

Construction Site Management Plan

Prior to the issuance of a building permit, any commercial, multi-family, or multi-lot single family project must complete an approved Construction Site Management Plan. The proposed CSMP, at a minimum, must include the following:

1) Erosion and Sedimentation Control Plan showing:

- a. Topographic Information- including sufficient detail to characterize the site.
- b. Areas and extent of soil disturbance (show any phasing).
- c. Location of all on site and adjacent water bodies, wetlands, drainages, and storm water systems.

Include the following:

- Location of diversion structures, check dams, silt fencing, straw wattles, sediment ponds, or other measures.
- Vehicle soil tracking measures (vehicle track pad, vehicle wash station, etc.).
- Inlet protection as necessary
- Temporary sedimentation ponds
- Identify site personnel responsible for inspecting storm water controls.

***NOTE:** Sites are responsible for obtaining a state storm water management permit and a separate discharge permit, if required. (see web-link @ www.cdphe.state.co.us/wq/PermitsUnit)

2) Site Construction Facilities (Identify the following):

- a. Staging areas
- b. Storage areas
- c. Stockpile areas
- d. Dumpsters and trash receptacles
- e. Sanitary facilities
- f. Loading areas
- g. Trailers and field offices (show access)
- h. LPG Tank- Liquid Propane Gas tank (for winter heating of structures prior to full power)

3) Parking

- a. Location and number of onsite and any offsite parking spaces

4) External Traffic Control Plan showing:

- a. Truck schedule (# of movements per day, and time of day)
- b. Site access points; show existing adjacent streets and driveways; identify any changes and associated signage
- c. Sidewalks and trails; identify any changes and associated signage
- d. Use of the public Right of Way (ROW) - generally not permitted (For constrained sites show any proposed use of ROW)
- e. Crane use details, including but not limited to, ROW encroachment, swing radius, loading locations (Crane will require revocable permit from the City)

5) Internal Access Control showing:

- a. Internal routes
- b. Emergency access- 24' all weather surface for emergency access thru site (to be maintained at all times)

6) CSMP Standard Notes: See handout or visit <http://www.steamboatsprings.net/index.php?id=88>

**** Plans shall be phased and updated as the project evolves and site conditions change. A current copy of the CSMP must be on file with the City Construction Site Manager and at the job site.**

*****Refer to chapter 36 of the Community Development Code for more information.**

Standard Notes for Construction Site Management Plans:

1. This plan shall be kept on site at all times and updated to reflect any changes.
2. Concrete waste and washout water from mixing trucks shall be contained on site, removed from the site, and properly disposed. Materials should not enter state waters.
3. Contractor is responsible for installing and maintaining temporary erosion and sediment control during construction and establishing any required permanent Best Management Practices (BMPs).
4. Contractor is responsible for complying with all local, state, and federal laws. In addition contractor must obtain required permits.
5. Clearing or grading shall not begin until all sediment control devices have been installed.
6. The contractor shall promptly remove all sediment, mud, and construction debris that may accumulate in the right of way, private property, or water ways as a result of the construction activities.
7. All ingress, egress points and vehicle access points onto disturbed site must be stabilized with a vehicle tracking control pad. Access shall only be via approved locations as shown on approved CSMP.
8. Soil stabilization measures shall be in place and areas are to be revegetated:(1) for stockpiles, if inactive for more than 30 days (2) for areas of land disturbance within one growing season.
9. Inlet protection shall be installed in conjunction with storm drain inlets where drainage area is not vegetated.
10. BMPs shall be used, modified, and maintained whenever necessary to reflect current conditions. BMPs shall be inspected weekly and after every precipitation event. Accumulated sediment shall be removed from BMPs when the sediment level reaches $\frac{1}{2}$ the height of the bmp.
11. Emergency access must be kept obstacle free and passable at all times.
12. For any work to be done in the Right of Way, coordinate with the City Construction Site Manager regarding special permitting. No work shall be conducted in the ROW between November 1 and April 1 without prior approval from the director of Public Works.
13. Where required as part of the ROW permit or where site work affects the pedestrian or vehicle travel way, traffic control shall be installed. All traffic control shall be in accordance with the Manual on Uniform Traffic Control Devices, latest edition.
14. Sidewalks adjacent to construction sites shall be maintained, for public use, by the contractor. In areas where construction is taking place next to the sidewalk and overhead hazards are possible, site is responsible for installing and maintaining sidewalk protection.