


DATE: March 18, 2024

TO: Dawn Collins, Town Administrator/Clerk

FROM: John B. Chavez 

CC: Mark Morton (GMS Engineering)

RE: Greater Grounds Initial Plan Submittal Review

On March 13, 2024, I received via email a group of six (6) documents provided by Jared Whitely, Operations Manager of Greater Grounds Landscaping, located at 650 Illumination Pointe, Palmer Lake, Colorado 80133. The documents were submitted to the Town for consideration at the Town of Palmer Lake Planning Commission meeting to be held on March 22, 2024.

The following documents were reviewed:

- 1) GG Grading-Site Plan (1).pdf
- 2) Greater Grounds Landscape Material – Site Plan.pdf
- 3) 2024_DustRX_Hydro Brochure Sheet.pdf
- 4) GG Reference – 01.pdf
- 5) GG Reference – 02.pdf
- 6) GG Reference – 03.pdf

No comments are provided on documents 4,5, and 6.

Background

On November 16, 2023, I was called to respond to a complaint of land disturbances occurring at 640 Illumination Pointe. The complaint was that land disturbing activities were occurring without the appropriate permitting. Upon arriving at the location and investigation of the complaint I observed land disturbing activities had recently occurred at 650 Illumination Pointe. At that time I learned that Greater Grounds had created a landscaping storage yard at 650 Illumination Pointe. The site had landscaping materials and equipment located on site. Most site grading was completed. No land use permit approvals had been issued by the Town of Palmer Lake.

GG Grading Site Plan (1)

A one (1) page grading plan was developed under the professional engineer stamp of L. Ducett, Colorado P.E. No. 32339. The stamped plans are dated 2/14/24.



The grading plan is significantly inadequate and does not contain most of the elements required by Town of Palmer Lake criteria. There are too many items missing to list out. Checklists are provided with these comments, which the applicant can use to direct the engineer to develop a complete and adequate Grading and Erosion Control Plan.

The grading plan should be noted that it is for “illustration purposes” only. Based on the photos taken of the site on November 16, 2023, there was no indication that any of the sediment and erosion control measures identified in the provided plan were used during the grading of the site. Please see attached photos.

Greater Grounds Landscape Material – Site Plan

This one page document provides a graphic representation of the site. The site plan contains a note which states the lot size is 44,866 SF; the disturbed area is 42,976 SF; and the undisturbed area is 1,890 SF. An additional note is provided that states, “We are disturbing under 43,560 SF.”

Although the total disturbed area of the site is slightly under one (1) acre in size (i.e. 0.98 acres), the parcel is part of a common development site that will be disturbing more than one (1) acre of land. Therefore the Greater Grounds site is an applicable construction activity and an applicable development site as defined in Title 17.68.030 and Title 16.08.010 of Palmer Lake municipal code, respectively.

2024_DustRX_Hydro Brochure Sheet

This two page document is a manufacturer's specification sheet for a dust control product. I believe this document was provided to satisfy the Planning Commission's requirement to submit a dust control plan. This document should be an attachment or appendix to a dust control plan. By itself it does not contain the required elements of a standard dust control plan.

Conclusion

The documents provided do not constitute a complete submittal. A complete submittal for an applicable construction activity and an applicable development site includes the following documents:

- Land Use Application New Construction
- Grading and Erosion Control Plan
- Stormwater Management Plan

Two additional checklists are provided, which the applicant may use to determine if exemptions to the definitions of applicable construction activity and applicable development site may apply to this site. The engineer of record should complete and certify the two applicability checklist and provide them for review with the second submittal.



GREATER GROUNDS INSPECTION PHOTOS



Figure 1. Northeast property corner, looking south down east property line. No stormwater control measures in use.



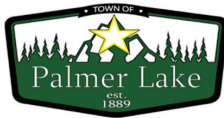
Figure 2. Northeast property corner looking southwest.



Figure 3. Overview of storage area.



Figure 4. North of property line looking southeast.



GRADING AND EROSION CONTROL PLAN CHECKLIST

Revised: May 5, 2021

PROJECT NAME:		Date:	
1. GRADING AND EROSION CONTROL PLAN			
		Yes	No
a	Vicinity map.		
b	Adjacent city/town/jurisdictional boundaries, subdivision names, and property parcel numbers labeled.		
c	North arrow and acceptable scale (1"=20' to 1"=100').		
d	Legend for all symbols used in the plan.		
e	Existing and proposed property lines. Proposed subdivision boundary for subdivision projects.		
f	All existing structures.		
g	All existing utilities.		
h	Construction site boundaries.		
i	Existing vegetation (notes are acceptable in cases where there is no notable vegetation, only grasses/weeds, or site has already been stripped).		
j	FEMA 100-yr floodplain.		
k	Existing and proposed water courses including springs, streams, wetlands, detention ponds, stormwater quality structures, roadside ditches, irrigation ditches and other water surfaces. Show maintenance of pre-existing vegetation within 50 feet of a receiving water.		
l	Existing and proposed contours 2 feet or less (except for hillside).		
m	Limits of disturbance delineating all anticipated areas of soil disturbance.		
n	Identify and protect areas outside of the construction site boundary with existing fencing, construction fencing or other methods as appropriate.		
o	Offsite grading clearly shown and called out.		
p	Areas of cut and fill identified.		
q	Conclusions from soils/geotechnical report and geologic hazards report incorporated in grading design (slopes, embankments, materials, mitigation, etc.)		
r	Proposed slopes steeper than 3:1 with top and toe of slope delineated. Erosion control blanketing or other protective covering required.		
s	Stormwater flow direction arrows.		
t	Location of any dedicated asphalt / concrete batch plants.		
u	Areas used for staging, storage of building materials, soils (stockpiles) or wastes. The use of construction office trailers requires PCD permitting.		
v	All proposed temporary construction control measures, structural and non-structural. Temporary construction control measures shall be identified by phase of implementation to include "initial," "interim," and "final" or shown on separate phased maps identifying each phase.		
w	Vehicle tracking provided at all construction entrances/exits. Construction fencing, barricades, and/or signage provided at access points not to be used for construction.		



x	Temporary sediment ponds provided for disturbed drainage areas greater than 1 acre.		
y	Dewatering operations to include locations of diversion, pump and discharge(s) as anticipated at time of design.		
z	All proposed temporary construction control measure details. Custom or other jurisdiction's details used must meet or exceed EPC standards.		
aa	Any offsite stormwater control measure proposed for use by the project and not under the direct control or ownership of the Owner or Operator.		
bb	Existing and proposed permanent storm water management facilities, including areas proposed for stormwater infiltration or subsurface detention.		
cc	Existing and proposed easements (permanent and construction) including required off site easements.		
dd	Retaining walls (not to be located in Town ROW unless approved via license agreement). Design by P.E. and building permit from Regional Building Department required for walls greater than or equal to 4 feet in height, series of walls, or walls supporting a surcharge.		
ee	Plan certified by a Colorado Registered P.E., with EPC standard signature blocks for Engineer, Owner and EPC.		
ff	<p>Engineer's Statement (for standalone GEC Plan): This Grading and Erosion Control Plan was prepared under my direction and supervision and is correct to the best of my knowledge and belief. Said Plan has been prepared according to the criteria established by the Town for Grading and Erosion Control Plans. I accept responsibility for any liability caused by any negligent acts, errors or omissions on my part in preparing this plan.</p> <hr/> <p>Engineer of Record Signature _____ Date _____</p>		
gg	<p>Engineer's Statement (for GEC Plan within Construction Drawing set): These detailed plans and specifications were prepared under my direction and supervision. Said plans and specifications have been prepared according to the criteria established by the Town for detailed roadway, drainage, grading and erosion control plans and specifications, and said plans and specifications are in conformity with applicable master drainage plans and master transportation plans. Said plans and specifications meet the purposes for which the particular roadway and drainage facilities are designed and are correct to the best of my knowledge and belief. I accept responsibility for any liability caused by any negligent acts, errors or omissions on my part in preparation of these detailed plans and specifications.</p> <hr/> <p>Engineer of Record Signature _____ Date _____</p>		
hh	<p>Owner's Statement (for standalone GEC Plan): I, the owner/developer have read and will comply with the requirements of the Grading and Erosion Control Plan.</p> <hr/> <p>Owner Signature _____ Date _____</p>		



1	Stormwater discharges from construction sites shall not cause or threaten to cause pollution, contamination, or degradation of State Waters. All work and earth disturbance shall be done in a manner that minimizes pollution of any on-site or off-site waters, including wetlands.		
2	Notwithstanding anything depicted in these plans in words or graphic representation, all design and construction related to roads, storm drainage and erosion control shall conform to the standards and requirements of the most recent version of the relevant adopted Town of Palmer Lake standards, including the Town of Palmer Lake Municipal Code, the Engineering Criteria Manual, the Drainage Criteria Manual, and the Drainage Criteria Manual Volume 2. Any deviations from regulations and standards must be requested, and approved, in writing.		
3	A separate Stormwater Management Plan (SMWP) for this project shall be completed and an Land Use Permit issued prior to commencing construction. Management of the SWMP during construction is the responsibility of the designated Qualified Stormwater Manager or Certified Erosion Control Inspector. The SWMP shall be located on site at all times during construction and shall be kept up to date with work progress and changes in the field.		
4	Once the Land Use Permit is approved and a "Notice to Proceed" has been issued, the contractor may install the initial stage erosion and sediment control measures as indicated on the approved GEC. A Preconstruction Meeting between the contractor, engineer, and Town of Palmer Lake will be held prior to any construction. It is the responsibility of the applicant to coordinate the meeting time and place with Town staff.		
5	Control measures must be installed prior to commencement of activities that could contribute pollutants to stormwater. control measures for all slopes, channels, ditches, and disturbed land areas shall be installed immediately upon completion of the disturbance.		
6	All temporary sediment and erosion control measures shall be maintained and remain in effective operating condition until permanent soil erosion control measures are implemented and final stabilization is established. All persons engaged in land disturbance activities shall assess the adequacy of control measures at the site and identify if changes to those control measures are needed to ensure the continued effective performance of the control measures. All changes to temporary sediment and erosion control measures must be incorporated into the Stormwater Management Plan.		
7	Temporary stabilization shall be implemented on disturbed areas and stockpiles where ground disturbing construction activity has permanently ceased or temporarily ceased for longer than 14 days.		
8	Final stabilization must be implemented at all applicable construction sites. Final stabilization is achieved when all ground disturbing activities are complete and all disturbed areas either have a uniform vegetative cover with individual plant density of 70 percent of pre-disturbance levels established or equivalent permanent alternative stabilization method is implemented. All temporary sediment and erosion control measures shall be removed upon final stabilization and before permit closure.		
9	All permanent stormwater management facilities shall be installed as designed in the approved plans. Any proposed changes that effect the design or function of permanent stormwater management structures must be approved by the Town Engineer prior to implementation.		
10	Earth disturbances shall be conducted in such a manner so as to effectively minimize accelerated soil erosion and resulting sedimentation. All disturbances shall be designed, constructed, and completed so that the exposed area of any disturbed land shall be limited to the shortest practical period of time. Pre-existing vegetation shall be protected and maintained within 50 horizontal feet of a waters of the state unless shown to be infeasible and specifically requested and approved.		



11	Compaction of soil must be prevented in areas designated for infiltration control measures or where final stabilization will be achieved by vegetative cover. Areas designated for infiltration control measures shall also be protected from sedimentation during construction until final stabilization is achieved. If compaction prevention is not feasible due to site constraints, all areas designated for infiltration and vegetation control measures must be loosened prior to installation of the control measure(s).		
12	Any temporary or permanent facility designed and constructed for the conveyance of stormwater around, through, or from the earth disturbance area shall be a stabilized conveyance designed to minimize erosion and the discharge of sediment off site.		
13	Concrete wash water shall be contained and disposed of in accordance with the SWMP. No wash water shall be discharged to or allowed to enter State Waters, including any surface or subsurface storm drainage system or facilities. Concrete washouts shall not be located in an area where shallow groundwater may be present, or within 50 feet of a surface water body, creek or stream.		
14	During dewatering operations of uncontaminated ground water may be discharged on site, but shall not leave the site in the form of surface runoff unless an approved State dewatering permit is in place.		
15	Erosion control blanketing or other protective covering shall be used on slopes steeper than 3:1.		
16	Contractor shall be responsible for the removal of all wastes from the construction site for disposal in accordance with local and State regulatory requirements. No construction debris, tree slash, building material wastes or unused building materials shall be buried, dumped, or discharged at the site.		
17	Waste materials shall not be temporarily placed or stored in the street, alley, or other public way, unless in accordance with an approved Traffic Control Plan. control measures may be required by Town of Palmer Lake Engineering if deemed necessary, based on specific conditions and circumstances.		
18	Tracking of soils and construction debris off-site shall be minimized. Materials tracked off-site shall be cleaned up and properly disposed of immediately.		
19	The owner/developer shall be responsible for the removal of all construction debris, dirt, trash, rock, sediment, soil, and sand that may accumulate in roads, storm drains and other drainage conveyance systems and stormwater appurtenances as a result of site development.		
20	The quantity of materials stored on the project site shall be limited, as much as practical, to that quantity required to perform the work in an orderly sequence. All materials stored on-site shall be stored in a neat, orderly manner, in their original containers, with original manufacturer's labels.		
21	No chemical(s) having the potential to be released in stormwater are to be stored or used onsite unless permission for the use of such chemical(s) is granted in writing by the ECM Administrator. In granting approval for the use of such chemical(s), special conditions and monitoring may be required.		
22	Bulk storage of allowed petroleum products or other allowed liquid chemicals in excess of 55 gallons shall require adequate secondary containment protection to contain all spills onsite and to prevent any spilled materials from entering State Waters, any surface or subsurface storm drainage system or other facilities.		
23	No person shall cause the impediment of stormwater flow in the curb and gutter or ditch except with approved sediment control measures.		



STORMWATER MANAGEMENT PLAN CHECKLIST

Revised: November 2021

PROJECT NAME:		DATE:	
STORMWATER MANAGEMENT PLAN (SWMP)		Yes	No
1	Applicant (owner/designated operator), SWMP Preparer, Qualified Stormwater Manager, and Contractor Information. (On cover/title sheet)		
2	Table of Contents		
3	Site description and location to include: vicinity map with nearest street/crossroads description.		
4	Narrative description of construction activities proposed (e.g., may include clearing and grubbing, temporary stabilization, road grading, utility / storm installation, final grading, final stabilization, and removal of temporary control measures)		
5	Phasing plan – may require separate drawings indicating initial, interim, and final site phases for larger projects. Provide “living maps” that can be revised in the field as conditions dictate.		
6	Proposed sequence for major activities: Provide a construction schedule of anticipated starting and completion dates for each stage of land-disturbing activity depicting conservation measures anticipated, including the expected date on which the final stabilization will be completed.		
7	Estimates of the total site area and area to undergo disturbance; current area of disturbance must be updated on the SWMP as changes occur.		
8	Soil erosion potential and impacts on discharge that includes a summary of the data used to determine soil erosion potential		
9	A description of existing vegetation at the site and percent ground cover and method used to determine ground cover		
10	Location and description of all potential pollution sources including but not limited to: disturbed and stored soils; vehicle tracking; management of contaminated soils; loading and unloading operations; outdoor storage of materials; vehicle and equipment maintenance and fueling; significant dust generating process; routine maintenance activities involving fertilizers, pesticides, herbicides, detergents, fuels, solvents, oils, etc.; on-site waste management; concrete truck/equipment washing; dedicated asphalt, concrete batch plants and masonry mixing stations; non-industrial waste such as trash and portable toilets		
11	Material handling to include spill prevention and response plan and procedures.		
12	Spill prevention and pollution controls for dedicated batch plants		
13	Other SW pollutant control measures to include waste disposal and off site soil tracking		
14	Location and description of any anticipated allowable non-stormwater discharge (ground water, springs, irrigation, discharge covered by CDPHE Low Risk Guidance, etc.)		
15	Name(s) of ultimate receiving waters; size, type and location of stormwater outfall or storm sewer system discharge		
16	Description of all stream crossings located within the project area or statement that no streams cross the project area		
17	SWMP Map to include:		
17a	construction site boundaries		



17b	flow arrows to depict stormwater flow directions		
17c	all areas of disturbance		
17d	areas of cut and fill		
17e	areas used for storage of building materials, soils (stockpiles) or wastes		
17f	location of any dedicated asphalt / concrete batch plants		
17g	location of all structural control measures		
17h	location of all non-structural control measures		
17i	springs, streams, wetlands and other surface waters, including areas that require maintenance of pre-existing vegetation within 50 feet of a receiving water		
18	Narrative description of all structural control measures to be used. Modifications to EPC standard control measures must meet or exceed County-approved details.		
19	Description of all non-structural control measures to be used including seeding, mulching, protection of existing vegetation, site watering, sod placement, etc.		
20	Technical drawing details for all control measure installation and maintenance; custom or other jurisdiction's details used must meet or exceed EPC standards		
21	Procedure describing how the SWMP is to be revised		
22	Description of Final Stabilization and Long-term Stormwater Quality (describe nonstructural and structural measures to control SW pollutants after construction operations have been completed, including detention, water quality control measure etc.)		
23	Specification that final vegetative cover density is to be 70% of pre-disturbed levels		
24	Outline of permit holder inspection procedures to install, maintain, and effectively operate control measures to manage erosion and sediment		
25	Record keeping procedures identified to include signature on inspection logs and location of SWMP records on-site		
26	If this project relies on control measures owned or operated by another entity, a documented agreement must be included in the SWMP that identifies location, installation and design specifications, and maintenance requirements and responsibility of the control measure(s).		
	Please note: all items above must be addressed. If not applicable, explain why, simply identifying "not applicable" will not satisfy CDPHE requirement of explanation.		
2. <u>ADDITIONAL REPORTS/PERMITS/DOCUMENTS</u>			
a	Grading and Erosion Control Plan (signed)		
b	Land Use Permit (signed)		
3. <u>Applicant Comments:</u>			
a			
4. <u>Checklist Review Certifications:</u>			

Stormwater Permit Applicability Evaluation Form

This form is to be completed by the applicant. It will be used by Town of Palmer Lake Engineer to determine and document when a proposed construction project is an “applicable construction activity,” and if any exclusions to permitting apply. Save completed form in project file.

Part I. Project Information	
Project Name:	Project Owner:
Project Location:	Project Number:
Project Description:	

Part II. Determination of Applicable Construction Activities (Refer to Part I.E.3 of MS4 Permit for definitions then check appropriate <i>Yes</i> or <i>No</i> boxes)			
Questions:	Yes	No	Notes:
1. Does project meet definition of Construction Activity in MS4 permit?			
2. Does the project disturb ≥ 1 acre of land?			
3. Is project part of a larger common plan of development?			
4. Does the project disturb < 1 acre of land but discharges to a sensitive area? (refer to ECM Table I-2 for guidance)			
5. Project is Applicable Construction Activity? If: “ <i>Yes</i> ” to all questions; or “ <i>Yes</i> ” to 1 and 2; or “ <i>Yes</i> ” to 1 and 3; or “ <i>Yes</i> ” to 1 and 4.			

If Part II #5 is yes, then continue to Part III.

Part III. Evaluation of Stormwater Permit Exclusions (check <i>Yes</i> or <i>No</i> boxes)			
Questions:	Yes	No	Notes:
1. Does project qualify for R-Factor Waiver? (see requirements in permit, Part I.E.3.a.i (A)) Waiver application available here: https://www.colorado.gov/pacific/sites/default/files/RWAIVER%20app.pdf			If Yes, must submit waiver application to CDPHE for approval
2. Is project a large single-family residential lot, or agricultural zoned land larger than 2.5 acres with total site imperviousness ≤ 10 percent?			
3. Is project associated with oil and gas exploration, production, processing, treatment or transmission in Non-Urban Areas?			See MS4 permit Part I.E.3.a.i (C)
4. Do exclusions apply to this project? Check “ <i>Yes</i> ” if answered “ <i>Yes</i> ” to any question in this part.			

Part IV. Final Determination if Stormwater Permit Required		
Questions:	Yes	No
Is project an Applicable Construction Activity?		
Do any exclusion apply to this project?		
<p>If project is an Applicable Construction Activity and no exclusion apply, the applicant must acquire Land Use Permit, develop a Grading and Erosion Control Plan, Stormwater Management Plan, and acquire CDPHE permit prior to beginning land disturbing activity</p> <p>An additional assessment must be completed using the Post-Construction Stormwater Management Applicability Evaluation. This form will determine whether project will be required to implement post-construction (permanent) stormwater control measure.</p> <p>If permit is not required, temporary sediment and erosion control measures must still be implemented.</p>		

Part V. Notes

I have performed the MS4 permit applicability evaluation for the project identified in Part 1 of this form. I have reviewed the project information and completed the form to the best of my knowledge.

Signature and Stamp of Engineer of Record

Date

Signature of Town of Palmer Lake Engineer

Date

Post Construction Stormwater Management Applicability Evaluation Form

This form is to be completed by the applicant. It will be used by the Town of Palmer Lake Engineer to evaluate applicable construction activities to determine if the activity(ies) meet the criteria for applicable development sites. Part II of the form is used to evaluate and document if a site is eligible for an exclusion to permanent stormwater quality management requirements. Part III of the form is used to identify and document which allowable control measure design standard is used for required structures. Please save completed form with project file.

Part I. Project Information	
Project Name:	Project Owner:
Project Location:	Project Number:
5. Project Description:	
If project is located within the Town of Palmer Lake MS4 Permit Area,	

Part II. Exclusion Evaluation: Determine if Post-Construction Stormwater Management exclusion criteria are met. Note: Questions A thru K directly correlate to the MS4 permit Part I.E.4.a.i (A) thru (K). If Yes, to any of the following questions, then mark Not Applicable in Part III, Question 2.				
Questions	Yes	No	Not Applicable	Notes:
A. Is this project a "Pavement Management Site" as defined in Permit Part I E.4.a.i.(A)?				This exclusion applies to "roadways" only. Areas used primarily for parking or access to parking are not included.
B. Is the project "Excluded Roadway Development"?				
• Does the site add less than 1 acre of paved area per mile?				
• Does the site add 8.25 feet or less of paved width at any location to the existing roadway?				
C. Does the project increase the width of the existing roadway by less than 2 times the existing width?				For redevelopment of existing roadways, only the area of the existing roadway is excluded from post-construction requirements when the site does not increase the width by two times or more. <i>This exclusion only excludes the original roadway area it does NOT apply to entire project.</i>
D. Is the project considered an aboveground and Underground Utilities activity?				Activity can NOT permanently alter the terrain, ground cover or drainage patterns from those present prior to the activity

E. Is the project considered a “Large Lot Single-Family Site”?				Must be a single-residential lot or agricultural zoned land, ≥ 2.5 acres per dwelling and total lot impervious area < 10 percent.
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Questions (cont'd)	Yes	No	Not Applicable	Notes
F. Do Non-Residential or Non-Commercial Infiltration Conditions exist? (Post-development surface conditions do not result in concentrated stormwater flow or surface water discharge during an 80 th percentile stormwater runoff event.)				Exclusion does not apply to residential or commercial sites for buildings. A site specific study is required and must show: rainfall and soil conditions; allowable slopes; surface conditions; and ratios of imperviousness area to pervious area.
G. Is the project land disturbance to Undeveloped Land where undeveloped land remains undeveloped following the activity?				Project must be on land with no human made structures such as buildings or pavement.
H. Is the project a Stream Stabilization Site?				Standalone stream stabilization projects are excluded.
I. Is the project a bike or pedestrian trail?				Bike lanes for roadways are not included in this exclusion, but may qualify if part of larger roadway activity is excluded in A, B or C above.
J. Is the project Oil and Gas Exploration?				Activities and facilities associated with oil and gas exploration are excluded.

Part III. Post Construction (Permanent) Stormwater Control Determination		
Questions	Yes	No
1. Is project an Applicable Construction Activity?		
2. Do any of the Exclusions (A-K in Part II) apply?		
<p>If the project is an Applicable Construction Activity and no Exclusions apply, then the site is an “Applicable Development Site” and Post-Construction (Permanent) Stormwater Management is required. Complete the applicable sections of Part IV below and then coordinate signatures for form and place in project file.</p> <p>If the project is not an Applicable Construction Activity, or Exclusion(s) apply then Post-Construction (Permanent) Stormwater Management is NOT required. Coordinate signatures for form and place in project file.</p>		

Part IV: Onsite PWQ Requirements, Documentation and Considerations	Yes	No
1. Check which Design Standard(s) the project will utilize. Standards align with Control Measure Requirements identified in the MS4 permit Part I.E.4.a.iv.		
A. Water Quality Capture Volume (WQCV) Standard		
B. Pollutant Removal/80% Total Suspended Solids Removal (TSS)		

C. Runoff Reduction Standard		
D. Applicable Development Site Draining to a Regional WQCV Control Measure		
E. Applicable Development Site Draining to a Regional WQCV Facility		
F. Constrained Redevelopment Sites Standard		
G. Previous Permit Term Standard		
2. Will any of the project permanent stormwater control measure(s) be maintained by another MS4? If Yes, you must obtain a structure specific maintenance agreement with the other MS4 prior to advertisement.		
3. Will any of the project permanent stormwater control measures be maintained by a private entity or quasi-governmental agency (e.g. HOA or Special District, respectively)? If Yes, a Private Detention Basin/Stormwater Quality Best Management Practice Maintenance Agreement and Easement must be recorded with the Town of Palmer Lake Clerk and Recorder.		

Part V Notes (attach an additional sheet if you need more space)

Project design is complete to include the construction plans, drainage report, specifications, and maintenance and access agreements as required. The engineering, drainage considerations and information used to complete these documents is complete, true, and accurate to the best of my belief and knowledge.

Signature and Stamp of Engineer of Record

Date