



TORIAN PLUM PLAZA PARKING STRUCTURE, PHASE 2
CONSTRUCTION SITE MANAGEMENT PLAN NARRATIVE and
CITY STORMWATER MANAGEMENT PLAN (also see attached map)

Project Description

In 2011 approximately half of the failing waterproofing system beneath the interior of the Torian Plum Plaza and parking structure deck was replaced in conjunction with the construction of the Base Area Promenade. Enhancements included snowmelted pavers, stone terraces, new turf and planting beds and a new plaza.

The remaining portion (phase 2) of the waterproofing project is scheduled to for 2018. The project will generally include demolition/removal of existing material above the parking deck; repairs; waterproofing; replacing materials; installation of new hardscape, infrastructure improvements, and landscape features on top of the parking structure. Finished components will include snowmelted pavers, custom light poles, pedestrian walkways, and seat walls. A boiler room will also be installed.

Construction is scheduled to begin mid-April, 2018 and continue through the summer.

General Sequence of Construction

- Install temporary construction access areas and staging area(s)
- Install traffic control
- Install preliminary erosion control BMPs
- Removals and excavation - strip materials above garage
- Repair damaged areas
- Install new waterproofing
- Install drainage infrastructure
- Install new subgrade material
- Install boiler room
- Install snowmelt
- Replace hardscape, install new hardscape, infrastructure, and landscape features, re-vegetate where warranted.

Phasing

Although some work throughout the project will be conducted simultaneously, the site has been divided into 2 general zones: the area encompassing the pool and fire pit (east), and the area from the fire pit to Café Diva (west). Waterproofing-related work in the east zone is scheduled to take place first from approximately mid-April through July, with work in the west section following.

Erosion and Sediment Control Plan

Duckels Construction has been hired as the contractor on the project. The site is less than one acre disturbance (approximately 0.5 ac) and will not require a CDPHE Stormwater Discharge Permit. Erosion control will still be a priority. Stormwater management information is presented in Table 1 below as well as included on the attached map. These are “living” documents and are intended to be modified and amended as the project progresses.

Temporary erosion control BMPs will be installed prior to and during construction. (Preliminary BMPs for the first phase of the project are depicted on the attached CSMP/SWMP map.)

Inspections to assess the performance of BMPs will be ongoing performed by the Superintendent and overseen Lyn Halliday, President, Environmental Solutions Unltd, LLC, a local environmental consultant. Specific attention will be given following storm events. All BMPs will be maintained and as deficiencies are noted will be corrected as soon as possible.

Control of Stormwater Flowing Onto and Through the Project – Structural and Non-structural Control Measures

Immediate receiving waters: Burgess Creek – Ultimate receiving water – Yampa River.

This site drains generally to the south and west to Casey’s Pond and ultimately the Yampa River. Erosion logs, rock socks, earth berms, small detention basins, filter bags, and other BMPs may be installed as necessitated to prevent sediment from leaving the site and to protect the creek. Erosion logs or rock socks will also be utilized to protect the site perimeter as well as to protect culvert inlets/outlets. Natural vegetated buffers will be maintained where feasible adjacent to the disturbed areas to further polish runoff.

Pollution Prevention and Reduction – Structural and Non-structural Control Measures

-Equipment will remain on-site as much as feasible during the project to avoid mud tracking off site.

-Grading and other ground disturbing activities will not be carried out during periods of heavy precipitation.

-The area of exposed soils will be minimized at any one time. Pre-disturbance vegetation as well as natural features will be protected wherever possible.

-Dozed surfaces will be left rough or stepped instead of back bladed smooth. A rough surface will aid in holding moisture and reducing erosion

-No other known pollution sources exist at the site.

Table 1. Erosion & Sediment Control Treatment/BMPs

Environmental Condition or Source of Potential Pollution	Treatment/BMP
Disturbed areas	<ul style="list-style-type: none">-Erosion logs or rock socks will be utilized as necessary on the downhill side of excavations perpendicular to the direction of flow.-Disturbance will be minimized wherever possible.-Temporary stockpiles will be protected with erosion log or rock socks along downhill perimeter.-Furroughing backfilled soil perpendicular to direction of flow will aid in holding moisture and seed and in reducing erosion.-Stabilization/re-vegetation will take place as soon as feasible.
Wetlands and Adjacent River	No wetlands will be disturbed as part of this project.
Existing vegetation	Nearly all of this site is hardscape, however, disturbance will be minimized as much as feasible and any surrounding vegetation will be remain undisturbed to enhance infiltration of stormwater flow.
Staging Area(s)	Staging will take place west of Café Diva and Terry Sports at the existing parking spaces on Village Inn Ct. (permission provided by Torian HOA). Additional staging in the vacant lot adjacent to the east of the project is proposed pending approval from property owner (see map). Parking, material storage, a job trailer or connex, spill kit, portolets, concrete washout structure and dumpster will be housed at these locations.
Vehicle tracking control	-Vehicle tracking pads and/or street sweeping will be implemented as warranted.
Materials Management	A spill kit will be on site. Portolets and dumpsters will be located at the staging areas. A concrete washout structure will also be at the staging areas. Portolet for sanitary waste will be installed at least 50 feet from waterways and will and serviced by a licensed vendor.
Equipment Fueling	Vehicle fueling will take place via a fuel truck. Care will be taken not to spill fuel. Fueling will occur at least 50 feet from any waterways. (also see spill control plan in SWMP).
Dust control	Water spraying will be implemented as warranted for dust control.

Concrete Washout	A portable concrete washout structure will be located at the staging area during pours. Washout material will be 100% contained and removed offsite for proper disposal.
Final Stabilization / Re-vegetation	<p>Stabilization will include replacing hardscape as well as newly installed hardscape and landscaping. Any disturbed soils will be seeded and mulched. Permanent drainage infrastructure will be in accordance with engineering plans.</p> <p>Revegetation of prescribed areas will include:</p> <ul style="list-style-type: none"> • Replacement of topsoil and final grade work as part of the final phase • Furrough/roughen soils along contour • Broadcast seeding with weed-free native seed mix • Mulching with weed free hay/straw.

BMP Installation and Implementation Specifications

BMP installations will follow one of the following: manufacturer guidelines; CDOT Erosion Control and Stormwater Quality Field Guide; Routt County Erosion and Sediment Control During Construction Guidebook; USEPA BMP Database; or Urban Storm Drainage Criteria Manual.

CONSTRUCTION DEWATERING

It is not anticipated that groundwater will be encountered on this project (see geotechnical report) and accordingly a CDPHE construction dewatering permit will not be necessary. Stormwater will be managed as detailed above. Water which may accumulate in an excavation from precipitation may need to be pumped, in which case it will be transported to a water truck or frac tank and removed off site or temporarily stored in a small onsite detention basin.

SITE CONSTRUCTION FACILITIES

See above

CUT & FILL QUANTITIES

1300 CY (approximate)

PARKING

See table above and map

TRAFFIC CONTROL

A traffic control plan is included in this submittal (see map) and focusses on providing business access at all times; ensuring emergency access; providing appropriate re-routing of pedestrian and bike traffic; safety fencing of construction zones; and public notifications through signage and other means.

DAYS/HOURS OF WORK

Monday through Friday 7am – 5pm. Weekend and holiday work may occur. Other restrictions for work areas will be adhered to per City requirements.

GRADING AND EXCAVATING PERMIT

A “Minor Infrastructure” - less than one acre City Grade and Fill permit is being sought.

PROJECT CONTRIBUTORS / CONTACT PERSON:

Contractor: Duckels Construction, Inc., Steamboat Springs, CO

Permit Contact: Derick Duckels, VP 970 879-6072

Owner: Torian Plum Owners Association, Inc., managed by Steamboat Resorts by Wyndam Vacation Rentals (John Shipley)

Design: Wenk Associates, Inc., Denver, CO (JC Culwell)

Civil: Landmark Consultants, Inc., Steamboat Springs, CO

Engineer: Martin/Martin, Inc., Lakewood. CO (Alex Tipton)

Prepared by Lyn Halliday, Environmental Solutions Unltd, LLC, Steamboat Springs,

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