Standard Form No. 5 Drainage and Stormwater Treatment Scope Approval Form

Prior to starting a development plan and before the first drainage submittal, a Drainage and Stormwater Treatment Scope Approval Form must be submitted for review and signed by the City Engineer. A signed form shall also be included in every drainage submittal as Attachment A. This Scope Approval Form is for City requirements only. Values may be approximate. The City encourages supporting calculations and figures to be attached.

Project Information	
Project name:	Thunderhead Beach
Project location:	1965 Ski Time Square Drive
Developer name/contact info:	Majestic Realty c/o: Landmark Consultants, Inc.
Drainage engineer name/contact info:	Landmark Consultants, Inc., 141 9th St., Steamboat Springs, CO 80477
Application Type:	Preliminary Plat
Proposed Land Use:	Commercial (Hotel/Restaurant/Spa/Retail)

Project Site Parameters	
Total parcel area (acres):	2.24 Acre
Disturbed area (acres):	2.24 Acre
Existing impervious area (acres, if applicable):	Per Final Drainage Study for Ski Time Square 2.18 Ac
Proposed new impervious area (acres):	-0- Acre
Proposed total impervious area (acres):	2.16 Acre
Proposed number of project outfalls:	1
Number of additional parking spaces:	N/A - All parking in garage below proposed building.
Description and site percentage of existing cover/land use(s):	Per Final Drainage Study for Ski Time Square, lanscaped areas, paved parking and drives, rooftop areas.
Description and site percentage of proposed cover/land use(s):	Lanscaped areas, paved parking and drives, rooftop areas.
Expected maximum proposed conveyance gradient (%):	8%
Description of size (acres) and cover/land use(s) of offsite areas draining to the site	0.04 Ac. undeveloped area directly west of site; land cover: undeveloped/native grasses 0.13 Ac. Right of Way directly north of site; land cover: asphalt, landscaped area, concrete drive

Type of Study Required:

☐ Drainage Letter
☐ Final Drainage Study
☒ Conceptual Drainage Study
☐ Stormwater Quality Plan

Hydrologic Evaluation:

☒ Rational Method ☐ CUHP/SWMM ☐ HEC-HMS ☐ Other_____

Project Drainage	
Number of subbasins to be evaluated:	4
Presence of pass through flow (circle):	YES (NO)
Description of proposed stormwater conveyance on site:	
Project includes roadway conveyance as part of design evaluation (circle):	YES (NO)
Description of conveyance of site runoff downstream of site, identify any infrastructure noted in Stormwater Master Plan noted as lacking capacity for minor or major storm event:	
Detention expected onsite (circle):	YES (NO)
Presence of Floodway or Floodplain on site (circle):	(YES) NO
Anticipated modification of Floodway or Floodplain proposed (circle):	YES (NO)
Describe culvert or storm sewer conveyance evaluative method:	Storm and Sanitary Analysis, Autodesk Civil 3D

Permanent Stormwater Treatment Facility Design Standard (check all that apply with only one standard per tributary basin):

☐ WQCV Standard ☐ TSS Standard ☐ Infiltration Standard
☐ Constrained Redevelopment WQCV Standard
☒ Constrained Redevelopment TSS Standard
☐ Constrained Redevelopment Infiltration Standard
☐ Does not Require Permanent Stormwater Treatment (attach Exclusion Tracking Form)

Project Permanent Stormwater Treatment	
Justification of choice of proposed design standard, including how the site meets the constrained redevelopment standard, infiltration test results, etc.:	TSS design standard applies to this site and has been used extensively in the area.
Concept-level permanent stormwater treatment facility design details (type, location of facilities, proprietary structure selection, treatment train concept, etc.):	Hydrodynamic separator will be utilized for water quality treatment in order to meet Municipal Separate Storm Sewer System (MS4) requirements. One unit is anticipated near the southwest corner of the site, providing treatment prior to entry to Burgess Creek.
Proposed LID measures to reduce runoff volume:	Hydrodynamic separator only, runoff reduction not necessary since no change from historic peak flow or volume per Final Drainage Study for Ski Time Square.
Will treatment evaluation include off-site, pass through flow (circle):	YES (NO)

Approvals

Aaron Cvar, Landmark Consultants, Inc.	12/5/2023	970-690-0493
Prepared By: (Insert drainage engineer name & firm)	Date	Phone number

Approved By:

Printed Name: City Engineer	Date