporarily ceases for at least 14 days will be stabilized with temporary seed and mulch no later than 14 days from the last construction activity in the area.
- Seed bed preparation is not required if soil is in loose condition.
- Prior to seeding, fertilizer shall be applied to each acre to be stabilized in accordance with the manufacturer's specifications.
- If required seeding areas shall be mulched with straw to a uniformed cover. The straw mulch is to be tacked into place by a disk with blades set nearly straight.
- A site specific erosion control drawing has been developed showing the location of Best Management practices to be used during site construction.
- Where indicated on the erosion control plan, Best Management Practices will be installed.
- Material shall be in accordance with the plans and specifications and all construction shall be provided in accordance with the manufacturer's specifications.
- All BMP's will be inspected bi-weekly and cleaned/maintained as required.

WASTE, RESIDUAL CONCRETE

Pollutant: Concrete, paint, and Phosphoric Acid Best Management Strategies:

- A cleanup and washout area will be designated and posted.
- Subcontractors will be instructed on the locations and importance of the washout and cleanup areas. No on-site disposal is allowed.
- Instruct subcontractors to remove waste for which proper onsite disposal facilities are not provided back to their own facilities for ultimate transport, storage & disposal.
- Subcontractors and subcontractor employees are held responsible for improper washout.

SANITARY FACILITIES, TRASH CONTAINERS & LITTERING

Pollutant: Bacteria, Ammonia, Trash Best Management Strategies:

- Portable facilities will be regularly serviced to prevent excessive waste containment and overflow.
- Portable facilities will be located a minimum of 50 feet from state waters. They shall be adequately staked and cleaned on a weekly basis. They will be inspected daily for spills.

- All waste materials will be collected and stored in a container which will meet all local and any state solid waste management regulations.
- Trash dumpsters will be emptied prior to becoming 90% full or when debris control becomes an issue.
- Employees will be instructed on the importance of recycling and waste management and will be held responsible for improper waste management.

FUELING, HAZARDOUS MATERIALS, EQUIPMENT LEAKAGE, FERTILIZER

Pollutant: Petroleum Hydrocarbons, Ethylene Glycol, Sediment Best Management Strategies:

- MSDS sheets will be maintained in the project trailer for all onsite materials
- All dry materials such as cement will be covered and protected from rain.
- Secondary containment will be provided for stored fuel, oil, paint and any material classified as hazardous.
- Subcontractors are responsible for hazardous waste removal back to their own facilities for ultimate transportation, storage and disposal.
- Supplies will be kept onsite as necessary to control any potential spill.
- Employees will be held responsible for any illegal dumping.
- Seals will be checked by a qualified professional on all equipment and containers containing significant materials that could contribute potential pollutants and will be replaced as necessary.
- Equipment will be inspected by a qualified professional.
- Drip pans will be available for minor leaks and during fueling operations.
- Fueling nozzles, gauges, hoses, seals, and emergency shutoff valves will be inspected for leaks prior to use.
- Under no circumstances during fueling will the fueling hose/nozzle be left unattended.
- Fertilizers used will be applied only in the minimum amounts recommended by soil tests.
- Once applied, fertilizers will be worked into the soil to limit exposure to storm water.
- Stored fertilizer will be protected from exposure to precipitation and storm water runoff.

DEWATERING – not needed.

This shown for information only Pollutant: Sediment, Oil and/or Grease and Phosphoric Acid Best Management Strategies:

All dewatering will be filtered through rock and/or woven geo mesh fabric.

All dewatering will be tested for Pollutants per state guidelines weekly.

CONCRETE AND ASPHALT BATCH PLANT – not needed.

This shown for information only There are no existing batch plants located on this project site and there are no proposed batch plants in the future.

DRILLING SLURRY FOR DRILLING PIERS. – not needed.

This is shown for information only. No drilling slurry is allowed to be deposited onto the job site. All drilling slurry shall be collected and pumped into an on-site frac tank and shall be disposed of off-site.

There are no major potential pollutants anticipated to be used on the site.

ADDITIONAL (NONSTRUCTURAL) BEST MANAGEMENT PRACTICES FOR SEDIMENT:

1. Earth moving will be minimized by the engineering balancing of the site.
2. Disturbed portions of the site where construction activity temporarily ceases for at least 14 days will be stabilized with temporary seed and mulch no later than 14 days from the last construction activity in the area.
3. Seed bed preparation is not required if soil is in loose condition.
4. Prior to seeding, fertilizer shall be applied to each acre to be stabilized in accordance with the manufacturer's specifications.
5. If required seeding areas shall be mulched with straw to a uniformed cover. The straw mulch is to be tacked into place by a disk with blades set nearly straight.
6. A site-specific erosion control drawing has been developed showing the location of Best Management practices to be used during site construction.
7. Where indicated on the erosion control plan, Best Management Practices will be installed.
8. Material shall be in accordance with the plans and specifications and all construction shall be provided in accordance with the manufacturer's specifications.
9. All BMP's will be inspected bi-weekly and cleaned/maintained as required.

VI. AREAS AND VOLUMES

The project site consists of 10.42 acres. 8.86 acres is expected to be disturbed for the proposed Grading and Erosion Control Plan.

The unadjusted cut and fill quantities as of the writing of this report are listed below:

Cut Volume = 3,353 Cubic Yards

Fill Volume = 25,358 Cubic Yards

Net Volume = 22,005 Cubic Yards (Fill)

Note: The Total disturbed area shall be updated on the SWMP as changes occur.

VII. APPROPRIATE CONTROLS AND MEASURES

Also refer to attached Erosion and Sediment Control notes and plans included in the site plans.

MINIMIZE DISTURBED AREA AND PROTECT NATURAL FEATURES AND SOIL

All work will occur inside the limits of construction per the erosion Control Site Plan.

PHASE CONSTRUCTION ACTIVITY The sequence for the installation and removal of erosion and sediment control measures is as follows: Perimeter control measures (silt barriers and fencing) installed at designated areas as noted on the site plans (Exhibit 1), cleaning of street surfaces

during construction if applicable, site grading, installation of utilities, paving final and grading, installation of sod or other vegetation, removal of temporary practices and perimeter controls, and site cleanup.

CONTROL STORMWATER FLOWING ONTO AND THROUGH THE PROJECT

Offsite stormwater flows on to this project site from two Unnamed Tributaries of the Falcon Basin West Tributary. The western reach was “relocated” under a separate permit. The two channel reaches combine on-site. On-site stormwater will be directed to temporary sediment basins and traps. Once the storm drain system is installed and the curb and gutter is poured, existing extended detention basin will provide water quality treatment.

STABILIZE SOILS

No disturbed area, which are not actively being worked, shall remain denuded for more than 14 calendar days, unless otherwise authorized by the director. Temporary cover by seeding or mulching should be provided on areas which will be exposed for a period greater than 14 days before permanent stabilization can be achieved. Permanent cover should be provided on all areas as soon as possible, by means of seeding and mulching, straw or hay mulch is required. All soil stockpiles and borrow areas must protected with silt fence within 14 days after grading. All slopes within the project limits that are found to be eroding excessively within two years of permanent stabilization shall be provided additional slope stabilization methods such as seeding and mulching. Water is to be used for dust control. The Contractor will prevent the escape of this water and any sediment it may carry from the construction site.

PROTECT SLOPES

Temporary stabilization will include the installation of silt fences on level contours spaces at 10-20 foot intervals. Slopes will be seeded and covered with hay, straw or erosion control blankets on slopes greater than 3:1, as needed to provide for temporary stabilization until vegetation is permanently established. All slopes within the project limits that are found to be eroding excessively within two years of permanent stabilization shall be provided additional slope stabilization methods such as seeding and mulching. Where slopes are steeper than 3:1 erosion control blankets (per specification requirements) will be utilized for final stabilization.

PROTECT STORM DRAIN INLETS

Inlet protection will be installed as soon as storm drain inlets are installed and before land disturbance activities begin in areas with existing storm drain systems. At the Contractor’s discretion, additional temporary erosion control practices to include rock bags and sandbag barriers may be installed to prevent sediment movement. Inlet protection will include rock bags, erosion logs, and curb inlet sediment filters where an overflow capacity is necessary to prevent excessive ponding in front of the curb inlet. Concrete block and wire screen inlet protection detail, if used, will be added to Appendix prior to installation. This measure would be used where heavy

flows are expected and where an overflow capacity is necessary to prevent excessive ponding around the inlet. Inlet protection devices will be inspected and accumulated sediment will be removed as needed.

ESTABLISH PERIMETER CONTROLS AND SEDIMENT BARRIERS

Temporary stabilization will include the installation of silt fences on the downslope perimeter of project area. The silt fence will be trenched in on the uphill side 6 inches deep and 6 inches wide, as detailed in the silt fence exhibit. Sediment will be removed when it reaches 1/3 the height of the fence. Silt fence will be inspected and replaced or repaired as needed.

RETAIN SEDIMENT ON-SITE

Temporary sediment traps shall be installed to detain sediment laden runoff from small watersheds for a period long enough to allow sediment to settle before discharge into receiving waters. For small drainage locations, smaller sediment traps should be used. At a minimum, silt fences, vegetative buffer strips or equivalent sediment controls are required for all down-slope boundaries (and for those side slope boundaries deemed appropriate as dictated by individual site conditions) of the construction. The use of a combination of sediment and erosion control measures in order to achieve maximum pollutant removal will be utilized. Sediment traps will be checked regularly for sediment cleanout. Sediments shall be removed and the trap restored to its original dimensions when the sediment has accumulated to one half the design volume of the wet storage. Sediment shall be disposed in suitable areas and in such a manner that will not erode or cause sedimentation problems. The gravel outlets will be checked regularly for sediment buildup which will prevent damage. If the gravel is clogged by sediment, it shall be removed and cleaned or replaced.

An alternate to sediment traps is temporary sediment basins.

ESTABLISH STABILIZED CONSTRUCTION EXITS

The construction entrance will be established in the entry points of roads. The construction entrance will be at least 50 feet in length and approximately 12 feet wide and graded so runoff does not leave the site. The aggregate will be established at 8 inches thick on top of 4 inch minimum thick free draining material on top of geotextile and will consist of Type G dense graded material. A stabilized stone pad with a filter fabric under liner will be placed at points of vehicular ingress and egress.

ADDITIONAL BMP'S BMP SCHEDULE:

All Sediment and Erosion control BMP's (detailed below and only on BMP site map and details if utilized onsite) will be installed prior to any excavation or demolition and will be coordinated with the construction schedule. As construction changes and new temporary BMP's are needed to control sediment and erosion temporary BMP's will be installed within 24 hours of inspection report.

RECOMMENDED BMP'S: ALL RECOMMENDED BMP'S WILL BE INSTALLED PRIOR TO EXCAVATION NEAR ANY SENSITIVE AREAS.

Culvert Inlet Protection will be used to protect existing and new culvert inlets. Inlet Protection Detail will be included in Appendix before using onsite. Removal of this BMP will occur only after vegetation is established to a minimum of 70% pre construction coverage and after removal of BMP all sediment builds up will be removed and the area exposed shall be seeded.

Silt Fence is to be installed in sensitive areas to protect stream channels, pond, and overland runoff. On this site it will be used to protect runoff from the slip pits. See Silt Fence Detail. Removal of this BMP will occur only after vegetation is established to a minimum of 70% pre construction coverage and after removal of BMP all sediment builds up will be removed and the area exposed shall be seeded.

Vehicle Tracking Control is needed at the main construction entrance location. Vehicle tracking control shall be installed at the edge of the construction staging area where construction vehicles regularly exit onto existing asphalt road. If sediment tracking occurs it will be cleaned within 24 hours.

See Vehicle Tracking Control Detail in Construction Drawings. Removal of this BMP will occur only after project is substantially complete and is ready for seeding operations; the area will then be seeded per specification with the rest of the project.

Check Dams (rip rap) will be used to reduce storm water velocities in drainage channels during construction as a temporary measure until permanent stabilization can be created and vegetation has been established. Check Dam Detail will be included in the Appendix before using onsite. Removal of this BMP will occur only after vegetation is established to a minimum of 70% pre-construction coverage and after removal of BMP all sediment build-up will be removed and the area exposed shall be seeded.

Portable Toilets: Portable toilets are brought in from a service contractor and will be maintained in accordance with standard waste disposal practices using vacuum trucks and place on stable ground to minimize risk of spillage. All portable toilets will be kept a minimum of 500' from any waterway.

Waste Disposal: If needed Roll offs will be utilized for standard construction waste. A qualified contractor will remove waste weekly and take to an appropriate dump site off this project.

PERMANENT BMP'S:

Re-vegetation: During construction any disturbed area not being currently worked left dormant longer than 14 days will be re-vegetated per specification with native seed and mulched and crimped with weed free straw.

All BMPs shall be installed and maintained in accordance with the most recent Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual.

VIII. MATERIALS HANDLING AND SPILL PREVENTION

MATERIAL HANDLING AND WASTE MANAGEMENT

The site will use a private refuse collector that will remove litter twice weekly. No less than one litter receptacle will be present at the construction site. In the event that unusual items such as tanks, cylinders, unidentified containers, etc. which could contain potentially hazardous materials are discovered or disturbed, the Fire and Rescue services will be notified. Litter and debris will be picked up and disposed of properly daily. Temporary toilet facilities will be located 500 feet away from any storm drain inlets and all waters of the state.

ESTABLISH PROPER BUILDING MATERIAL STAGING AREAS

A designated staging area will be used, location to be determined based on available space in the field and plans will be redline. The staging area will be contained per SWMP guidelines. All Equipment and Materials will be brought into the site as needed.

DESIGNATE WASHOUT AREAS

A concrete washout will be installed to detail as shown on the Construction Drawings and will be placed more than 500 feet away from any waters of the state.

ESTABLISH PROPER EQUIPMENT/VEHICLE FUELING AND MAINTENANCE PRACTICES

During construction the site will be exposed to operation and maintenance of construction equipment. The contractor shall be responsible for all activities such as fueling, oil changing, lubrication and repair which require use of petroleum products. Such products shall be transported to and from the site in special trucks equipped for that purpose. No waste petroleum products, rags, residue, or equipment parts shall be left on site. In the event of a spill or leak, causing soil to be contaminated, that soil shall be excavated placed in sealed barrels and removed from the site for transport to an approved location for disposal.

CONTROL EQUIPMENT/VEHICLE WASHING

This activity will not be allowed onsite.

ANY ADDITIONAL BMPs

Additional BMP's will be added to this SWMP as needed.

ALLOWABLE NON-STORMWATER DISCHARGE MANAGEMENT

There are no visible natural springs or irrigation, or other non-stormwater discharges anticipated to be encountered.

SELECTING POST-CONSTRUCTION BMPs

Post Construction BMPs. Re-vegetation including seeding, mulching and erosion control blanket will be final BMP's. Permanent stabilization will be achieved with 70% preconstruction vegetative establishment.

SPILL PREVENTION AND CONTROL PLAN

The SITE SUPERINTENDENT will act as the point of contact for any spill that occurs at this jobsite. The project manager will be responsible for implementation of prevention practices, spill containment / cleanup, worker training, reporting and complete documentation in the event of a spill. The ECO shall immediately notify the Owner, /Construction Manager, STATE and the Local Fire Department in addition to the legally required Federal, State, and Local reporting channels (including the National Response Center, 800.424.8802) if a reportable quantity is released to the environment.

SPILL PREVENTION BEST MANAGEMENT PRACTICES This section describes spill prevention methods Best Management Practices (BMP) that will be practiced to eliminate spills before they happen.

- **Equipment Staging and Maintenance:** Store and maintain equipment in a designated area Reduce the amount of hazardous materials and waste by substituting non-hazardous or less hazardous materials. Use secondary containment (drain pan) to catch spills when removing or changing fluids. Use proper equipment (pumps, funnels) to transfer fluids Keep spill kits readily accessible Check incoming vehicles for leaking oil and fluids. Transfer used fluids and oil filters to waste or recycling drums immediately following generation. Inspect equipment routinely for leaks and spills Repair equipment immediately, if necessary, implement a preventative maintenance schedule for equipment and vehicles.
- **Fueling Area:** Perform fueling in designated fueling area minimum 50' away from federal waters Use secondary containment (drain pan) to catch spills Use proper equipment (pumps, funnels) to transfer fluids Keep spill kits readily accessible Inspect fueling areas routinely for leaks and spills Hazardous Material Storage Areas Reduce the amount of hazardous materials by substituting non-hazardous or Less hazardous materials.
- **Hazardous Material Storage Areas:** Minimize the quantity of hazardous materials brought onsite Store hazardous materials in a designated area away from drainage points.
- **Unexpected Contaminated Soil and Water:** Perform all excavation activities carefully and only after the Owner/Construction Manager directed any activities.

SPILL CONTAINMENT METHODS

The following discussion identifies the types of secondary containment that will be used in the event of a spill. The Table below summarizes the containment methods for each potential source.

- **Equipment Staging and Maintenance Area:** An equipment leak from a fuel tank, equipment seal, or hydraulic line will be contained within a spill containment cell placed beneath all stationary potential leak sources. An undetected leak from

parked equipment will be cleaned up using hand shovels and containerized in a 55-gallon steel drum for offsite disposal.

- **Fueling Area:** A small spill during fueling operations will be contained using fuel absorbent pads at the nozzle. The transfer of fuel into portable equipment will be performed using a funnel and/or hand pump and a spill pad used to absorb any incidental spills/drips. Any leaking tanks or drums will have fluids removed and transferred to another tank, drum, or container for the fluids. A spill response kit will be located near the fueling area or on the fuel truck for easy access. The spill response kit will include plastic sheeting, tarps, over pack drums, absorbent litter, and shovels.
- **Hazardous Material Storage Area:** A spill from containers or cans in a hazardous material storage area will be contained within the storage cabinet these materials are kept in.
- **Unexpected Contaminated Soil:** If contaminated soil is encountered during the project, the Owner/Construction Manager will be notified immediately. Small quantities of suspected contaminated soil will be placed on a 6-mil plastic liner and covered with 6-mil plastic. A soil berm or silt fence will be used to contain the stockpile and prevent migration of contaminated liquids in the soil.

Spill Prevention and Containment Methods Table

Potential Spill Source	Response Method
Equipment Staging and Maintenance Area	Spill containment pad, spill kit, pumps, funnels
Fueling Area (site equipment only)	Spill containment pad, spill kit, pumps, funnels
Hazardous Material Staging Area	Spill containment pad, spill kit, pumps, funnels
Unexpected Contaminated Soil	Plastic liner, plastic cover, soil berm, hay bales, lined super sacks

SPILL COUNTERMEASURES

Every preventative measure shall be taken to keep contaminated or hazardous materials contained. If a release occurs, the following actions shall be taken:

1. **Stop the Spill:** The severity of a spill at the site is anticipated to be minimal as large containers/quantities of Hazardous Materials (HM) are not anticipated. The type of spill would occur while dispensing material at the HM storage facility and would likely be contained in secondary containment. Thus, the use spill kits or other available absorbent materials should stop the spill.
2. **Warn Others:** Notify co-workers and supervisory personnel of the release. Notify emergency responders if appropriate. For site personnel, an alarm system will consist of three one second blasts on an air horn sounded by the person discovering a spill or fire. In the event of any spill, the Superintendent and Project Manager shall be notified if the spill is 5 gallons or more the STATE will be contacted along with the Fire Department.
3. **Isolate the Area:** Prevent public access to the area and continue to minimize the spread of the material. Minimize personal exposure throughout emergency response actions.

4. Containment: A spill shall only be contained by trained personnel and if it is safe to do so. **DO NOT PLACE YOURSELF IN DANGER.** Attempt to extinguish a fire only if it is in the incipient stage; trash can size or smaller. For larger spills, wait for the arrival of emergency response personnel and provide directions to the location of the emergency.
5. Complete a Spill and Incident Report: For each spill of a Hazardous Material a spill and incident report shall be completed and submitted to the Owner/Construction Manager and if applicable to the Engineer and the State of Colorado Department of Public Health and Environment

X. RECEIVING WATERS

The project site is located within the West Falcon Tributary. Stormwater from this site drains to an existing unnamed tributary to Black Squirrel Creek No. 2 that routes to a regional detention pond designated as Detention Pond WU South. Pond WU is a regional detention pond that approximately holds 50 ac-ft of volume. Pond WU outfalls back into the unnamed tributary to Black Squirrel Creek No. 2 that then continues to flow into Black Squirrel Creek.

Stream Crossing – No stream crossing is required for this development.

IX. INSPECTION AND RECORD KEEPING

The project is subject to inspections by the Colorado Division of Public Health and Environment (CDPHE), the Environmental Protection Agency (EPA), and El Paso County at any time.

Inspection of the stormwater management system shall be performed, by the SWMP Administrator, at least every 14 calendar days and after the occurrence of precipitation or snow melt event that may cause noticeable erosion or run-off. Time span greater than 14 calendar days is a violation of the CDPS permit.

SWMP ADMINISTRATOR

The individual(s), position, or title responsible for developing, implementing, maintaining, and revising the SWMP is to be determined upon award of the project. The individual(s) will be sufficiently qualified for the required duties per the *El Paso County ECM Appendix I.5*. The individual listed as the Erosion Control Supervisor shall fill out the information below and place in the on-site copy before beginning installation of the BMPs for this site and notify the County of the appropriate contact information.

SWMP Administrator Name:
Cell Phone:
Office Phone:
Email:

INSPECTION SCHEDULES

Inspections of the stormwater management system are required at least every 14 calendar days and within 24 hours after any precipitation or snowmelt event that causes surface runoff. A more frequent inspection schedule may be necessary to ensure that BMPs continue to operate as designed.

Differences or modifications in the field from the approved SWMP are required to be made within 72 hours site changes are observed. The SWMP shall be onsite at all times when onsite construction activity is occurring.

INSPECTION SCOPE

The construction site perimeter, all disturbed areas, material and/or waste storage areas that are exposed to precipitation, discharge locations, and locations where vehicles access the site shall be inspected for evidence of, or the potential for pollutants leaving the construction site boundaries or discharging to State Waters. All erosion and sediment control practices identified in the SWMP shall be evaluated to ensure that they are maintained and operating correctly.

INSPECTION REPORT

A thorough record of inspection shall be maintained and identify any incidents of non-compliance with the SWMP. Inspection records shall be retained for three years from expiration or inactivation of permit coverage. Federal, State, local authority reserves the right to request that a copy of the inspection reports be submitted. At a minimum, the inspection report shall include the following:

1. Inspection date
2. Name(s) and title(s) and signature(s) of personnel making the inspection
3. Location(s) of discharges of sediment or other pollutants from the site
4. Location(s) of BMPs that need to be maintained
5. Location(s) of BMPs that failed to operate as designed or proved inadequate for a particular location
6. Location(s) where additional BMPs are needed or were not in place at the time of inspection
7. Deviations from the minimum inspection schedule
8. Description of corrective action for items c, d, e and f above, dates corrective action(s) taken, and measures taken to prevent future violations, including requisite changes to the SWMP, as necessary
9. After adequate corrective action(s) have been taken, or where a report does not identify any incidents requiring corrective action, the report shall contain a signed statement indicating the site is in compliance with the permit to the best of the signer's knowledge and belief
10. The date and amount of storm or snowmelt events that cause erosion.

BMP MAINTENANCE/REPLACEMENT AND FAILED BMPs

Adequate site assessment shall be performed as part of comprehensive Inspection and Maintenance procedures to assess the adequacy of BMPs at the site and to evaluate the necessity of changes to those BMPs to ensure continued effective performance. Where site assessment results in the determination that new or replacement BMPs are necessary, the BMPs shall be installed to ensure ongoing implementation. Failed BMPs must be addressed as soon as possible, in most cases immediately, to ensure continued performance and minimize the likelihood of pollutant discharge. The SWMP shall be updated once new BMPs are installed or failed BMPs replaced. A specific timeline for implementing maintenance procedures is not included in the State Permit because BMP maintenance is expected to be proactive, not responsive. Observations resulting in BMP maintenance activities can be made during a site inspection, or during general observations of site conditions. BMPs shall be maintained per DCM2 criteria and ECM criteria. Please refer to the Appendix for specific maintenance required for each BMP.

PLAN REVIEW AND REVISIONS

1. The plan must be signed in accordance with the general permit.
2. The plan must be made available, upon request, to CDPHE, United States Environmental Protection Agency, or operator of the local municipal storm sewer system, if applicable.
3. The plan must be amended whenever there is a change in design, construction, operation or maintenance that could have a significant effect on the potential for the discharge of pollutants to State Waters. It also must be amended if it is found to be ineffective in controlling pollutants present in stormwater.

RECORD KEEPING AND DOCUMENTING OF INSPECTION

The permittee shall retain a copy of the SWMP required by this permit (including a copy of the permit language) at the construction site (or other local location accessible to the Director; a State or local agency approving sediment and erosion plans, grading plans, or stormwater management plans; local government officials; or the operator of a municipal separate storm sewer receiving discharges from the site) from the date of project initiation to the date of final stabilization. Permittees with day-to-day operational control over SWMP implementation shall have a copy of the SWMP available at a central location on-site for the use of all operators and those identified as having responsibilities under the SWMP whenever they are on the construction site. If minor modifications to the SWMP are required, they shall be recorded on the owner's copy of the SWMP and be available during inspections. Whenever a significant change is made to the SWMP (including changes to design, construction, operation or maintenance), an amended SWMP shall be submitted for review and approval. The following documents must be kept in a field office, trailer, shed or vehicle that is onsite during normal working hours:

1. A completed and signed copy of the Notice of Intent
2. The permit coverage letter from the Colorado Department of Public Health and Environment (CDPHE)
3. The Stormwater Management Plan

4. Site Inspection Records
5. A copy of the Colorado General Permit for Stormwater Discharges from Construction Activities

If a reasonable onsite location is not available, then the documents may be retained at a readily available alternative location, preferably with the SWMP plan contact. If the site is inactive, then the documents may be stored at a local office.

All records and information must be kept for at least three years or longer if requested by the Colorado Department of Public Health and Environment or United States Environmental Protection Agency.

RECORD KEEPING

The SWMP is a "living document" that is continuously reviewed and modified. The ECS shall make changes to the SWMP, including but not limited to: additions, deletions, changing locations of BMP's shall be marked in the plans, dated and initialed at time of occurrence.

All inspection and maintenance activities or other repairs will be documented by the ECS and the records kept on the project site.

Records of spill, leaks or overflows that result in the discharge of pollutants will be documented and maintained. The following Information will be recorded for all occurrences:

1. Time and date
2. Weather conditions
3. Reasons for spill
4. A release of any chemical, oil, petroleum product, sewage, etc., which may enter state waters must be reported.

At 14-day inspections incidents of noncompliance, such as uncontrolled releases of pollutants including mud, muddy water or measurable quantities of sediment found off-site shall be noted, along with a brief explanation as to measures taken to prevent future violations and measures taken to clean up sediment that has left the site.

After measures have been taken to correct any problems and recorded, or where a report does not identify incidents of noncompliance, the report shall contain a signed certification indicating the site is in compliance.

APPENDIX A

APPENDIX B

APPENDIX C

APPENDIX D

APPENDIX E

APPENDIX F