



Stormwater Quality Permit Terms and Conditions

This document sets forth the formal Terms and Conditions governing the issuance and maintenance of the City of Thornton Stormwater Quality Permit (SWQP). The Permittee shall comply with the following provisions throughout the duration of the permit until final stabilization has been achieved and the permit is formally terminated. These Terms and Conditions apply to all construction sites and associated activities that may discharge stormwater or pollutants to state waters or the Municipal Separate Storm Sewer System (MS4):

1. The Permittee has been or is being granted a City of Thornton Stormwater Quality permit following submittal and approval by the City of the following documents:
 - a. Erosion and Sediment Control Plans
 - b. Certification to Discharge Under CDPS General Permit COR400000 (individual permit)
 - c. Stormwater Management Plan (SWMP)The Permittee must continuously comply with such approved documents throughout the duration of the permit.
2. For the duration of the permit life cycle, a renewal fee as established by resolution of the City Council will be charged annually until the permit is closed.
3. Any large-scale amendments to the plans that pose the need for review after the permit has been granted shall be subject to an amendment review and administrative fee as established by resolution of City Council.
4. In the event of a change in ownership, both the current and successive owners shall submit a Permit Transfer Form to the City to assign responsibility for compliance with the SWQP.
5. For the duration of the permit life cycle, the Permittee agrees to allow Stormwater Quality Group staff unrestricted access to the site to conduct regular inspections.
6. The Permittee shall request an Initial Inspection from the City of Thornton Stormwater Quality Group before construction activity can begin. Only upon passing the Initial Inspection may the contractor move forward.
7. Early grading will be allowed if Initial Phase Erosion Control Plans are deemed sufficient by the Stormwater Quality Group and other relevant Development permitting requirements are satisfied. Any work performed past the Initial Phase may be subject to a Stop Work Order.
8. Control measures shall be installed downgradient of, and prior to commencement of construction activities, and before initiation of any phase that introduces new potential pollutant sources.
9. The Permittee shall implement all necessary control measures to eliminate or minimize the discharge of pollutants from potential pollution sources at the site. The Permittee shall ensure compliance with all applicable federal,





state, and municipal stormwater quality standards, including narrative water quality standards, and shall not cause or contribute to any exceedance thereof.

10. The Permittee shall install and maintain all control measures, structural and non-structural, in accordance with sound engineering, hydrologic, and pollution control practices. All control measures must remain in effective operating condition and be protected from interference or damage.
11. Control measures for concrete washout waste, masonry operations, stucco waste, vehicle and equipment washing, and external building washing must be implemented. Concrete washout areas must be located away from areas of shallow groundwater to provide adequate buffering capacity. All waste must ultimately be removed from the site and appropriately disposed of.
12. All wash water used for paint, form release oils, curing compounds, and similar must be directed into an adequately sized leak-proof container or lined pit to prevent discharges to groundwater or overflows. All waste must ultimately be removed from the site and appropriately disposed of.
13. Individual containers of liquid chemicals holding 55 gallons or more must be placed within secondary containment or equivalent protection.
14. Vehicle tracking controls shall be used wherever disturbed area exits onto impervious surface.
15. Staging areas shall not be comprised of recycled crushed concrete. Only crushed rock or other approved materials by the City shall be used.
16. Reinforced silt fence must be used along waterways.
17. The Permittee must protect a 50-foot-wide buffer or "setback" of pre-existing vegetation between construction activities and receiving waters, unless infeasible. In addition to maintaining this buffer, the Permittee must install control measures upgradient of the buffer to provide treatment for runoff prior to reaching the buffer.
18. Erosion Control Blanket materials should be biodegradable and consist of coconut fiber, straw and other organic twine. Outside netting should consist of biodegradable natural organic jute materials. Plastic netting is not allowed. Heavier, denser blankets shall be used near flowing water along channels and streams and held down with wooden stakes. Lighter blankets shall be used on steep slopes (typically > 4H:1V) where there is a potential for rill erosion from rain events and may be held down by non-wooden stakes.
19. All disturbances shall be kept to a maximum of 40 acres at a time. Variances to open more than 40 acres at a time will be considered during the review process. Failure to comply with this regulation may result in an immediate Stop Work Order.
20. Temporary Stormwater Control Measures must be installed per the Erosion and Sediment Control Plan set. Any alternative control measure (i.e. using berms instead of silt fence called out on plans) must be approved by City of Thornton Stormwater Quality Group Staff.
21. Dust suppression techniques shall be implemented to control airborne dust migration off site.
22. The Permittee shall preserve and, where feasible, reuse topsoil in areas designated for vegetative stabilization.



23. Temporary stabilization measures must be taken where earth disturbing activity has permanently ceased or has temporarily ceased for more than 14 calendar days.
24. Slopes greater than 4H:1V must use erosion control blankets for final stabilization unless specified otherwise by the City.
25. Final stabilization shall be deemed complete when permanent stabilization methods are installed and vegetative cover achieves a minimum of seventy percent (70%) of that provided by native vegetation in comparable undisturbed areas.
26. The permittee must contact City Development and Stormwater Quality Group staff before beginning the installation of Permanent Stormwater Control Measures to ensure that structural inspection requirements are fulfilled. City Staff will provide guidance on the process from there. If aspects that require inspection oversight and documentation are installed without City Staff present, City Staff reserve the right to require reinstallation with oversight.
27. The Permittee must minimize soil compaction in all areas where infiltration control measures will be implemented or where vegetation will be used to achieve final stabilization. If compaction does occur, decompaction must be completed prior to planting.
28. Crushed recycled concrete shall not be used for any aspect of drainage features or Permanent Stormwater Control Measures, including by not limited to swales, access paths, retaining walls, bedding, etc.
29. Permanent Stormwater Control Measures at final grade must immediately have some form of permanent or temporary stabilization installed.
30. Permittee must install sediment control logs or equivalent temporary stormwater control measures along the water quality components (i.e. trickle channels, etc.) of extended detention basins immediately after installation. Silt fence will not be used along these components unless specified otherwise by City staff.
31. A Qualified Stormwater Manager (QSM) as defined in COR400000 shall conduct inspections outlined by the permit.
32. Inspections shall include all disturbed areas, installed control measures, stormwater discharge points, material storage areas, and vehicle exit locations. Findings of non-compliance shall be documented and corrective actions initiated promptly.
33. All inspection records shall be maintained within the Stormwater Management Plan (SWMP) and retained for a minimum period of three (3) years following permit closure.
34. The Permittee shall maintain a complete and current copy of the SWMP on-site or at a location approved in writing by the Water Quality Control Division (WQCD). The SWMP shall follow all applicable requirements defined in the CDPS General Permit COR400000.
35. All inspection reports shall be signed and certified by the QSM, verifying that corrective actions have been completed and that the site is in compliance with this permit. Inspection reports must be made available to the City upon request.



36. Failure to comply with these Terms and Conditions may result in the issuance of reinspection fees as established by resolution of the City Council, a Stop Work Order, or other enforcement actions by the City of Thornton as detailed in Chapter 22, Article V, of the City Code.
37. If reinspection fees are not paid within 30 business days, City of Thornton reserves the right to issue a Stop Work Order or hold up a potential Certificate of Occupancy (CO).
38. The City reserves the right to recover costs associated with implementing corrective measures.
39. This permit shall remain active and enforceable for the life of the project, and shall not be terminated until all construction activity has ceased and final stabilization is verified & approved by the City of Thornton Stormwater Quality Group following a final inspection.