

**STORMWATER MANAGEMENT PLAN**  
**FOR CARRIAGE MEADOWS SOUTH**  
**AT LORSON RANCH FILING NO. 1**

**SF 17-011**

Stormwater Permit # COR-0300000

Certification # COR0Q954

**Owner/Developer:**

Lorson, LLC  
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Colorado Springs, Colorado 80903  
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(719) 635-3200

**SWMP Administrator:**

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Trevor Terrill  
4795 Mark Dabling Rd, CO Springs 80918.  
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**Engineers:**

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Burnsville, MN 55306  
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(719) 570-1100

SF 17-011

**SWMP Location**

On-site (copy) and Lorson, LLC (original)

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**APPENDIX A:** VICINITY MAP, FEMA FLOODPLAIN MAP, DISCHARGE PERMIT

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- EXHIBIT 1: CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1 (FINAL GRADING PLANS), DATED AUGUST 10, 2017

**APPENDIX C:** STORMWATER INSPECTION REPORTS **(BY REFERENCE ONLY NOT ATTACHED)**

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**APPENDIX G:** GENERAL PERMIT AND APPLICATION

## SWMP REPORT REVISION LOG

REV. #	DATE:	BY:	COMMENTS	Initials
1.				
2.				
3.				
4.				
5.				

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## 1.0 INTRODUCTION

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The proposed **Carriage Meadows South at Lorson Ranch Filing No. 1** development is currently farm and ranching land consisting of 106.64 acres and 59.9 acres (on-site) and 23 acres (off-site borrow area) will be disturbed. The property is bounded on the west by Marksheffel Road, the east side by Jimmy Camp Creek, and on the south by Appletree Golf Course, and the north by Fontaine Boulevard. The property drains generally south and east towards Jimmy Camp Creek where runoff is treated/detained before discharge into Jimmy Camp Creek.

**Carriage Meadows South at Lorson Ranch Filing No. 1** consists of 235 residential lots that will be graded in one phase. The future commercial areas and open space will not be graded. Lorson, LLC is the overall developer and will construct major infrastructure (grading, roads, utilities, etc.) to serve the entire site. The off-site borrow area will be accessed by a haul road across Lorson Ranch and is located east of the East Tributary of Jimmy Camp Creek. The off-site borrow area will generate fill necessary to grade the on-site areas. The approximate limits of the off-site borrow area is shown on the Final Grading Plans. This Stormwater Management Plan (SWMP) will only cover construction activities that are provided as the overall developer. As the Lorson Ranch development progresses, this SWMP plan may need to be updated to reflect the revised scope of infrastructure.

The major infrastructure for **Carriage Meadows South at Lorson Ranch Filing No. 1** includes but is not limited to construction of residential streets, offsite/onsite utilities, and grading the site for residential lots. Detention/Water quality for this development is located in several on-site ponds which will also function as sediment basins. This on-site ponds will treat and detain stormwater runoff prior to discharging into Jimmy Camp Creek.

The legal description for **Carriage Meadows South at Lorson Ranch Filing No. 1** is:

### LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 23, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6<sup>TH</sup> P.M., EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 23, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED FROM WHICH THE EAST ONE-QUARTER CORNER OF SAID SECTION 23 BEARS N89°41'52"E, A DISTANCE OF 5319.56 FEET AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF THE ALTA/ACSM LAND TITLE SURVEY AS RECORDED UNDER DEPOSIT NO. 203900175 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER THE FOLLOWING THREE (3) COURSES:

1. THENCE S89°21'16"W, A DISTANCE OF 1142.42 FEET;
2. THENCE S89°31'47"W, A DISTANCE OF 640.69 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD;
3. THENCE N14°49'49"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE SAID LINE ALSO BEING THE WESTERLY LINE OF THE BARGAIN AND SALE DEED, AS RECORDED UNDER RECEPTION NO. 204201646 OF SAID COUNTY RECORDS, A DISTANCE OF 1504.13 FEET TO THE SOUTHWESTERLY CORNER OF LOT 1, BROWNSVILLE SUBDIVISION NO. 2, AS RECORDED IN PLAT BOOK H-6 AT PAGE 81 OF SAID COUNTY RECORDS;

THENCE N14°49'49"E CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE SAID LINE ALSO BEING THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 157.02 FEET TO THE SOUTHWESTERLY CORNER OF LOT 2, AS PLATTED IN SAID BROWNSVILLE SUBDIVISION NO. 2;

THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID LOT 2 THE FOLLOWING TWO (2) COURSES:

1. THENCE N80°50'04"E, A DISTANCE OF 785.06 FEET;
2. THENCE N00°38'37"E, A DISTANCE OF 169.43 FEET TO THE COMMON CORNER OF SAID LOT 1 AND 2 SAID POINT ALSO BEING A POINT ON SAID BARGAIN AND SALE DEED;

THENCE ALONG SAID BARGAIN AND SALE DEED AND SAID LOT 2 THE FOLLOWING THREE (3) COURSES:

1. THENCE N00°38'37"E, A DISTANCE OF 124.03 FEET;
2. THENCE N89°18'08"W, A DISTANCE OF 216.53 FEET;
3. THENCE S71°48'21"W, A DISTANCE OF 459.63 FEET;

THENCE N14°47'59"E, A DISTANCE OF 641.36 FEET TO THE SOUTHWESTERLY CORNER OF THE SPECIAL WARRANTY DEED, AS RECORDED UNDER RECEPTION NO. 207107321 OF SAID COUNTY RECORDS;

THENCE ALONG THE SOUTHERLY LINE OF SAID SPECIAL WARRANTY DEED THE FOLLOWING EIGHT (8) COURSES:

1. THENCE N55°32'45"E, A DISTANCE OF 107.62 FEET;
2. THENCE N89°26'47"E, A DISTANCE OF 696.96 FEET;
3. THENCE S87°39'02"E, A DISTANCE OF 85.64 FEET;
4. THENCE S84°44'52"E, A DISTANCE OF 49.47 FEET;
5. THENCE S42°46'53"E, A DISTANCE OF 59.48 FEET;
6. THENCE N87°51'21"E, A DISTANCE OF 104.03 FEET;
7. THENCE N44°18'57"E, A DISTANCE OF 56.44 FEET;
8. THENCE N89°26'47"E, A DISTANCE OF 585.13 FEET TO THE SOUTHEASTERLY CORNER OF SAID SPECIAL WARRANTY DEED;

THENCE S03°20'59"W, A DISTANCE OF 378.71 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF A 1830.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 07°15'43", AN ARC LENGTH OF 231.94 FEET (THE LONG CHORD OF WHICH BEARS S00°16'58"E, A LONG CHORD DISTANCE OF 231.79 FEET) TO A POINT OF REVERSE CURVE;

THENCE ALONG THE ARC OF A 2170.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 17°57'10", AN ARC LENGTH OF 679.94 FEET (THE LONG CHORD OF WHICH BEARS S05°03'45"W, A LONG CHORD DISTANCE OF 677.16 FEET);

THENCE S14°02'20"W, A DISTANCE OF 519.84 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF A 2170.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06°34'13", AN ARC LENGTH OF 248.84 FEET (THE LONG CHORD OF WHICH BEARS S17°19'26"W, A LONG CHORD DISTANCE OF 248.71 FEET);

THENCE S20°36'33"W, A DISTANCE OF 560.24 TO A POINT ON THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 23;

THENCE S89°41'52"W ALONG SAID SOUTH LINE, A DISTANCE OF 142.46 FEET TO THE POINT OF BEGINNING;

SAID TRACT OF LAND CONTAINS 106.64 ACRES OF LAND, MORE OR LESS.

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## **2.0 SEQUENCE OF MAJOR ACTIVITIES – Exhibit 1 Construction**

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The anticipated date for beginning construction activities is April, 2017 and will be complete in December, 2017. Implementation of the storm water management plan should be in place prior to initiating construction activities. The anticipated sequence of construction is as follows:

Carriage Meadows South at Lorson Ranch Filing No. 1:

1. Installation of perimeter erosion control measures as shown on Exhibit 1 including off-site borrow area.
2. Site Clearing/Grubbing and topsoil stockpiling.
3. Construct detention/sediment ponds
4. Rough grading of the site.
5. Grade off-site borrow area
6. Construct underground storm for pond interconnections.
7. Construct underground water/sewer/storm.
8. Construct curb/gutter and pavement.
9. Final stabilize areas outside of ROW.
10. Construct gas/electric/cable/phone in the ROW areas.
11. Final stabilize ROW.
12. Final erosion control measures as areas are completed

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**3.0 PRE-DEVELOPMENT CONDITIONS**

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According to the current FEMA Flood Insurance Rate Map (FIRM) number 08041CO957 F, this site is located within the 100-year floodplain. However, no grading is proposed within the floodplain which was modified per a CLOMR/LOMR in 2006. Infrastructure for all 235 lots will be installed in the first phase. See Appendix A.

Existing Vegetation:

The site is currently undeveloped and has been used as a farm field (alfalfa) for the past several years. The farm field is currently used a hay field. Ground cover is estimated at 85% coverage

Existing Slopes:

Existing slopes are around 1% that direct runoff southerly and easterly to an existing sediment pond that drains to Jimmy Camp Creek. Jimmy Camp Creek was channelized and the FMIC channel was reconstructed in 2006 and both include 4:1 side slopes. No grading will be done in Jimmy Camp Creek.

Existing Drainage Patterns:

Pre-development drainage patterns include flowing southeasterly to an existing sediment pond that drains to Jimmy Camp Creek with a small portion of the west side of the site draining southwest to the ditch on the east side of Marksheffel Road. The drainage patterns will remain the same after construction. Several new on-site detention ponds will be constructed with a new outlet structures and will treat/detain runoff prior to discharge into Jimmy Camp Creek. The detention ponds will be used as a temporary sediment basins during overlot grading activities.

Existing Soil Types:

The following table summarizes the characteristics of the soil type.

Table 3.1: SCS Soils Survey

Soil	Hydro. Group	Shrink/Swell Potential	Permeability	Surface Runoff Potential	Erosion Hazard
Ellicot Loamy Sand (28)	A	Low	Rapid	Low	Moderate

Ft. Collins Loam (30)	B		Rapid	Low	Moderate
Manzanola Clay Loam (52)	C	Moderate to High	Slow	Medium	Moderate
Nunn Clay Loam (59)	C	Moderate to High	Slow	Medium	Moderate

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.

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#### **4.0 DEVELOPED CONDITIONS**

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The overall drainage concept for ***Carriage Meadows South at Lorson Ranch Filing No. 1*** is to direct flow to on-site detention ponds for Water Quality and detention prior to discharge into Jimmy Camp Creek. A small area does drain southwest and will flow to existing roadside swale in Marksheffel Road ROW.. Small rock check dams will be installed in the swale to prevent erosion.

Proper erosion protection will be installed so no sediment enters the storm sewer system or is discharged offsite.

##### Construction Site Estimates:

- Project Site: 106.64 acres
- Disturbed Area: 59.9 acres (on-site), 23 acres (off-site borrow area)
  
- Percent Impervious before Construction: 0%
- Runoff Coefficient before Construction: 0.35
  
- Percent Impervious after Construction: 60%
- Runoff Coefficient after Construction: 0.65

##### Receiving Waters:

- Jimmy Camp Creek and the East Tributary of Jimmy Camp Creek
- Description: Both creek channels are dry creek beds that flow water intermittently after significant rainfall events in the drainage basin.
- Description of Storm Sewer System: There is no existing storm sewer system on the site. Construction will include a new storm sewer system that outlets into constructed detention ponds that flow into Jimmy Camp Creek.
- Description of impaired waters or waters subject to TMDLs: The site contains no impaired waters or waters subject to TMDLs.
- Description of unique features that are to be preserved: There are no known protected plant species within the project limits.



- Describe measures to protect these features: N/A

Site Features and Sensitive Areas to be Protected:

Portions of this site are located within waters of the state (100-year floodplain) but they contains no other sensitive areas including wetlands or endangered species and no grading will occur in the creek.

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## **5.0 POTENTIAL SOURCES OF POLLUTION AND CONTROL STRATEGIES**

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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. 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

### **5.1 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.

### **5.2 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.

### **5.3 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.

### **5.4 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.

### **5.5 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.

## **5.6 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.
- 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.

## **5.7 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.

## **5.8 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.

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## **6.0 BEST MANAGEMENT PRACTICES (BMP's)**

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

### **6.1 – Erosion and Sediment Control BMP's**

#### **6.1.1 Minimize Disturbed Area and Protect Natural Features and Soil**

All work will occur inside the limits of construction per the erosion Control Site Plan. See Exhibit 1

### **6.1.2 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.

#### Carriage Meadows South at Lorson Ranch Filing No. 1:

1. Installation of perimeter erosion control measures as shown on Exhibit 1.
2. Site Clearing/Grubbing and topsoil stockpiling.
3. Rough grading of the site.
4. Construct underground water/sewer/storm.
5. Construct curb/gutter and pavement.
6. Final stabilize areas outside of ROW.
7. Construct gas/electric/cable/phone in the ROW areas.
8. Final stabilize ROW.
9. Final erosion control measures as areas are completed

### **6.1.3 Control Stormwater Flowing onto and through the Project**

Narrative:

There is no offsite stormwater flowing onto this project site. On-site stormwater will be directed to a detention pond that will function as sedimentation basins so that no sediment enters the downstream receiving waters.

### **6.1.4 Stabilize Soils**

No disturbed area which is 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 stock piles and borrow areas must be 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.

### **6.1.5 Protect Slopes**

Temporary stabilization will include the installation of silt fences on level contours spaced 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.

#### **6.1.6 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 sand bag barriers may be installed to prevent sediment movement. Inlet protection will include rock bags erosion logs 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 if used detail will be included Appendix C prior to installation, will 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.

#### **6.1.7 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.

#### **6.1.8 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 are temporary sediment basins.

#### **6.1.9 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.

#### **6.1.10 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 Appendix C. 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 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.

**6.1.11 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.

**Final Stabilization** will be considered complete when all disturbed areas have a minimum of 70% preconstruction coverage for the specification requirements. Then all temporary BMP's will be removed and the exposed areas left behind will be seeded.

## **6.2 Good Housekeeping BMP'S**

### **6.2.1 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.

### **6.2.2 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.

### **6.2.3 Designate Washout Areas**

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

### **6.2.4 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.

See section 6.2.6 for the Spill Plan.

### **6.2.5 Control Equipment/Vehicle Washing**

N/A WILL NOT BE ALLOWED ONSITE

### **6.2.6 Any Additional BMPs**

N/A

### **6.2.7 Allowable Non-Stormwater Discharge Management**

N/A

## **6.2.8: 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% pre construction vegetative establishment.

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## **7.0 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

### **7.1 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.

#### **7.1.a 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.

#### **7.1.b 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.

#### **7.1. c Hazardous Material Storage Areas**

Minimize the quantity of hazardous materials brought onsite Store hazardous materials in a designated area away from drainage points.

#### **7.1. d Unexpected Contaminated Soil and Water**

- Investigate historical site use
- Perform all excavation activities carefully and only after the Owner/Construction Manager directed any activities

### **7.2 SPILL CONTAINMENT METHODS**



The following discussion identifies the types of secondary containment that will be used in the event of a spill. Table 1 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.

**Table 1: Spill Prevention and Containment Methods**

Potential Spill Source	Potential Spill Source
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

### 7.3 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

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## 8.0 INSPECTIONS

---

### **8.1 Inspections**

Inspections will occur at least every 14 days and within 24 hours of a precipitation event producing runoff, which from past experience this occurs with precipitation of 1/4 inch of rain or more, the primary site for tracking weather data and rainfall measurements will be taken from Weather Underground and a rain gauge will be onsite for verification only.

#### **1. Inspection Personnel:**

The contract Stormwater Inspector will conduct the site inspections as mentioned above in Section 1.

#### **2. Inspection Schedule and Procedures:**

The inspection schedule will be routinely accomplished every 14 days and after every storm event for the entire site with all BMP's evaluated for performance and need. Any BMP found to be ineffective will be re-accomplished or replaced with a new BMP to provide the level of protection needed. BMP's found to be no longer needed will be removed. Inspections will also be accomplished as soon as practical, but within 24 hours of the end of a precipitation event causing surface erosion, over 1/4" or more.

The general procedures for correcting problems when they are identified will be to document the problem in the log and devise a solution utilizing all resources available to formulate BMP's that will correct the problem as soon as possible.

A copy of the inspection report to be used for the site is attached. See Appendix.

### **8.2 Delegation of Authority**

#### **Duly Authorized Representative(s) or Position(s):**

Authorized representatives for the SWMP plan will be: Jeff Mark – Primary Contact  
SWMP INSPECTOR – Ron Van Dyke

### **8.3 Revisions to the SWMP**

The SWMP Inspector and/or the site superintendent have the authority to add/subtract/revise BMP's as necessary to accommodate construction activities. However, the engineer should be notified when any major redirection of runoff, offsite runoff, pond modifications, or other

substantial changes are made to this SWMP. Changes should be documented per Section 9.0.

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## **9.0 RECORDKEEPING AND TRAINING**

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### ***9.1 Recordkeeping***

Records will be retained for a minimum period of at least 3 years after the permit is terminated.

Major grading activities will start on 03/2017:

Date(s) when construction activities permanently cease on a portion of the site: 12/2017

Date(s) when an area is either temporarily or permanently stabilized: 11/2017

### ***9.2 Changes to the SWMP***

Any changes will be referenced in APPENDIX. See Section 8.3 for authority to change the SWMP.

### ***9.3 Training***

Individual(s) Responsible for Training:

All personnel on site will trained on the site specific SWMP requirements to be conducted by the SWMP Inspector and/or the site superintendent.

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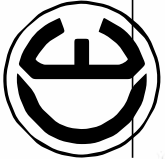
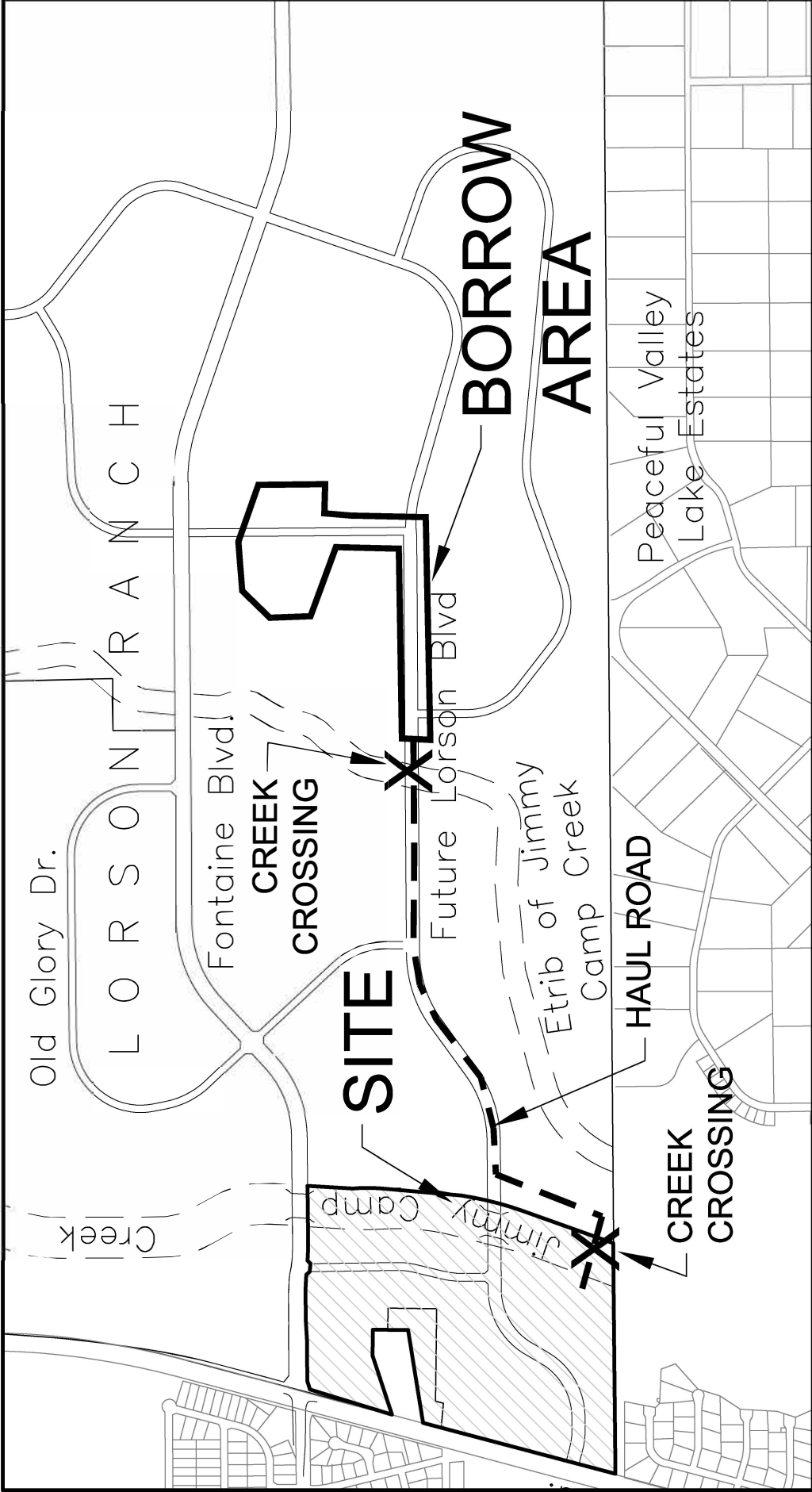
## **10.0 FINAL STABILIZATION**

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Final stabilization will be accomplished by contractors to re-vegetate the area of disturbance per the approved plans and specifications. Final stabilization will include permanent seeding/mulching of disturbed areas, sediment forebays, erosion control blankets, turf reinforcement mats, and permanent BMP's.

Once 70% of the pre-development vegetative cover has been established and has been accepted, temporary BMP's will be removed and the permit will be terminated and filed.

**APPENDIX A**



**CORE**

ENGINEERING GROUP

15004 1ST AVE. S.  
 BURNSVILLE, MN 55306  
 PH: 719.570.1100

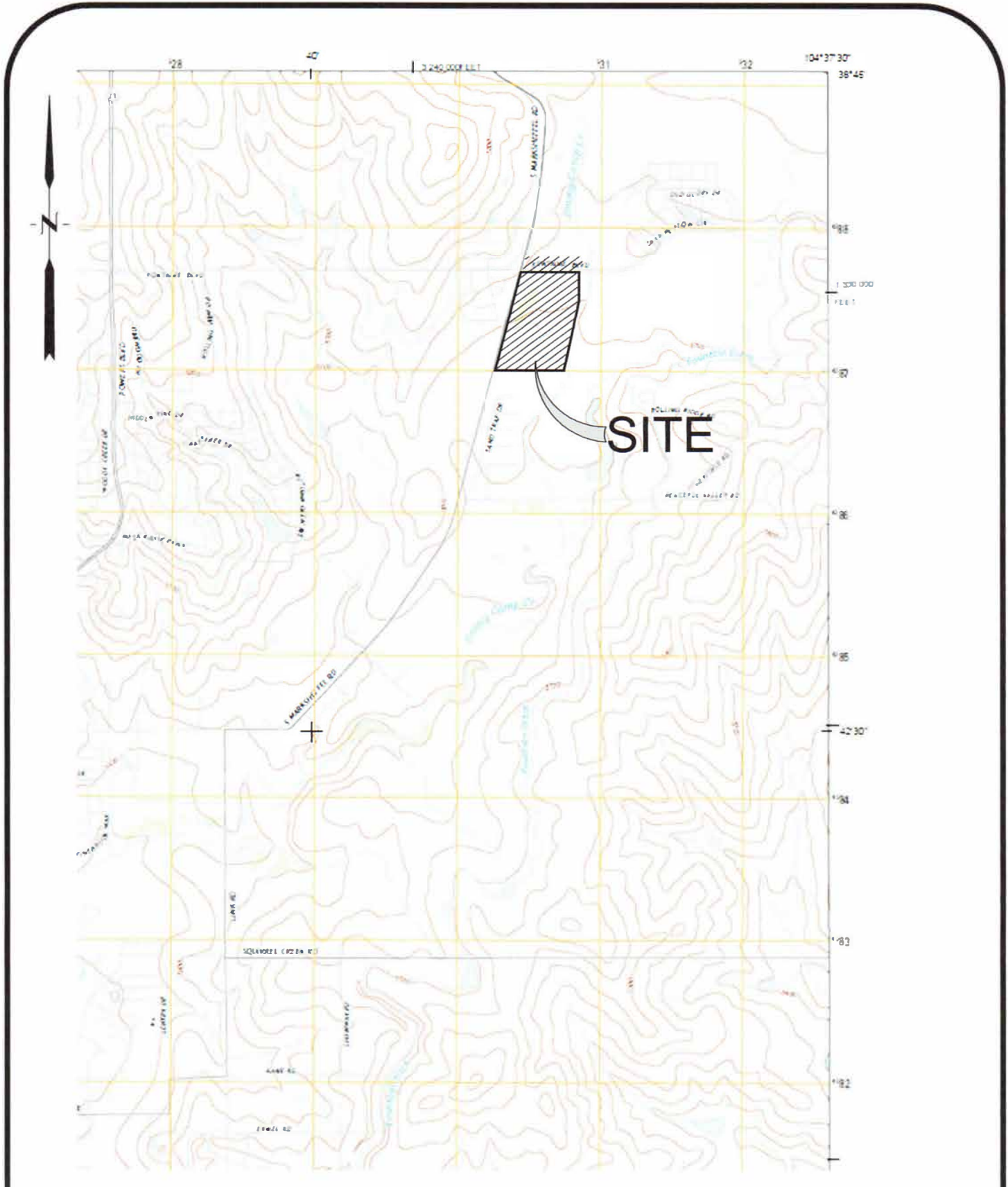
CONTACT: RICHARD L. SCHINDLER, P.E.  
 EMAIL: Rich@ceg1.com

**Carriage Meadows South at Lorson Ranch Filing No.1**  
**VICINITY MAP**

SCALE:  
 NTS

DATE:  
 MARCH, 2017

FIGURE NO.  
 --



**CORE  
ENGINEERING GROUP**

15004 1ST AVENUE S.  
BURNSVILLE, MN 55306  
PH: 719.570.1100  
CONTACT: RICHARD L. SCHINDLER, P.E.  
EMAIL: Rich@ceg1.com

**CARRIAGE MEADOWS SOUTH  
at LORSON RANCH FIL.No.1  
LOCATION MAP**

SCALE:  
NTS

DATE:  
FEBRUARY 24, 2016

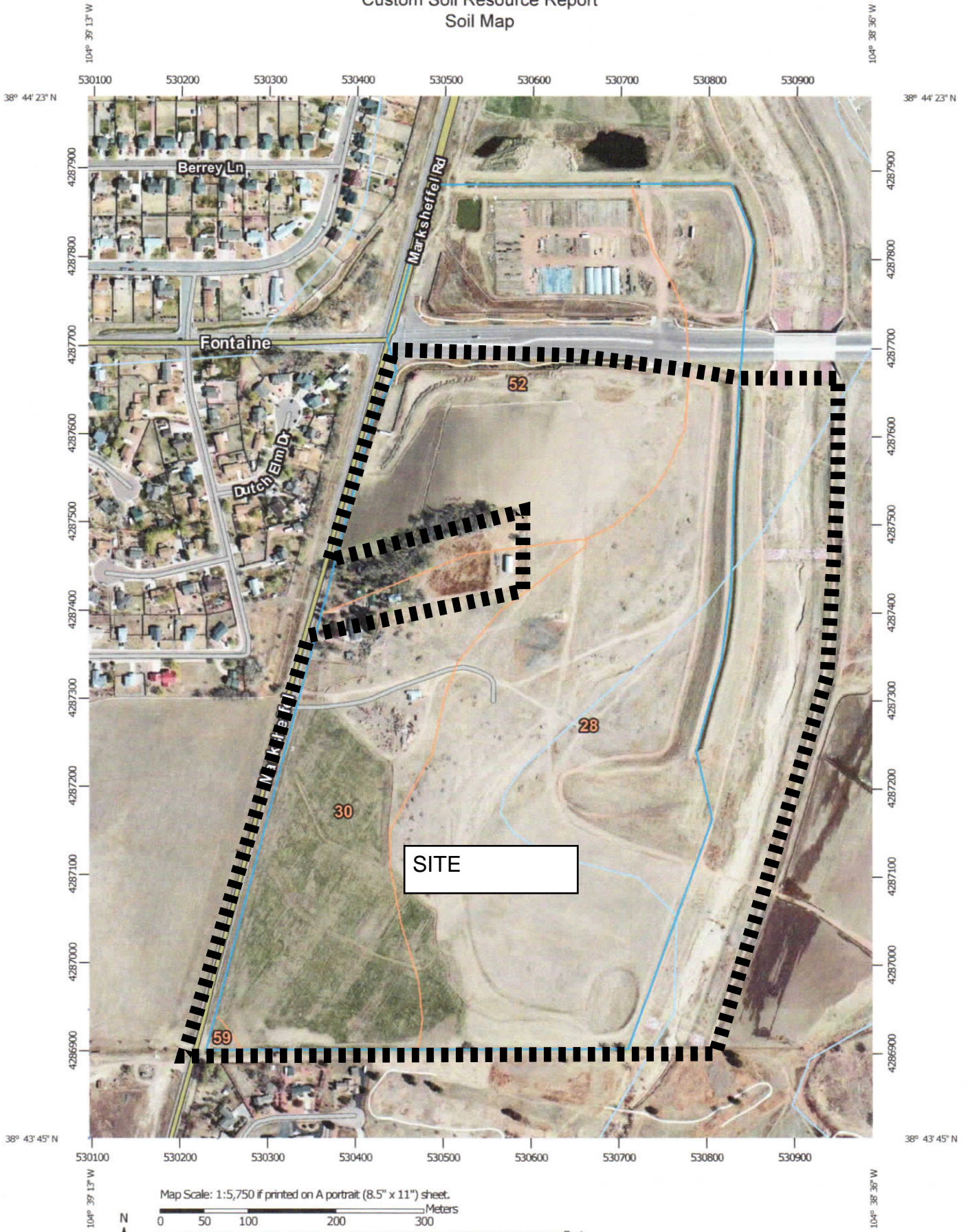
FIGURE NO.  
1

# Custom Soil Resource Report for El Paso County Area, Colorado

Carriage Meadows Filing #2



# Custom Soil Resource Report Soil Map



Map Scale: 1:5,750 if printed on A portrait (8.5" x 11") sheet.

0 50 100 200 300 Meters

0 250 500 1000 1500 Feet

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



## MAP LEGEND

## MAP INFORMATION

### Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

### Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

### Water Features

Streams and Canals

### Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

### Background

Aerial Photography

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: <http://websoilsurvey.nrcs.usda.gov>  
 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 13, Sep 22, 2015

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

Date(s) aerial images were photographed: Apr 15, 2011—Sep 22, 2011

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.

## Map Unit Legend

El Paso County Area, Colorado (CO625)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
28	Ellicott loamy coarse sand, 0 to 5 percent slopes	50.3	46.1%
30	Fort Collins loam, 0 to 3 percent slopes	25.0	22.9%
52	Manzanst clay loam, 0 to 3 percent slopes	33.5	30.8%
59	Nunn clay loam, 0 to 3 percent slopes	0.2	0.2%
<b>Totals for Area of Interest</b>		<b>109.0</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic

## Custom Soil Resource Report

classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

## El Paso County Area, Colorado

### 28—Ellicott loamy coarse sand, 0 to 5 percent slopes

#### Map Unit Setting

*National map unit symbol:* 3680  
*Elevation:* 5,500 to 6,500 feet  
*Mean annual precipitation:* 13 to 15 inches  
*Mean annual air temperature:* 47 to 50 degrees F  
*Frost-free period:* 125 to 145 days  
*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Ellicott and similar soils:* 85 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Ellicott

##### Setting

*Landform:* Flood plains, stream terraces  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Sandy alluvium

##### Typical profile

*A - 0 to 4 inches:* loamy coarse sand  
*C - 4 to 60 inches:* stratified coarse sand to sandy loam

##### Properties and qualities

*Slope:* 0 to 5 percent  
*Depth to restrictive feature:* More than 80 inches  
*Natural drainage class:* Somewhat excessively drained  
*Runoff class:* Very low  
*Capacity of the most limiting layer to transmit water (Ksat):* High to very high (5.95 to 19.98 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* Frequent  
*Frequency of ponding:* None  
*Available water storage in profile:* Low (about 4.1 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 7w  
*Hydrologic Soil Group:* A  
*Ecological site:* Sandy Bottomland (R069XY031CO)  
*Other vegetative classification:* SANDY BOTTOMLAND (069AY031CO)

#### Minor Components

##### Fluvaquentic haplaquoll

*Percent of map unit:*  
*Landform:* Swales

##### Other soils

*Percent of map unit:*

## Custom Soil Resource Report

### Pleasant

*Percent of map unit:*

*Landform:* Depressions

## 30—Fort Collins loam, 0 to 3 percent slopes

### Map Unit Setting

*National map unit symbol:* 3683

*Elevation:* 5,200 to 6,500 feet

*Mean annual precipitation:* 14 to 16 inches

*Mean annual air temperature:* 48 to 52 degrees F

*Frost-free period:* 135 to 155 days

*Farmland classification:* Prime farmland if irrigated

### Map Unit Composition

*Fort collins and similar soils:* 85 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Fort Collins

#### Setting

*Landform:* Flats

*Landform position (three-dimensional):* Talf

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Parent material:* Loamy alluvium

#### Typical profile

*A - 0 to 9 inches:* loam

*Bt - 9 to 16 inches:* clay loam

*Bk - 16 to 21 inches:* clay loam

*Ck - 21 to 60 inches:* loam

#### Properties and qualities

*Slope:* 0 to 3 percent

*Depth to restrictive feature:* More than 80 inches

*Natural drainage class:* Well drained

*Runoff class:* Low

*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high  
(0.57 to 2.00 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Calcium carbonate, maximum in profile:* 15 percent

*Salinity, maximum in profile:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

*Available water storage in profile:* High (about 10.1 inches)

#### Interpretive groups

*Land capability classification (irrigated):* 2e

*Land capability classification (nonirrigated):* 4e

## Custom Soil Resource Report

*Hydrologic Soil Group:* B

*Ecological site:* Loamy Plains, LRU's A & B 10-14 Inches, P.Z. (R069XY006CO)

*Other vegetative classification:* LOAMY PLAINS (069AY006CO)

### Minor Components

#### Other soils

*Percent of map unit:*

#### Pleasant

*Percent of map unit:*

*Landform:* Depressions

## 52—Manzanst clay loam, 0 to 3 percent slopes

### Map Unit Setting

*National map unit symbol:* 2w4nr

*Elevation:* 4,060 to 6,660 feet

*Mean annual precipitation:* 14 to 16 inches

*Mean annual air temperature:* 50 to 54 degrees F

*Frost-free period:* 130 to 170 days

*Farmland classification:* Prime farmland if irrigated

### Map Unit Composition

*Manzanst and similar soils:* 85 percent

*Minor components:* 15 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Manzanst

#### Setting

*Landform:* Terraces, drainageways

*Landform position (three-dimensional):* Tread

*Down-slope shape:* Linear

*Across-slope shape:* Linear, concave

*Parent material:* Clayey alluvium derived from shale

#### Typical profile

*A - 0 to 3 inches:* clay loam

*Bt - 3 to 12 inches:* clay

*Btk - 12 to 37 inches:* clay

*Bk1 - 37 to 52 inches:* clay

*Bk2 - 52 to 79 inches:* clay

#### Properties and qualities

*Slope:* 0 to 3 percent

*Depth to restrictive feature:* More than 80 inches

*Natural drainage class:* Well drained

*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.20 in/hr)

*Depth to water table:* More than 80 inches

## Custom Soil Resource Report

*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Calcium carbonate, maximum in profile:* 15 percent  
*Gypsum, maximum in profile:* 3 percent  
*Salinity, maximum in profile:* Slightly saline (4.0 to 7.0 mmhos/cm)  
*Sodium adsorption ratio, maximum in profile:* 10.0  
*Available water storage in profile:* High (about 9.0 inches)

### Interpretive groups

*Land capability classification (irrigated):* 3e  
*Land capability classification (nonirrigated):* 4c  
*Hydrologic Soil Group:* C  
*Ecological site:* Saline Overflow (R067BY037CO)

### Minor Components

#### Ritoazul

*Percent of map unit:* 7 percent  
*Landform:* Interfluves, drainageways  
*Landform position (three-dimensional):* Rise  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Ecological site:* Clayey Plains (R067BY042CO)

#### Arvada

*Percent of map unit:* 6 percent  
*Landform:* Drainageways, interfluves  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Ecological site:* Salt Flat (R067XY033CO)

#### Wiley

*Percent of map unit:* 2 percent  
*Landform:* Interfluves  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Ecological site:* Loamy Plains (R067BY002CO)

## 59—Nunn clay loam, 0 to 3 percent slopes

### Map Unit Setting

*National map unit symbol:* 3693  
*Elevation:* 5,400 to 6,500 feet  
*Mean annual precipitation:* 13 to 15 inches  
*Mean annual air temperature:* 46 to 50 degrees F  
*Frost-free period:* 135 to 155 days  
*Farmland classification:* Prime farmland if irrigated

### Map Unit Composition

*Nunn and similar soils:* 85 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

## Description of Nunn

### Setting

*Landform:* Terraces, fans  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Mixed alluvium

### Typical profile

*A - 0 to 12 inches:* clay loam  
*Bt - 12 to 26 inches:* clay loam  
*BC - 26 to 30 inches:* clay loam  
*Bk - 30 to 58 inches:* sandy clay loam  
*C - 58 to 72 inches:* clay

### Properties and qualities

*Slope:* 0 to 3 percent  
*Depth to restrictive feature:* More than 80 inches  
*Natural drainage class:* Well drained  
*Runoff class:* Low  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.20 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Calcium carbonate, maximum in profile:* 15 percent  
*Gypsum, maximum in profile:* 2 percent  
*Salinity, maximum in profile:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)  
*Available water storage in profile:* High (about 9.8 inches)

### Interpretive groups

*Land capability classification (irrigated):* 2e  
*Land capability classification (nonirrigated):* 3c  
*Hydrologic Soil Group:* C  
*Ecological site:* Clayey Plains (R069XY042CO)  
*Other vegetative classification:* CLAYEY PLAINS (069AY042CO)

## Minor Components

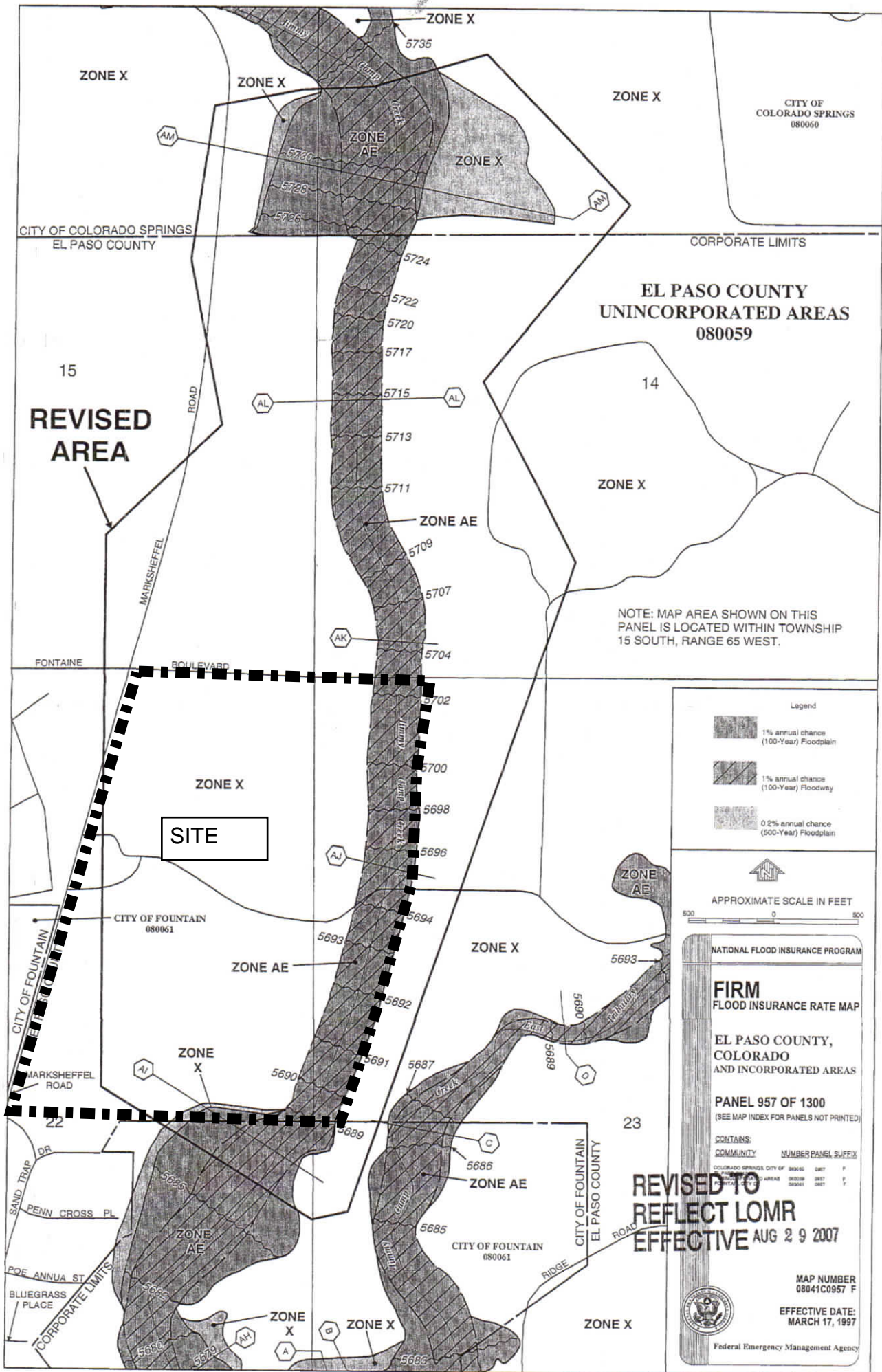
### Other soils

*Percent of map unit:*

### Pleasant

*Percent of map unit:*  
*Landform:* Depressions





ZONE X

ZONE X

ZONE X

CITY OF COLORADO SPRINGS  
080060

CITY OF COLORADO SPRINGS  
EL PASO COUNTY

CORPORATE LIMITS

**EL PASO COUNTY UNINCORPORATED AREAS**  
080059

15

**REVISED AREA**

14

ZONE X

NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATED WITHIN TOWNSHIP 15 SOUTH, RANGE 65 WEST.

ZONE X

**SITE**

CITY OF FOUNTAIN  
080061

ZONE X

ZONE AE

ZONE AE

ZONE X

22

23

ZONE AE

ZONE AE

CORPORATE LIMITS

ZONE X

**APPENDIX B**  
**( FINAL GRADING & EROSION CONTROL**  
**PLANS BY REFERENCE ONLY, NOT ATTACHED)**

**APPENDIX C**

**STORMWATER INSPECTION REPORT**

## Stormwater Inspection Report

Project Name and Location: \_\_\_\_\_

Inspector Name and Title: \_\_\_\_\_ Director: \_\_\_\_\_

Date/Time of Inspection: \_\_\_\_\_ Weather Conditions: \_\_\_\_\_

Schedule Completion Date: \_\_\_\_\_ Construction Stage (circle all that apply):

Clearing/Grubbing Paving Rough Grading Infrastructure Building Construction Final

Grading Final Stabilization Terminate Permit \_\_\_\_\_

Type of Control	Describe status, identify problems, maintenance needs, or non-conformance with details or temporary alteration	Problem addressed (date and description of corrective action)
<b>Structural:</b>		
Silt Fence <input type="checkbox"/> OK <input type="checkbox"/> N/A	<input type="checkbox"/> Tears/Holes <input type="checkbox"/> Burial <input type="checkbox"/> Sed. Accum. <input type="checkbox"/> Sediment bypass	
Const. Exit <input type="checkbox"/> OK <input type="checkbox"/> N/A	<input type="checkbox"/> Voids Filled <input type="checkbox"/> Trackout	
Check Dam <input type="checkbox"/> OK <input type="checkbox"/> N/A	<input type="checkbox"/> Sediment Accumulation	
Inlet Protection <input type="checkbox"/> OK <input type="checkbox"/> N/A	<input type="checkbox"/> Sed. Accum. <input type="checkbox"/> Sed. Bypass <input type="checkbox"/> Application not appropriate	
Diversion Ditch/Berm <input type="checkbox"/> OK <input type="checkbox"/> N/A	<input type="checkbox"/> Erosion <input type="checkbox"/> Stabilization	
Sediment Trap <input type="checkbox"/> OK <input type="checkbox"/> N/A	<input type="checkbox"/> Sediment Accumulation	
Sediment Basin <input type="checkbox"/> OK <input type="checkbox"/> N/A	<input type="checkbox"/> Sed. Accumulation <input type="checkbox"/> Bank erosion <input type="checkbox"/> Stabilization	
Discharge Point <input type="checkbox"/> OK <input type="checkbox"/> N/A	<input type="checkbox"/> Erosion <input type="checkbox"/> Sediment Discharge	
Material Storage/Secondary Contain. <input type="checkbox"/> OK <input type="checkbox"/> N/A	<input type="checkbox"/> Not shown on Site Map <input type="checkbox"/> Spills <input type="checkbox"/> Out of design. area <input type="checkbox"/> Improper storage: chemicals; solvents; paint; fuels, etc.	

Other Structural Controls <input type="checkbox"/> OK <input type="checkbox"/> N/A		
<b>Non-Structural:</b>		
Good Housekeeping <input type="checkbox"/> OK <input type="checkbox"/> N/A	<input type="checkbox"/> Solid Waste <input type="checkbox"/> Sanitary Waste <input type="checkbox"/> Dust Control	

Project Name and Location: \_\_\_\_\_ Date: \_\_\_\_\_ Page 2

Equip. Wash/Maint. <input type="checkbox"/> OK <input type="checkbox"/> N/A	<input type="checkbox"/> Spills <input type="checkbox"/> Outside designated area	
Concrete Washout <input type="checkbox"/> OK <input type="checkbox"/> N/A	<input type="checkbox"/> Spills out of designated area <input type="checkbox"/> Not shown on Site Map	
<b>Stabilization:</b>		
Seed/Sod Mulching, Geotextile, Blankets <input type="checkbox"/> OK <input type="checkbox"/> N/A	<input type="checkbox"/> Need Temp. stab. <input type="checkbox"/> Need final stab. <input type="checkbox"/> Health of veg.	
<b>Record Keeping:</b>		
Entrance Postings <input type="checkbox"/> OK <input type="checkbox"/> N/A	<input type="checkbox"/> NOI <input type="checkbox"/> Permits <input type="checkbox"/> Construction Site Notice	
SWPPP Notebook <input type="checkbox"/> OK <input type="checkbox"/> N/A	<input type="checkbox"/> Missing Sections <input type="checkbox"/> Missing Forms	
Site Map/Details <input type="checkbox"/> OK <input type="checkbox"/> N/A	<input type="checkbox"/> Activities not up-to-date <input type="checkbox"/> Deviate from details <input type="checkbox"/> BMP Additions <input type="checkbox"/> Modifications <input type="checkbox"/> Not up-to-date	
Other <input type="checkbox"/> OK <input type="checkbox"/> N/A		

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information 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.

\_\_\_\_\_  
Inspector's Signature

Date

**APPENDIX D**

**SPILL REPORT FORM**

## Spill Report Form

Project Type and Location: \_\_\_\_\_

Spill Reported by: \_\_\_\_\_

Date/Time Spill: \_\_\_\_\_

Describe spill location and events leading to spill: \_\_\_\_\_

\_\_\_\_\_

Material spilled: \_\_\_\_\_

Source of spill: \_\_\_\_\_

Amount spilled: \_\_\_\_\_ Amount spilled to waterway: \_\_\_\_\_

Containment or clean up action: \_\_\_\_\_

\_\_\_\_\_

Approximate depth of soil excavation: \_\_\_\_\_

List Injuries or Personal Contamination: \_\_\_\_\_

Action to be taken to prevent future spills: \_\_\_\_\_

\_\_\_\_\_

Modifications to the SWPPP necessary due to this spill: \_\_\_\_\_

\_\_\_\_\_

Agencies notified of the spill: \_\_\_\_\_

\_\_\_\_\_

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted 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.

\_\_\_\_\_  
Contractor Superintendent

\_\_\_\_\_  
Date

**APPENDIX E**

**RECORD OF STABILIZATION AND  
CONSTRUCTION ACTIVITY DATES**



# **SITE STABILIZATION and CONSTRUCTION ACTIVITY DATES**

A record of dates when BMPs are installed or removed, stabilization measures are initiated, major grading activities occur, and construction activities temporarily or permanently cease on a portion of the site shall be maintained until final site stabilization is achieved.

## **MAJOR STABILIZATION AND GRADING ACTIVITIES**

Description of Activity: \_\_\_\_\_

Site Contractor: \_\_\_\_\_ Begin (date): \_\_\_\_\_  
End(date): \_\_\_\_\_

Location: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Description of Activity: \_\_\_\_\_

Site Contractor: \_\_\_\_\_ Begin (date): \_\_\_\_\_  
End(date): \_\_\_\_\_

Location: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Description of Activity: \_\_\_\_\_

Site Contractor: \_\_\_\_\_ Begin (date): \_\_\_\_\_  
End(date): \_\_\_\_\_

Location: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



**APPENDIX F**

**FEDERAL, STATE, OR LOCAL STORM WATER OR OTHER  
ENVIRONMENTAL INSPECTOR SITE VISIT LOG**

# Federal, State, or Local Storm Water or other Environmental Inspector Site Visit Log

Inspectors Name: \_\_\_\_\_ Agency: \_\_\_\_\_

Contractors Representative Present: \_\_\_\_\_

Others Present: \_\_\_\_\_

Comments: \_\_\_\_\_

Time and Date: \_\_\_\_\_ Report Prepared:

Yes No

Inspectors Name: \_\_\_\_\_ Agency: \_\_\_\_\_

Contractors Representative Present: \_\_\_\_\_

Others Present: \_\_\_\_\_

Comments: \_\_\_\_\_

Time and Date: \_\_\_\_\_ Report Prepared:

Yes No

Inspectors Name: \_\_\_\_\_ Agency: \_\_\_\_\_

Contractors Representative Present: \_\_\_\_\_

Others Present: \_\_\_\_\_

Comments: \_\_\_\_\_

Time and Date: \_\_\_\_\_ Report Prepared:

Yes No

**APPENDIX G**

**GENERAL PERMIT**