

STORMWATER MANAGEMENT PLAN

MONUMENT STEEL STRUCTURES

LOT 2 OF GREATER EUROPE MISSION SUBDIVISION FILING NUMBER 1

**18910 BASE CAMP ROAD
EL PASO COUNTY, COLORADO**

PREPARED FOR OWNER / DEVELOPER / SWMP ADMINISTRATOR:

**Steel Structures America Inc.
3635 E. Covington Ave.
Post Falls, ID 83854
Justin Sternberg - 208-659-4800**

**Prepared By:
Terra Forma Solutions**

**Contractor:
TBD**

PCD File No. PPR205

August 2019

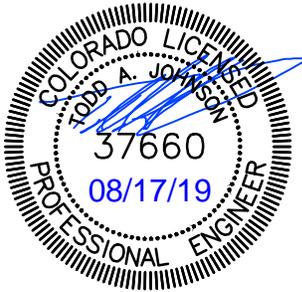
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ENGINEER'S CERTIFICATION:

This Stormwater Management Plan for Monument Steel Structures was prepared by me (or under my direct supervision) in accordance with the provisions of El Paso County and the State of Colorado.



Todd Johnson, P.E. #37660

08/17/2019

Date

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- Construction Site Inspection Report
- Chemical Substances Kept on Site
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- Subcontractor Certification Form

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PROJECT LOCATION

- The Monument Steel Structures development is located at 18910 Base Camp Road in Section 11, Township 11 South, Range 67 West of the 6th Principal Meridian in El Paso County, State of Colorado.
- Approximate geodetic coordinates for the site are: 39°6'21"N, 104°51'48"W
- The site is bordered to the north by the Greater Europe Missions, to the east by Base Camp Road, to the west by Monument Hill Road and to the south by Deer Creek Road.
- See Vicinity Map in Appendices.
- See Site Location Map below for overall site location:



PROJECT DESCRIPTION

The nature and purpose of the land disturbing activities are for the development of a small sales office, display structures, and mini warehouse / RV Boat storage with access drives, parking spaces, and landscape areas.

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EXISTING SITE CONDITIONS

The site is approximately 4.0 acres in size. The site is currently vacant and is approximately 90% covered by native grasses and weeds per visual inspection. Topography generally slopes from northeast to southwest towards a roadside ditch along Monument Hill Road with grades generally varying from 1% to 10%. There are no wetlands or non-stormwater discharges on the site.



RECEIVING WATERS

The receiving waters for stormwater runoff is Crystal Creek tributary to Monument Creek. The site is not located within a floodplain as shown on the FEMA FIRM Map No. 08041C0276G dated December 7, 2018. The site lies within Zone X which is described as follows: Areas of 0.2% annual chance flood; areas of 1% annual chance of a flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. The proposed on-site extended detention basin discharges to an existing storm sewer culvert transporting the runoff under Deer Creek Road and off site.

ADJACENT AREAS

The site receives runoff from the adjacent property to the north and to the east. The site slopes to the southwest into the Monument Hill roadside ditch.

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SOIL IDENTIFICATION

The soil types on site as identified by the Natural Resources Conservation Service (NRCS) are as follows:

Hydrologic Soil Group				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
92	Tomah – Crowfoot Loamy sands, 3 to 8 percent slopes	B	4.7	80.6%
93	Tomah – Crowfoot complex, 8 to 15 percent slopes	B	1.1	19.4%

RUNOFF COEFFICIENTS

The existing runoff coefficient is derived to be 0.37 for the 100-year event. The developed runoff coefficient is derived to be 0.69 for the 100-year event.

POTENTIAL POLLUTANTS

During and after construction, potential pollutants that could be encountered include, but are not limited to vehicle fueling, concrete waste, hydraulic oil / fluids, antifreeze / coolant, paints and stains, sediment, trash, portable toilet waste, and cleaning solvents. There will be no dedicated batch plant on-site.

SOIL BORINGS / TEST AND GROUNDWATER

Soil borings and tests were conducted in February 2019 by CTL Thompson. There were no contaminated materials discovered that would require remediation and disposal. Groundwater was found at a depth of 13-15 feet in bore holes located at the southwest corner of the site where the proposed Extended Detention Basin is located.

AREA AND EARTHWORK VOLUMES

The site is 4.00 acres. The area of disturbance is 3.97 acres. Grading will extend past the site boundary slightly due to the need for some off-site grading at the entrance from Base Camp Road and roadside ditch grading along Monument Hill Road and Deer Creek Road. The projected earthwork has the site near balance with a projected export volume of ~ 1,500 cy.

BMP'S FOR STORMWATER PREVENTION

Structural Practices for Erosion and Sediment Control

- Construction Fence (CF) – May be chain link or plastic mesh and is used to delineate the site perimeter and locations within the site where access is restricted to protect natural resources such as wetlands, waterbodies, trees, and other natural areas of the site that should not be disturbed.

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- Silt Fence (SF) - Is a temporary sediment barrier constructed of woven fabric stretched across supporting posts. The bottom edge of the fabric is placed in an anchor trench that is backfilled with compacted soil.
- Vehicle Tracking Control (VTC) Consists of a 3 to 6 inch crushed rock pad 12 inches thick at all entrance/exit points for a site that is intended to help strip mud from tires prior to vehicles leaving the construction site.
- Sediment Basin (SB) - A sediment basin is a temporary pond built on a construction site to capture eroded or disturbed soil transported in storm runoff prior to discharge from the site. Sediment basins are designed to capture site runoff and slowly release it to allow time for settling of sediment prior to discharge. Sediment basins are often constructed in locations that will later be modified to serve as post-construction stormwater basins.
- Diversion Ditch (DD) - Temporary storm conveyance channels constructed either to divert runoff around slopes or to convey runoff to additional sediment control BMPs prior to discharge of runoff from a site. Drainage swales may be lined or unlined, but if an unlined swale is used, it must be well compacted and capable of resisting erosive velocities.
- Curb Socks (CS) - Is constructed of gravel that has been wrapped by wire mesh or a geotextile to form an elongated cylindrical filter. Rock socks are typically used either as a perimeter control or as part of inlet protection. When placed at angles in the curb line, rock socks are typically referred to as curb socks. Rock socks are intended to trap sediment from stormwater runoff that flows onto roadways as a result of construction activities.
- Stabilized Staging Area (SSA) consists of stripping topsoil and spreading a layer of granular material in the area to be used for a trailer, parking, storage, unloading and loading. A stabilized staging area reduces the likelihood that the vehicles most frequently entering a site are going to come in contact with mud.
- Concrete Washout Area (CWA) - Concrete waste management involves designating and properly managing a specific area of the construction site as a concrete washout area. A concrete washout area can be created using one of several approaches designed to receive wash water from washing of tools and concrete mixer chutes, liquid concrete waste from dump trucks, mobile batch mixers, or pump trucks. Three basic approaches are available: excavation of a pit in the ground, use of an above ground storage area, or use of prefabricated haulaway concrete washout containers. Surface discharges of concrete washout water from construction sites are prohibited.
- Check Dams (CD) - Check dams are temporary grade control structures placed in drainage channels to limit the erosivity of stormwater by reducing flow velocity. Check dams are typically constructed from rock, gravel bags, sand bags, or sometimes, proprietary devices. Reinforced check dams are typically constructed from rock and wire gabion. Although the primary function of check dams is to reduce the velocity of concentrated flows, a secondary benefit is sediment trapping upstream of the structure.

Non-Structural Practices for Erosion and Sediment Control

- Temporary Seeding and Mulching (SM) consists of drill seeding disturbed areas with grasses and crimping in straw mulch to provide immediate protection against raindrop and wind erosion and,

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as the grass cover becomes established, to provide long-term stabilization of exposed soils. It will be required in all areas not to be paved after completion of the finished grade.

- All tributary bare areas will be seeded and stabilized prior to the removal of sediment control.
- Scraping and Sweeping (SS) of roadways will occur to remove mud tracking as needed.
- Water trucks will be used for Dust Control on disturbed areas not yet ready to be seeded, landscaped, or paved to preclude visible dust emissions.

EROSION CONTROL MEASURES IMPLEMENTATION

Prior to any earth moving or construction activities, the following BMP's will be installed:

- Construction Fence
- Silt Fence
- Vehicle Tracking Control
- Sediment Basin
- Diversion Ditches
- Curb Socks
- Stabilized Staging Area
- Concrete Washout Area
- Check Dams

All of these sediment control measures should minimize any sediment from leaving the site.

Once these measures are in place, earthwork operations will commence. Upon completion of the earthwork, utility installation will start. During all phases of construction, especially after rainfall events, the BMPs will be inspected and maintained. Maintenance of the BMPs is discussed further on in this report.

Upon completion of the utility installation, the following BMPs will be installed:

- Inlet Protection

All of the BMPs listed above will remain in place until completion of construction and final stabilization, with the exception of the sediment basin, which will be removed for site final grading and paving.

Good housekeeping management practices shall be followed by the contractor to prevent pollution associated with solid, liquid and hazardous construction related materials and wastes. These practices should include:

- Provide for waste management — Designate waste/trash collection areas on site. Locate these areas away from streets, gutters and storm inlets. Segregate and provide for proper disposal options for hazardous materials waste. Empty waste containers before they are full.
- Clean up litter and trash on a daily basis.

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- Provide convenient, well-maintained and properly located toilet facilities away from gutter and inlets. Tie down or stake down portable toilets. Assure frequent pump-out of those facilities.
- Provide secondary containment for fuels, paints and stains, hazardous and toxic material wastes.
- Establish proper equipment and vehicle fueling and maintenance procedures.
- Establish proper building material handling and staging areas.
- Minimize the excess use of water on-site during construction. Any allowable non- stormwater discharge of water should be routed to the BMPs.
- Develop a spill prevention and response plan. A spill response plan is included in Appendix A of this report. This plan was adopted from a City of Aurora standard procedure.

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SCHEDULE

The following is an anticipated schedule for the project:

Install Initial BMPs	August, 2019
Start Site Grading	August, 2019
Complete Site Grading	November, 2019
Start Utility Installation	November, 2019
Complete Utility Installation	January 2019
Install Inlet Protection BMP	January, 2019
Start Building Construction	January, 2019
Start Site Paving	April, 2020
Final Site Stabilization	May, 2020
Remove BMPs	May, 2020

FINAL STABILIZATION AND LONGTERM STORMWATER MANAGEMENT

Final stabilization will be achieved by seeding all areas not paved, sodded, or covered by other erosion resistant material. Final stabilization is reached when all ground surface disturbing activities at the site have been completed, and uniform vegetative cover has been established with an individual plant density of at least 70 percent of pre-disturbance levels, or equivalent permanent, physical erosion reduction methods have been employed.

The majority of the site will consist of buildings, concrete & asphalt pavement. Permanent stabilization will consist of the site paving, permanent seeding, landscaping and an Extended Detention Basin (EDB). An EDB is provided on site to provide permanent stormwater quality enhancement and has been sized and located to fit the proposed site. This BMP is a sedimentation basin designed to detain stormwater for many hours after a storm runoff ends. This BMP is similar to a detention basin used for flood control, however; the EDB uses a much smaller outlet that extends the emptying time of the more frequently occurring runoff events to facilitate pollution removal. The EDB's 40-hour drain time for the water quality capture volume (WQCV) is recommended to remove a significant portion of total suspended solids (TSS).

INSPECTION AND MAINTENANCE

The following inspection and maintenance procedures shall be used for each BMP:

Construction Fence — Inspect on a daily basis. Inspect within 24 hours of a storm. Repair or replace damage such as rips and sags. Construction fence shall remain in place until final stabilization is approved.

Silt Fence - Inspect on a daily basis. Inspect within 24 hours of a storm. Repair or replace damage such as rips and sags. Remove sediment accumulation upstream of the silt fence when the accumulation is approximately 6". Silt fence shall remain in place until final stabilization is approved.

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Vehicle Tracking Control — Inspect on a daily basis. Replace rock and regrade as needed to maintain a consistent depth. Remove sediment tracked onto paved access road throughout the day and at the end of the day by sweeping and shoveling. Vehicle tracking control shall remain in place until site paving is complete.

Stabilized Staging Area — Inspect on a daily basis. Replace rock and regrade as necessary if rutting occurs or underlying subgrade is exposed. Stabilized staging area shall remain in place until final site paving is complete.

Concrete Washout Area — Inspect on a daily basis. The Concrete washout area shall be repaired, cleaned or enlarged as necessary to maintain capacity for concrete waste. Concrete materials, accumulated in pit, shall be removed once they have reached a depth of 2". Concrete washout water, wasted pieces of concrete and all other debris in the pit shall be transported from the job site in a water-tight container and disposed of properly in accordance with local requirements. The concrete washout area shall remain in place until all concrete for the project is placed.

Inlet Protection — Inspect daily. Sediment accumulation upstream of inlet protection shall be removed as necessary to maintain BMP effectiveness, typically when the accumulation reaches one-half of the height of the cinder block/rock sock protection. Inlet protection shall be removed upon approval of final stabilization.

Rock Sock — Inspect daily. Replace rock socks that become heavily soiled or damaged. Sediment accumulated upstream of rock socks shall be removed as needed to maintain the functionality of the BMP or when the depth of accumulation is approximately one-half of the height of the rock sock.

Sediment Basin — Inspect on a weekly basis and as soon as possible (minimum within 24 hours) of any rainfall event. Inspect daily during periods of prolonged rainfall. Accumulated sediment shall be removed before the sediment reaches one-half of the basin volume. The sediment basin shall remain in place until final site paving is complete.

RECORD KEEPING AND DOCUMENT INSPECTION

- Keeping records of spills, leaks, inspections, etc. is a requirement of the Stormwater Construction Permit. Therefore, enforcement action, including fines, could result if records are not adequate. Keeping accurate and detailed records also provides documentation of events which could prove invaluable should complications arise concerning the permit, lawsuits, etc.
- The permittee must document inspection results and maintain a record of the results for a period of 3 years following expiration or inactivation of permit coverage. These records must be made available to the Division or EPA upon request.
- A sample inspection report has been included in Appendix D. The following items must be documented as part of the site inspections:
 - The inspection date;
 - Name(s) and title(s) of personnel making the inspection;
 - Location(s) of discharges of sediment or other pollutants from the site;
 - Location(s) of BMPs that need to be maintained;

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- Location(s) of BMPs that failed to operate as designed or proved inadequate for a particular location;
 - Location(s) where additional BMPs are needed that were not in place at the time of inspection;
 - Deviations from the minimum inspection schedule as provided above;
 - Description of corrective action for items above, dates corrective action(s) taken, and measures taken to prevent future violations, including requisite changes to the SWMP, as necessary; and
 - After adequate corrective action(s) has 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.
- In addition to inspection records, a log book may be kept for use in tracking other items related to the SWMP such as those listed below. Additional information such as dated photographs, field notebooks, drawings and maps, and the items below, etc. can also be included where appropriate.
 - BMP operation and maintenance
 - Contacts with suppliers, regulatory agencies and personnel
 - Implementation of specific items in this SWMP
 - Training events (given or attended)
 - Events involving materials handling and storage
 - Preventive maintenance activities
 - Records of spills, leaks, or overflows that result in the discharge of pollutants must be documented and maintained. Other spills that are responded to, even if they do not result in a discharge of pollutants may be recorded. Information that should be recorded for all occurrences includes the time and date, weather conditions, reasons for the spill, etc.
 - A release of any chemical, oil, petroleum product, sewage, etc., which may enter waters of the State of Colorado (which include surface water, ground water and dry gullies or storm sewers leading to surface water) must be reported. More guidance is available on the web at www.cdphe.state.co.us/hm/spillsandreleased.htm. The Division's toll-free 24-hour number for environmental hazards and chemical spills and releases is 1-877-518-5608.

SWMP PLAN REVISIONS

Typically, the SWMP plan is considered a work in progress or a "living" document. The contractor will mark up the SWMP Plan in the field with any revisions, additions or deletions to the plan as they occur. The contractor will review the updated plan with the county inspector during their site visits.

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CONCLUSION

This Stormwater Management Plan for the Monument Steel Structures site is in conformance to Engineering Criteria Manual, standards and practices established by El Paso County.

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APPENDICES

VICINITY MAP

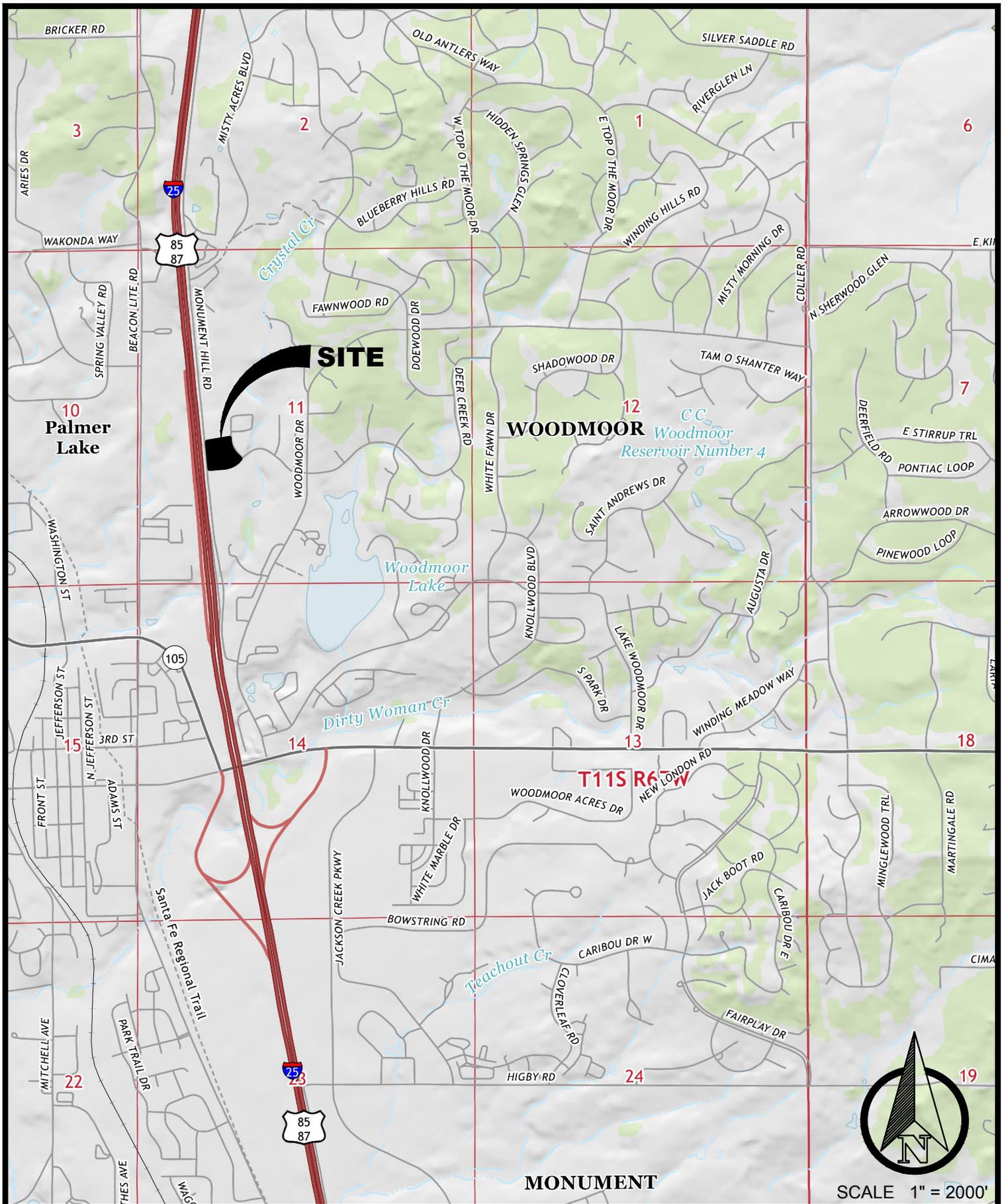
APPENDIX A – Spill Response Plan

APPENDIX B – Referenced Information

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SCALE 1" = 2000'

APPENDIX A - SPILL RESPONSE PLAN

SPILL RESPONSE PLAN

Upon detection of any spill, the first action to be taken is to ensure personal safety. All possible ignition sources, including running engines, electrical equipment (including cellular telephones, etc.), or other hazards will be immediately turned off or removed from the area. The extent of the spill and the nature of the spilled material will be evaluated to determine if remedial actions could result in any health hazards, escalation of the spill, or further damage that would intensify the problem. If such conditions exist, a designated employee will oversee the area of the spill and the construction Permittee will be notified immediately.

The source of the spill will be identified and if possible the flow of pollutants stopped if it can be done safely. However, no one should attend to the source or begin cleanup of the spill until ALL emergency priorities (fire, injuries, etc.) have been addressed.

Small Spills:

Small spills (usually <5 gallons) consist of minor quantities of gasoline, oil, anti-freeze, or other materials that can be cleaned up by a single employee using readily available materials.

The following procedures should be used for clean-up of small spills:

- a) Ensure personal safety, evaluate the spill, and if possible, stop the flow of pollutants.
- b) Contain the spread of the spill using absorbents, portable berms, sandbags, or other available measures.
- c) Spread absorbent materials on the area to soak up as much of the liquid as possible and to prevent infiltration into the soil.
- d) Once the liquids have been absorbed, remove all absorbents from the spill and place the materials in a suitable storage container. On paved areas, wipe any remaining liquids from the surface and place the materials in a storage container. *Do not spray or wash down the area using water.* For open soil areas, excavate any contaminated soil as soon as possible and place the soil in a suitable storage container. All materials will then be transported off-site for disposal.
- e) If immediate transfer and storage of the contaminated soil is not practical, excavate and place the contaminated soil on a double thickness sheet of 3-mil or higher polyethylene film. In addition, a small berm should be formed around the outer edges of the soil stockpile, underneath the polyethylene film, to ensure that contaminants are not washed from the site during precipitation events and that materials do not seep through the berm.
- f) Record all significant facts and information about the spill, including the following:
 - a. Type of pollutant
 - b. Location
 - c. Apparent source
 - d. Estimated volume
 - e. Time of discovery
 - f. Actions taken to clean up spill
- g) Notify the Permittee of the spill and provide the information from Item #6. The Permittee will then contact the City of Colorado Springs Erosion Control Staff.

Medium to Large Spills:

Medium to large spills consist of larger quantities of materials (usually >5 — 25 gallons) that are used on site that cannot be controlled by a single employee. Generally, a number of facility personnel will be needed to control the spill and a response may require the suspension of other facility activities.

The following procedure shall be used for the cleanup of medium to large spills:

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- a) Ensure personal safety, evaluate the spill, and if possible, stop the flow of pollutants.
- b) Immediately dispatch a front-end loader or similar equipment to the spill and construct a berm or berms down gradient of the spill to minimize the spread of potential pollutants. On paved surfaces, portable berms, sandbags, booms, or other measures will be used to control the lateral spread of the pollutants.
- c) When the spread of the spill has been laterally contained, contact the Permittee or designated facility employee and provide them information on the location, type, and amount of spilled material, and a briefing on the extent of the spread and measures undertaken to contain the contaminants.
- d) Depending on the nature of the spill, mobilize additional resources as needed to contain the contaminants.
- e) Cleanup will commence when the lateral spread has been contained and the notification to the Permittee has been made.
- f) Freestanding liquid will be bailed or pumped into 55-gallon storage drums, steel tanks, or other suitable storage containers. When all the liquid has been removed from the pavement or soil layer, absorbents will be applied to the surface and transferred to the storage containers when they have soaked up as much of the spill as possible.
- g) On paved surfaces, the remaining contaminants will be removed to the extent possible, with rags, sweeping, or similar measures. The area of the spill will not be sprayed or washed down using water. Any contaminant soaked materials will be placed into the storage containers with the other absorbents.
- h) The remaining contaminated soils will be excavated and loaded into a dump truck(s) for disposal off-site at a designated facility. If transport off-site is not immediately available, the remaining soils will be stockpiled on a double thickness sheet of 3-mil or higher polyethylene film. In addition, a small berm will be formed around the outer edges of the soil stockpile, underneath the polyethylene film, to ensure that contaminants are not washed from the site during precipitation and do not seep through the berm.
- i) Record all significant facts and information about the spill, including the following:
 - a. Type of pollutant
 - b. Location
 - c. Apparent source
 - d. Estimated volume
 - e. Time of discovery
 - f. Actions taken to clean up spill
 - g. Provide the Permittee (or designated employee) with the information from Item #9. The Permittee will then contact the City of Colorado Springs Flow Control Center.

NOTIFICATION

Notification to the Colorado Department of Public Health & Environment (CDPHE) and the City of Colorado Springs is required if there is any release or suspected release of any substance, including oil or other substances that spill into or threaten State waters. Unless otherwise noted, notifications are to be

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made by the Permittee and only after emergency responses related to the release have been implemented. This will prevent misinformation and assures that notifications are properly conducted. The notification requirements are as follows:

1. **Spills into/or Threatens State Waters:** Immediate notification is required for releases that occur beneath the surface of the land or impact or threaten waters of the State of threaten the public health and welfare. Notifications that will be made are:
 - a. For any substance, regardless of quantity, contact CDPHE at 1-877-518-5608. State as follows:
 - i. Give your name.
 - ii. Give location of spill (name of city).
 - iii. Describe the nature of the spill, type of products, and estimate size of spill.
 - iv. Describe type of action taken thus far, type of assistance or equipment needed.
 - b. For any quantity of oil or other fluids, call the National Response Center at 1- 800-424-8802. State as follows:
 - i. Give your name.
 - ii. Give location of spill (name of city and state).
 - iii. Describe the nature of the spill, type of product, and estimate size of spill.
 - iv. Describe type of action taken thus far, type of assistance or equipment needed.
2. **Reportable Quantity Spill on Land Surface:** Immediate notification is required of a release upon the land surface of an oil in quantity that exceeds 25 gallons, or of a hazardous substance that equals or exceeds 10 pounds or its reportable quantity under Section 101(14) of the Comprehensive Environmental Response, Compensation Liability Act (CERCLA) of 1980 as amended (40 CFR Part 302) and Section 329 (3) of the Emergency Planning and Community Right to Know Act of 1986 (40 CFR Part 355) whichever is less. This requirement does apply at a minimum to the substances listed in Table A below.

TABLE A

Substances Requiring Notification

<u>SUBSTANCE</u>	<u>REPORTABLE QUANTITY</u>
Motor Oil	25 Gallons
Hydraulic Oil	25 Gallons
Gasoline/Diesel Fuel	25 Gallons

The notification procedures to be followed are:

- a) Give your name.
- b) Give location of spill (name of city and state).
- c) Describe nature of the spill, type of product, and estimate size of spill.

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- d) Describe type of action taken thus far, type of assistance or equipment needed.
3. Notification is not required for release of oil upon the land surface of 25 gallons or less that will not constitute a threat to public health and welfare, the environmental or a threat of entering the waters of the State.
4. Notification, as required in paragraphs 1 and 2 above, will be made to the CDPHE using the 24-hour telephone number to report environmental spills. All information known about the release at the time of discovery is to be included, such as the time of occurrence, quantity and type of material, location and any corrective or clean-up actions presently being taken. Table B lists these phone numbers.

SPILL RESPONSE CONTACTS

TABLE B

Emergency Notification Contacts

<u>Name/Agency</u>	<u>Number</u>
City of Colorado Springs Fire Department	911
City of Colorado Springs Police Department	911
Ambulance	911
Hospital	911
National Response Center	1-800-424-8802
CDPHE — Report Environmental Spills (24 hrs/day)	1-877-518-5608
El Paso County — Stormwater Inspections	719-520-6879
Colorado Emergency Planning Committee	303-273-1622

Also contact Permittee and Owner

It is the responsibility of the Permittee to contact the City of Colorado Springs, CDPHE, and/or the National Response Center.

- The National Response Center is to be contacted when a release containing a hazardous substance or oil in an amount equal to or in excess of a reportable quantity established under either 40 CFR 110, 4- DFR 117, or 40 CFR 302 occurs during a 24-hour period.
- Notification to the CDPHE and El Paso county is required if there is any release or suspected release of any material, including oil or hazardous substances that spill into or threaten state waters.

REPORTS

The CDPHE and El Paso County require written notification of a spill or discharge of oil or other substance that may cause pollution of the waters of the State of Colorado. A written report must be submitted to the Water Quality Control District (WQCD) and the El Paso County Erosion Control Staff within five days after becoming aware of the spill or discharge.

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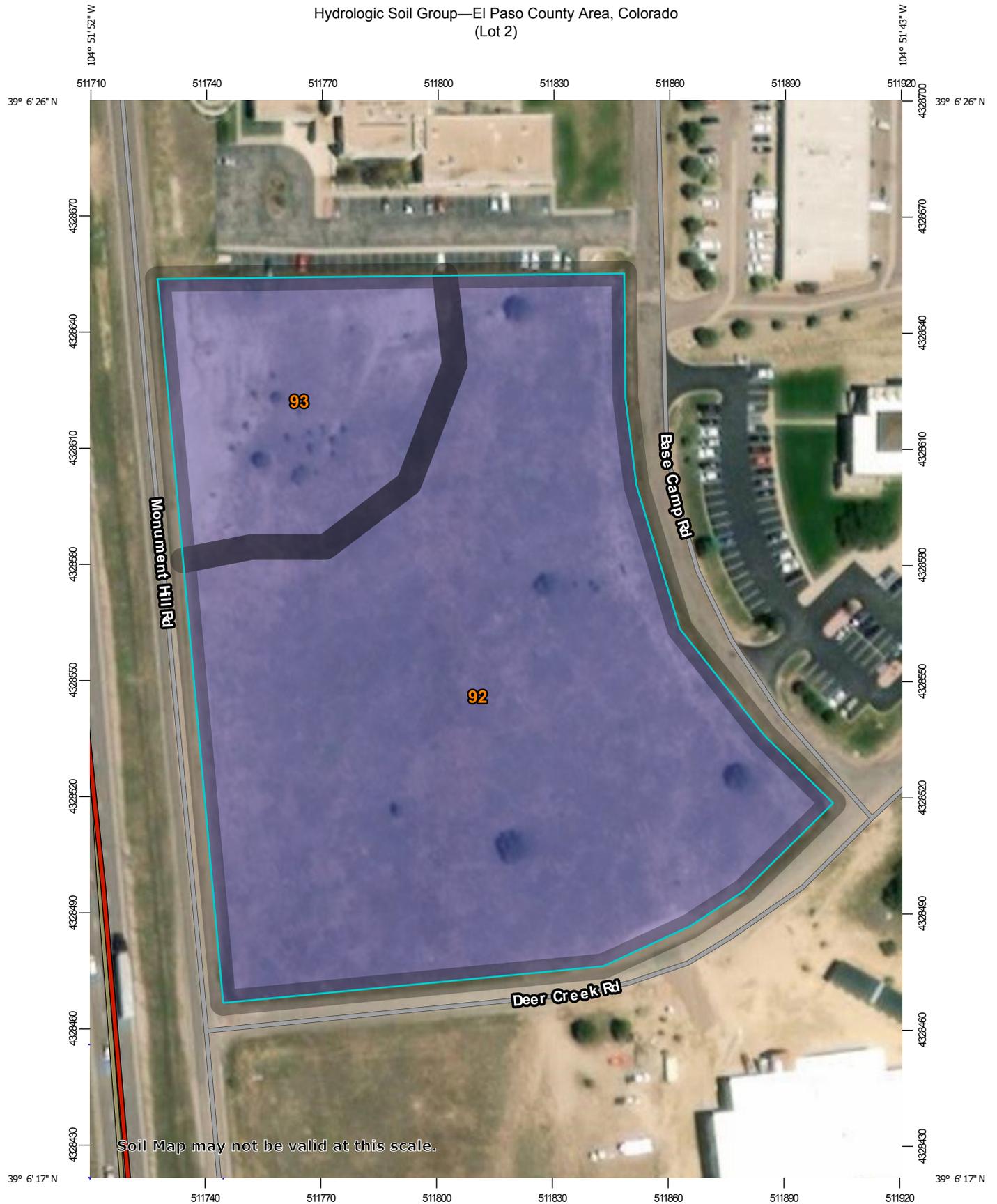
The CDPHE and El Paso County require a written final report within 15 days for all releases of an oil or hazardous substance that require implementation of a contingency plan. The CDPHE and El Paso County may also require additional reports on the status of the clean up until any required remedial action has been complete.

Written notification of reports must contain at a minimum:

1. Date, time, and duration of the release.
2. Location of the release.
3. Person or persons causing and responsible for the release.
4. Type and amount of oil or substance released.
5. Cause of the release.
6. Environmental damage caused by the release.
7. Actions taken to respond, contain, and clean up the release.
8. Location and method of ultimate disposal of the oil or other fluids.
9. Actions taken to prevent a reoccurrence of the release.
10. Any known or anticipated acute or chronic health risks associated with the release.

APPENDIX B - REFERENCED INFORMATION

Hydrologic Soil Group—El Paso County Area, Colorado
(Lot 2)



Map Scale: 1:1,360 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

1/30/2019
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MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: El Paso County Area, Colorado
 Survey Area Data: Version 16, Sep 10, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 4, 2010—Oct 16, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
92	Tomah-Crowfoot loamy sands, 3 to 8 percent slopes	B	4.7	80.6%
93	Tomah-Crowfoot complex, 8 to 15 percent slopes	B	1.1	19.4%
Totals for Area of Interest			5.9	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

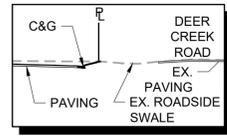
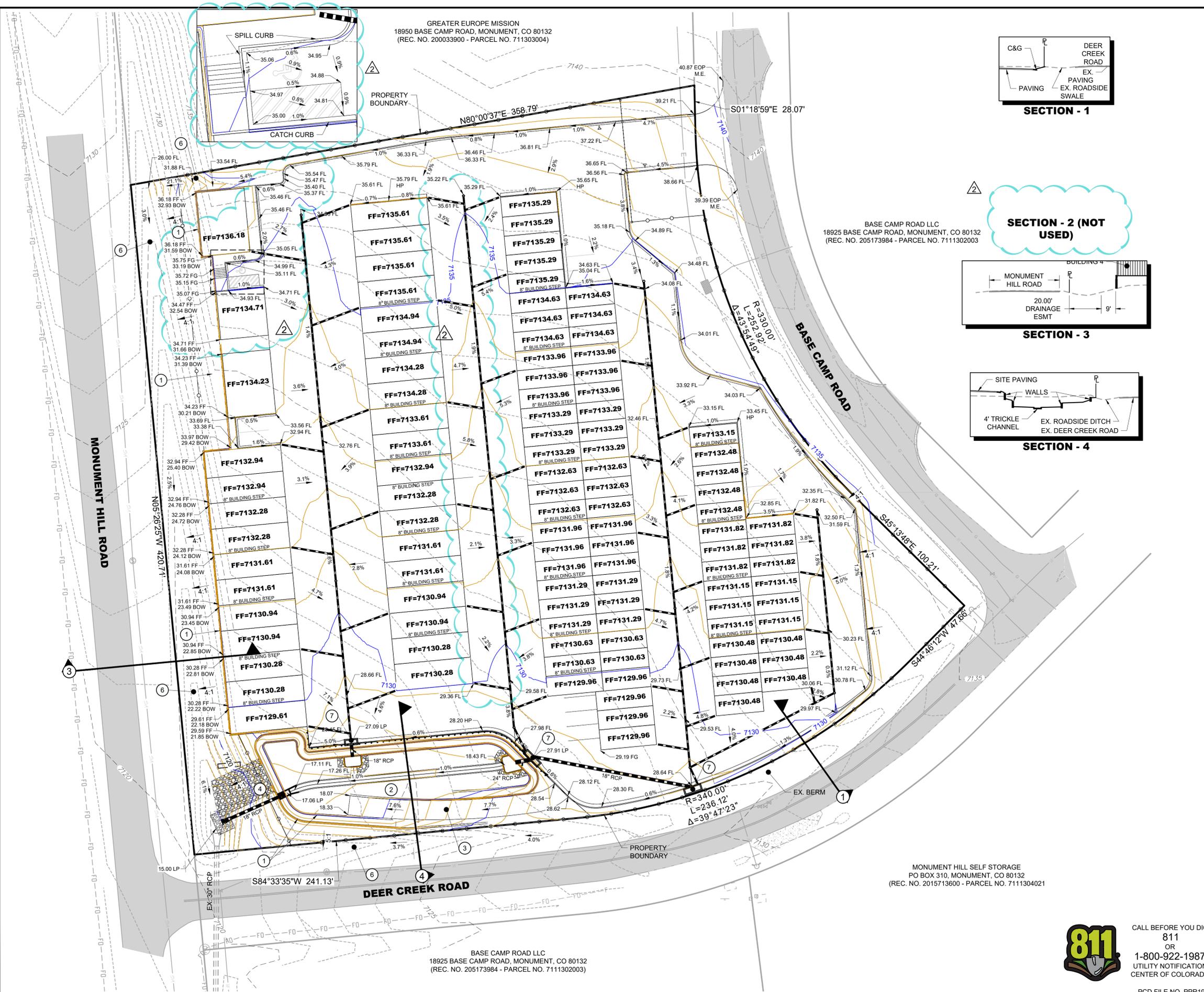
Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

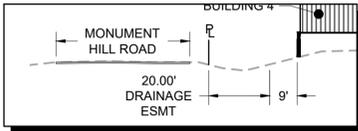
Tie-break Rule: Higher

**APPENDIX C - GRADING AND EROSION
CONTROL PLANS AND DETAILS**

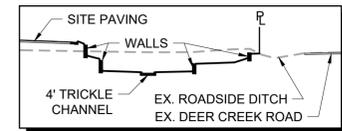
GREATER EUROPE MISSION
18950 BASE CAMP ROAD, MONUMENT, CO 80132
(REC. NO. 200033900 - PARCEL NO. 711303004)



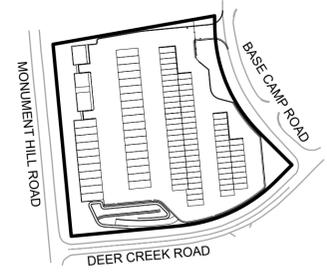
SECTION - 1



SECTION - 3



SECTION - 4



KEYMAP

KEYNOTES:

- ① RETAINING WALLS
- ② DETENTION POND
- ③ DETENTION POND MAINTENANCE ACCESS
- ④ OUTLET STRUCTURE
- ⑤ NOT USED
- ⑥ DRAINAGE SWALE
- ⑦ STORM INLET

LEGEND:

- LP = LOW POINT
- HP = HIGH POINT
- FL = FLOW LINE
- TOW = TOP OF WALL
- BOW = FINISHED GRADE AT BOTTOM FACE OF WALL
- FF = FINISHED FLOOR
- FG = FINISHED GROUND
- 100' PROPOSED MAJOR CONTOUR
- 100' PROPOSED MINOR CONTOUR
- 100' EXISTING MAJOR CONTOUR
- 100' EXISTING MINOR CONTOUR

GRADING PLAN NOTES:

1. CONTRACTOR TO REFER TO THE GEOTECHNICAL REPORT TO ENSURE ALL SUBGRADE PREPARATION REQUIREMENTS, PAVEMENT RECOMMENDATIONS, MINIMUM SLOPE REQUIREMENTS, AND ALL OTHER APPLICABLE REQUIREMENTS ARE MET.
2. THE MAXIMUM SIDEWALK CROSS SLOPE SHALL BE 2.00%.
3. THE MAXIMUM LONGITUDINAL SLOPE OF ANY ADA RAMP SHALL BE 8.33%.
4. RETAINING WALL DESIGN BY OTHERS.

REV. NO.	DESCRIPTION	DATE
1	VALUE ENGINEERING & PIKE PEAK BUILDING REVISIONS	12/08/2019
2	HANDICAP PARKING WITH VAN ACCESSIBILITY - REVISION	10/24/2019

CONSTRUCTION DOCUMENTS
MONUMENT STEEL STRUCTURES
GRADING PLAN
18910 BASE CAMP ROAD
MONUMENT, COLORADO



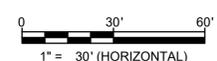
PROJ. NO. SSA
ENG.
CHKD.
DATE: 08/17/2019

SHEET NUMBER
GR
4 OF 14

MONUMENT HILL SELF STORAGE
PO BOX 310, MONUMENT, CO 80132
(REC. NO. 2015713600 - PARCEL NO. 7111304021)



CALL BEFORE YOU DIG
811
OR
1-800-922-1987
UTILITY NOTIFICATION
CENTER OF COLORADO



PCD FILE NO. PPR1919

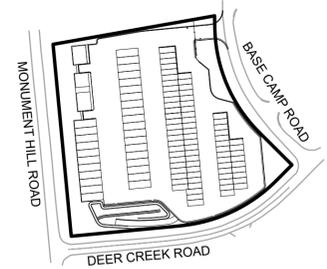
GREATER EUROPE MISSION
18950 BASE CAMP ROAD, MONUMENT, CO 80132
(REC. NO. 200033900 - PARCEL NO. 711303004)

10' UTILITY AND DRAINAGE EASEMENT
REC. NO. 200033900

10' UTILITY AND DRAINAGE EASEMENT
REC. NO. 200033900

S01°18'59"E 28.07'

BMP SUMMARY TABLE							
	SILT FENCE	TEMPORARY SEDIMENT BASIN	STABILIZED STAGING AREA	CONCRETE WASHOUT AREA	VEHICLE TRACKING CONTROL WITH WHEEL WASH	INLET PROTECTION	SEEDING AND MULCHING
QUANTITY	675 LF	1 EA	260 SY	1 EA	1 EA	21	0.6 AC
INSTALLATION	AFTER DEMOLITION / PRIOR TO GRADING	PRIOR TO ANY CLEARING AND/OR GRADING	IMMEDIATELY AFTER SITE GRADING	IMMEDIATELY AFTER SITE GRADING	PRIOR TO SITE GRADING	IMMEDIATELY AFTER STORM SEWER CONSTRUCTION	IMMEDIATELY AFTER SITE GRADING
REMOVAL	AFTER FINAL STABILIZATION	AFTER FINAL STABILIZATION	AT THE TIME OF SITE PAVING	AFTER COMPLETION OF SITE CONCRETE CONSTRUCTION	AT THE TIME OF SITE PAVING	AFTER FINAL STABILIZATION	PERMANENT



KEYMAP



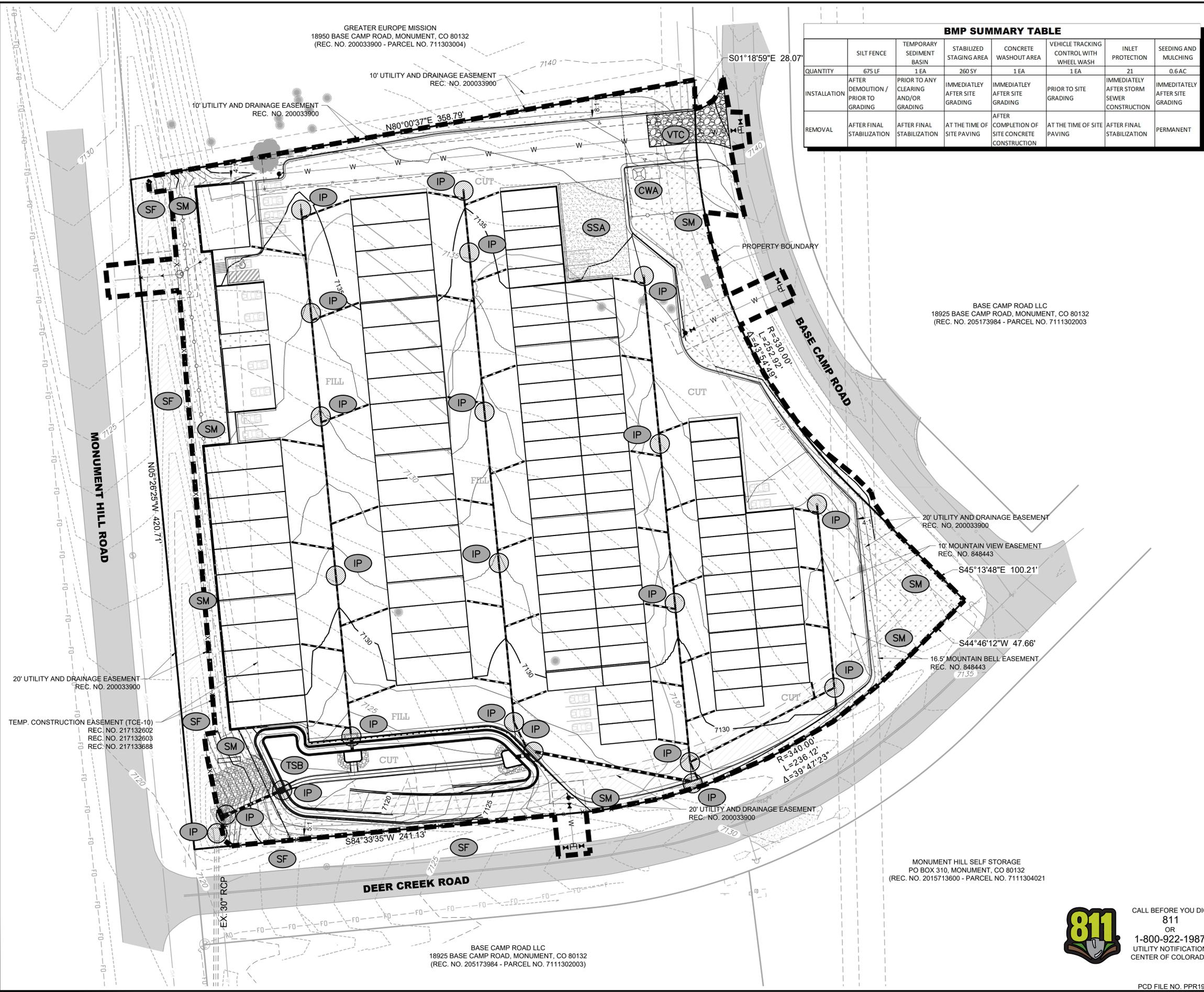
EROSION CONTROL LABELS:

- CONCRETE WASH AREA
- SILT FENCE
- INLET PROTECTION
- VEHICLE TRACKING PAD
- STABILIZED STAGING
- SEEDING AND MULCHING
- LIMITS OF DISTURBANCE

- PROPOSED CONTOURS ——— 4925
- EXISTING CONTOURS - - - - - 4925
- PROPOSED STORM DRAIN PIPE ————
- PROPOSED STORM END SECTION ————

NOTES:

- SEE DT1-DT2 FOR EROSION CONTROL DETAILS.
- A VTC SHALL BE CONSTRUCTED AT ALL AREAS WHERE CONSTRUCTION TRAFFIC IS MOVING FROM PERVIOUS TO IMPERVIOUS AREAS.
- SLOPES GREATER THAN OR EQUAL TO 4:1 SHALL BE SURFACE ROUGHENED FOR INTERIM STABILIZATION UNTIL SUFFICIENT GROWTH IS IN PLACE TO DETER EROSION.
- THE WATER QUALITY BASIN WILL ACT AS A SEDIMENT BASIN UNTIL THE SITE HAS REACHED FINAL STABILIZATION.
- THE CONTRACTOR SHALL PROTECT NATURAL VEGETATION TO THE MAXIMUM EXTENT PRACTICABLE.
- ALL DISTURBED AREAS WILL BE SEEDED AND MULCHED. SLOPES 4:1 AND STEEPER WILL BE SEEDED AND CRIMPED MULCHED.



BASE CAMP ROAD LLC
18925 BASE CAMP ROAD, MONUMENT, CO 80132
(REC. NO. 205173984 - PARCEL NO. 7111302003)

20' UTILITY AND DRAINAGE EASEMENT
REC. NO. 200033900

10' MOUNTAIN VIEW EASEMENT
REC. NO. 848443

S45°13'48"E 100.21'

S44°46'12"W 47.66'

16.5' MOUNTAIN BELL EASEMENT
REC. NO. 848443

20' UTILITY AND DRAINAGE EASEMENT
REC. NO. 200033900

TEMP. CONSTRUCTION EASEMENT (TCE-10)
REC. NO. 217132602
REC. NO. 217132603
REC. NO. 217133688

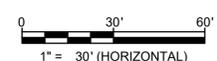
20' UTILITY AND DRAINAGE EASEMENT
REC. NO. 200033900

MONUMENT HILL SELF STORAGE
PO BOX 310, MONUMENT, CO 80132
(REC. NO. 2015713600 - PARCEL NO. 7111304021)

BASE CAMP ROAD LLC
18925 BASE CAMP ROAD, MONUMENT, CO 80132
(REC. NO. 205173984 - PARCEL NO. 7111302003)



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UTILITY NOTIFICATION
CENTER OF COLORADO



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1	VALUE ENGINEERING & PIKE PEAK BUILDING REVISIONS	12/08/2019
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CONSTRUCTION DOCUMENTS
MONUMENT STEEL STRUCTURES
GRADING AND EROSION CONTROL PLAN
18910 BASE CAMP ROAD
MONUMENT, COLORADO



PROJ NO: SSA
ENG:
CHKD:
DATE: 08/17/2019

SHEET NUMBER
EC
5 OF 14

APPENDIX D - SWMP FORMS

STORMWATER MANAGEMENT PLAN (SWMP)

MONUMENT STEEL STRUCTURES

APPENDIX D

THE SWMP ADMINISTRATOR FOR MONUMENT STEEL STRUCTURES

SITE IS:

Individual(s), Position or Title _____

Company _____

Address _____

Telephone _____

E-mail _____

ALTERNATE:

Individual(s), Position or Title _____

Company _____

Address _____

Telephone _____

E-mail _____

STORMWATER MANAGEMENT PLAN (SWMP) MONUMENT STEEL STRUCTURES

APPENDIX D

CONSTRUCTION SITE INSPECTION REPORT:

General Information			
Project Name:			
Date of Inspection:		Start/End Time:	
Inspector's Name(s) / Title(s):			
Inspector's Contact Information:			
Describe present phase of construction:			
Type of Inspection: <input type="checkbox"/> Regular – Every 14 days <input type="checkbox"/> Post-storm event – within 24 hours after precipitation or snowmelt event <input type="checkbox"/> Deviation from minimum inspection schedule			
Weather Information			
Has there been a storm event since the last inspection? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide: Storm Start Date & Time: Storm Duration (hrs): Approximate Amount of Precipitation (in):			
Weather at time of this inspection? <input type="checkbox"/> Clear <input type="checkbox"/> Cloudy <input type="checkbox"/> Rain <input type="checkbox"/> Sleet <input type="checkbox"/> Fog <input type="checkbox"/> Snowing <input type="checkbox"/> High Winds <input type="checkbox"/> Other:			
Temperature:			
Have any discharges occurred since the last inspection? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe:			
Are there any discharges at the time of inspection? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe:			

Site-specific BMPs

- Number the structural and non-structural BMPs identified in your SWMP on your site map and list them below (add as many BMPs as necessary). Carry a copy of the numbered site map with you during your inspections. This list will ensure that you are inspecting all required BMPs at your site.
- Describe corrective actions initiated (due to BMP failing to operate as designed or proves inadequate for a particular location); date completed, and note the person that completed the work in the Corrective Action Log.

	BMP / Location	BMP Installed?	BMP Maintenance Required?	Corrective Action Needed / Completed and Notes
1		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
2		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
3		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
4		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
5		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
6		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
7		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
8		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	

STORMWATER MANAGEMENT PLAN (SWMP)

MONUMENT STEEL STRUCTURES

APPENDIX D

	BMP / Location	BMP Installed?	BMP Maintenance Required?	Corrective Action Needed / Completed and Notes
9		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
10		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
11		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
12		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
13		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
14		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
15		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	

STORMWATER MANAGEMENT PLAN (SWMP)

MONUMENT STEEL STRUCTURES

APPENDIX D

Overall Site Issues

- Below are some general site issues that should be assessed during inspections. Customize this list as needed for conditions at the site.

	BMP / Activity	Implemented?	Maintenance Required?	Corrective Action Needed / Completed and Notes
1	Are all slopes and disturbed areas not actively being worked properly stabilized?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
2	Are natural resource areas (e.g., streams, wetlands, mature trees, etc.) protected with barriers or similar BMPs?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
3	Are perimeter controls and sediment barriers adequately installed (keyed into substrate) and maintained?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
4	Are discharge points and receiving waters free of any sediment deposits?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
5	Are storm drain inlets properly protected?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
6	Is the construction exit preventing sediment from being tracked into the street?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
7	Is trash/litter from work areas collected and placed in covered dumpsters?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
8	Are washout facilities (e.g., paint, stucco, concrete) available, clearly marked, and maintained?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
9	Are vehicle and equipment fueling, cleaning, and maintenance areas free of spills, leaks, or any other deleterious material?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
10	Are materials that are potential stormwater contaminants stored inside or under cover?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
11	Are non-stormwater discharges (e.g., wash water, dewatering) properly controlled?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
12	Any additional BMPs needed?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	

Certification Statement

"The information documented heron is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Print name and title _____

Signature and date _____

STORMWATER MANAGEMENT PLAN (SWMP)

MONUMENT STEEL STRUCTURES

APPENDIX D

CHEMICAL SUBSTANCES KEPT ON SITE:

List chemical substances expected to be on site and the reportable quantity of each. Copy and attach multiple sheets as needed.

- 1. _____
- 2. _____
- 3. _____
- 4. _____
- 5. _____
- 6. _____
- 7. _____
- 8. _____
- 9. _____
- 10. _____
- 11. _____
- 12. _____
- 13. _____
- 14. _____
- 15. _____
- 16. _____
- 17. _____
- 18. _____
- 19. _____
- 20. _____

**STORMWATER MANAGEMENT PLAN (SWMP)
MONUMENT STEEL STRUCTURES**

APPENDIX D

SPILL/RELEASE INCIDENT REPORTING FORM:

1. Date of spill/release: _____
2. Location: _____
3. Time of spill/release: _____ a.m. / p.m.
4. Material spilled/released: _____
5. Amount spilled/released: _____
6. Cause of spill/release: _____
7. Description of scene (e.g., type of media contaminated (e.g., soil), distance to storm sewers, if spill/release was contained): _____

8. Description of clean-up actions taken (e.g., how spill/release was contained (e.g., absorbent pillows), where recovered material was placed, how much material was not recovered, remaining actions to be taken): _____

9. List of offsite emergency responders contacted:

10. List of offsite emergency responders at scene:

11. Action taken to prevent recurrence: _____

12. Signature: _____ Printed Name: _____

Use back of form for additional space as needed. Completed forms should be kept onsite.

STORMWATER MANAGEMENT PLAN (SWMP)

MONUMENT STEEL STRUCTURES

APPENDIX D

STORMWATER POLLUTION PREVENTION TRAINING LOG

Instructor's Title (s): _____

Course Location: _____ Date: _____

Course Length (hours): _____

Stormwater Training Topic: *(check as appropriate)*

- Sediment and Erosion Controls
- Stabilization Controls
- Emergency Procedures
- Pollution Prevention Measures
- Inspections/Corrective Actions

Specific Training Objective: _____

Attendee Roster: *(attach additional pages as necessary)*

No.	Name of Attendee	Company
1		
2		
3		
4		
5		
6		
7		
8		

STORMWATER MANAGEMENT PLAN (SWMP)

MONUMENT STEEL STRUCTURES

APPENDIX D

SUBCONTRACTOR CERTIFICATION:

Operator(s): _____

As a subcontractor, you are required to comply with the Stormwater Management Plan (SWMP) for any work that you perform on-site. Any person or group who violates any condition of the SWMP may be subject to substantial penalties or loss of contract. You are encouraged to advise each of your employees working on this project of the requirements of the SWMP. A copy of the SWMP is available for your review at the office trailer.

Each subcontractor engaged in activities at the construction site that could impact stormwater must be identified and sign the following certification statement:

I certify that I have read and understand the terms and conditions of the SWMP for the above designated project and agree to follow the practices described in the SWMP.

This certification is hereby signed in reference to the above named project:

Company: _____

Address: _____

Telephone Number: _____

Type of construction service to be provided: _____

Signature: _____

Title: _____

Date: _____