

STORMWATER MANAGEMENT PLAN

HORSE CREEK COMMERCIAL

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I. SITE DESCRIPTION

This Stormwater Management Plan or “SWMP” is prepared for the proposed development known as Horse Creek Commercial (the ‘Project’). This project is a 1.57-acre office development located 800 feet northeast of the intersection of Chambers Road and Hess Road in the Town of Parker, Colorado. The site lies in the SE 1/4 of Section 29, Township 6 South, Range 66 West of the 6th Principal Meridian. It is platted as Lot 10B, Douglas 234 Filing No. 6, Amendment 2. The site is bounded on north by a daycare (Lot 11A, Douglas 234, Filing No. 6, Amendment 1), on the west by Sliceroo Drive (Tract A, Douglas 234, Filing No. 6, Amendment 1), on the east by an open space slope (Tract B, Douglas 234 Filing No. 1, 1st Amendment) and on the south by undeveloped commercial properties (Lots 8A and 9A, Douglas 234, Filing No. 6, Amendment 2). Vehicular access will be provided to the private drive centered on the south lot line, which connects to Sliceroo Drive to the west and south. A vicinity map is included at the rear of this report.

A. Existing conditions and the nature of the construction activity at the site:

The project site is currently vacant and covered by native grasses. A Les Schwab tire shop is currently in the design process for Lot 8A, to the southeast of the project site. That development includes the design and construction of the private drive centered along the south lot line of the project site. It is expected that construction of the Les Schwab project will be completed prior to the beginning of this project. Therefore, the Les Schwab improvements have been considered existing for the purposes of this report.

The proposed development of the site consists of the construction of a 16,000 square foot office building as well as a parking lot with associated landscaped areas. It also includes underground utilities and a storm sewer system.

The proposed sequence for major activities: The estimated construction start date is summer 2025. The estimated completion date is summer 2026. The anticipated sequence of activities related to grading and erosion control is as follows:

1. Install perimeter construction fence, silt fence, offsite inlet protection, stabilized staging area and vehicle tracking control as shown on the Initial Erosion Control Plan.
2. Perform site, grading and excavation; maintain perimeter control measures and install additional control measures if necessary.
3. Construct site utilities. Install inlet protection around the proposed storm sewer inlets immediately after construction.
4. Install concrete washout areas prior to placement of any concrete.
5. Install erosion control blankets after site grading has been completed. Install sediment control logs immediately after construction of site curb & gutter.
6. Building construction
7. Construct final paving and install permanent landscaping.
8. Install seeding and mulching and surface roughening on all areas not otherwise permanently stabilized.
9. Upon final stabilization, remove all control measures.

- B. Estimates of the total area of the site, and the area and location expected to be disturbed by clearing, excavation, grading, or other construction activities: The total site area is 1.57 acres. The area to be disturbed will be approximately 1.5 acres. The estimated volume of cut is 3,363 CY and fill is 634 CY. This will lead to an import of 2,729 CY. No material may be imported or exported without an approved haul-route from the Town of Parker.
- C. Summary of any existing data used in the development of the site construction plans or SWMP that describe the soil or existing potential for soil erosion: The National Resource Conservation Service soil survey of the Castle Rock, Colorado area, identifies the soil in the project area as Newlin-Satanta complex, 5 to 20 Percent slopes, which is a type B soil.
- D. A description of the existing vegetation at the site and an estimate of the percent vegetative ground cover: The project site is currently vacant and is covered by native grasses. Vegetation covers 100% of the site.
- E. The location and description of all potential pollution sources, including ground surface disturbing activities, vehicle fueling, storage of fertilizers or chemicals, etc.: Ground-disturbing activities, including clearing, grubbing, trenching, and grading will take place on-site. Equipment will be fueled on-site, but no stationary on-site fuel tanks are proposed; instead, equipment and vehicles would be fueled from a truck-mounted fuel tank. Equipment and vehicles will likely leak oil and other fluids on-site. Concrete trucks will be washed out on-site. Chemicals, paints, and solvents will be stored on-site. High winds may blow dust and other site debris off-site. Import/export of earth and rock may occur, which could lead to native material being tracked or spilled onto adjacent roadways.
- F. The location and description of any anticipated allowable sources of non-stormwater discharge at the site, e.g., uncontaminated springs, landscape irrigation return flow, construction dewatering, and concrete washout: Concrete trucks will be washed out into an on-site depression surrounded by berms to prevent contaminated runoff from discharging off-site. No other non-stormwater discharges are expected.
- G. The name of the receiving water(s) and the size, type, and location of any outfall(s). If the stormwater discharge is to a municipal separate storm sewer system, the name of that system, the location of the storm sewer discharge, and the ultimate receiving water(s): The project site is tributary to nearby KOA Tributary which drains approximately one mile northeasterly to Cherry Creek. Site runoff will exit the project site in existing storm sewer which drains easterly from the east edge of the project site.

II. SITE MAP

The Site Map consists of the Initial, Interim and Final Erosion Control Plans and the Town of Parker standard details for erosion control.

III. STORMWATER MANAGEMENT CONTROLS

The following control measures shall be installed during the **Initial Phase** of construction:

Construction Fence (CF) – Six-foot-high metal construction fencing will be installed around the perimeter of the site prior to construction in order to secure the property and prevent entrance by the public.

Silt Fence (SF) - Silt fence will be provided around the south and west perimeter of the site. The silt fence, as shown on the Initial Erosion Control Plan, will be in place prior to project grading.

Vehicle Tracking Control (VTC) - Vehicle Tracking Control will be provided at the site access to the existing private drive along the south edge of the property. It shall be placed during the initial phase of construction.

Inlet Protection (IP) – During the initial phase of construction Inlet Protection will be placed around the existing storm inlet on the west side of the Les Schwab development. Inlet Protection location is shown on the Initial Erosion Control Plan. It shall be kept free from all sediment and pollutants and allowed to function as designed. It shall be maintained after construction until site paving and/or final vegetative cover is established.

Stabilized Staging Area (SSA) – A stabilized staging area shall be provided near the vehicle tracking control. It is to be used for parking, storage, unloading and loading of a trailer.

The following control measures shall be installed during the **Interim Phase** of construction. All control measures installed during the Initial Phase shall remain in place.

Erosion Control Blanket (ECB) – Erosion Control Blanket will be installed where the proposed grades are steeper than 4:1. Erosion control blankets help reduce both wind and water erosion by covering exposed soils with a matrix of straw, jute, coconut, or excelsior. For this project a double-net, 100% straw blanket is adequate due to the minimal drainage flows across the ECBs.

Sediment Control Logs (SCL) – Sediment control logs will be installed along the back of curb and walk wherever the adjacent soils drain toward the parking lot or sidewalks. They will be installed immediately after construction of the curb, gutter and walk.

Inlet Protection (IP) – During the interim phase of construction Inlet Protection will be provided for the proposed, onsite storm inlets. Inlet Protection locations are shown on the Interim TESC Plan. They shall be kept free from all sediment and pollutants and allowed to function as designed. Inlet protection shall be placed immediately after storm sewer construction. It shall be maintained after construction until site paving and/or final vegetative cover is established.

Concrete Washout Area (CWA) - A concrete washout area will be provided near the stabilized staging area and vehicle tracking control. The purpose is to provide a contained

area for washing of equipment used during concrete construction. It shall be installed prior to any concrete work.

Surface Roughening (SR) – During the interim phase surface roughening will be provided for all areas not immediately covered by hard surface or erosion control blankets.

During the **Final Phase** the silt fence, sediment control logs and inlet protection will remain until final approval is given from the Town that vegetative cover is established. The final phase includes installation of all landscaping. If final landscaping cannot be installed within 7 day the following control measure will be required:

Seeding and Mulching (SM) – Areas that will not be stabilized by pavement or final landscaping within 7 days shall be surface roughened within 2 days of final grading followed by seeding and mulching.

IV. SWMP ADMINISTRATOR

The identity of the SWMP Administrator is to be determined.

V. IDENTIFICATION OF POTENTIAL POLLUTANT SOURCES AND CONTROL MEASURES

Potential pollutant sources are evaluated and shall be mitigated as discussed below:

- A. All disturbed and stored soils: Silt fence will be installed both per the Site Map and as necessary to prevent sediment from migrating downhill. Silt fence and/or other sediment-collecting BMPs shall be installed on the downslope sides of all disturbed slopes to minimize sediment transport. Temporary seeding and mulching may be installed if work in disturbed areas is delayed for more than 7 days. Unless otherwise approved, the Town requires that disturbed areas be drill seeded and crimp mulched, or permanently landscaped, within 30 days from the start of land disturbance activities or within seven days of the substantial completion of grading and topsoiling operations, whichever duration is shorter.
- B. Vehicle tracking of sediments: Vehicle tracking mats shall be installed at all construction access points to minimize tracking sediment onto public and private roadways. One vehicle tracking control pad is shown on the Site Map at the access to the private drive on the south edge of the property. Street sweeping may be needed to clean the adjacent roadway from spilled or tracked native material.
- C. Management of contaminated soils: See “Materials Handling and Spill Prevention” section below.
- D. Loading and unloading operations: A stabilized staging area shall be installed in the northwest portion of the site. This stabilized staging area shall be protected by a spill berm, and will be used for vehicle refueling, material storage, sanitary facilities, and construction trailer placement. It is the responsibility of the

contractor to designate the refueling area and take all appropriate actions to ensure that no pollution of the storm water occurs due to refueling procedures. Fueling areas shall be located a minimum of 100 feet from all drainage courses whenever possible and shall be enclosed by a 12-inch high compacted earthen ridge capable of retaining potential spills. If the fueling area is to be located on porous soil, the area shall be covered with a non-porous lining to prevent soil contamination. Contractors shall use appropriate equipment and tools in a controlled manner to avoid puncturing packaging or otherwise damaging/spilling construction materials to be loaded and unloaded on-site.

- E. Outdoor storage activities (building materials, fertilizers, chemicals, etc.): Outdoor storage will be common for inert objects, such as general building materials. However, outdoor storage of chemicals, fertilizers, paints, and solvents is highly discouraged. Such materials shall be kept in their original containers and stored either inside a building or an appropriate storage trailer or container.
- F. Vehicle and equipment maintenance and fueling: See information on equipment and vehicle fueling in Paragraph D above. See also the “Materials Handling and Spill Prevention” section below.
- G. Significant dust or particulate generating processes: The SWMP Manager shall be responsible for dust control on the site. Disturbed areas not yet ready to be seeded, landscaped, paved, or otherwise stabilized shall be watered, sprayed with a tackifier, mulched (without seed) or ripped as necessary to preclude visible dust emissions
- H. Routine maintenance activities involving fertilizers, pesticides, detergents, fuels, solvents, oils, etc.: See “Materials Handling and Spill Prevention” section below.
- I. On-site waste management practices (waste piles, liquid wastes, dumpsters, etc.): If dumpsters are used they shall be covered when not in use to prevent inadvertent blowing of construction debris during periods of high winds.
- J. Concrete truck/equipment washing, including the concrete truck chute and associated fixtures and equipment: Concrete trucks, along with their chutes and associated equipment will be rinsed out on-site. Concrete washout pits will therefore be necessary throughout all phases of the Project requiring concrete placement. The pits shall be surrounded by berms to prevent concrete-contaminated runoff from entering surface runoff or surface waters. Concrete washout water will evaporate and potentially percolate into the ground, as allowed by the SWMP permit.
- K. Dedicated asphalt and concrete batch plants: No batch plants will be located on-site during construction.
- L. Non-industrial waste sources such as worker trash and portable toilets: Contractors and other on-site workers shall place their rubbish in the site dumpster, if provided. If a dumpster is not located on-site during a particular phase, site workers shall carry their trash off-site and dispose of it into an appropriate waste receptacle. The

portable toilet(s) to be located on-site shall be firmly anchored to the ground within the stabilized staging area.

- M. Other areas or procedures where potential spills can occur: It is unlikely that groundwater will be encountered during construction. However, if groundwater is encountered, it shall be tested and treated to stream standards per CDPHE standards and specifications prior to being released as surface runoff or into surface waters. A dewatering permit shall be acquired from the CDPHE if groundwater is discovered during excavation or other construction activities.

VI. MATERIALS HANDLING AND SPILL PREVENTION

- A. The following are the general material management practices that shall be used to reduce the risk of spills or accidental exposure of materials and substances to stormwater runoff:
1. An effort shall be made to store only enough product required to complete the job.
 2. All materials stored on-site shall be stored in a neat, orderly manner in appropriate containers and, if possible, under a roof or inside an enclosure.
 3. Products shall be kept in their original containers with the original manufacturer's label.
 4. Substances shall not be mixed with one another unless recommended by the manufacturer.
 5. Whenever possible, all of a product shall be used up before disposing of the container.
 6. Manufacturer's recommendations for proper use and disposal shall be followed.
 7. The site superintendent shall inspect daily to ensure proper use and disposal of materials on-site.
 8. The site superintendent shall conduct regular training with sub-contractors to educate them on proper handling and spill prevention techniques, as well as education on the procedures necessary if a spill does occur.
- B. The following are hazardous product best management practices that shall be implemented:
1. Products shall be kept in their original containers unless they are not re-sealable.
 2. Original labels and material safety data shall be retained.
 3. If surplus product must be disposed of, manufacturer's and local/state recommended methods for proper disposal shall be followed.
- C. The following are product-specific practices that shall be implemented:
1. Petroleum products: All on-site vehicles shall be monitored for leaks and receive regular preventative maintenance to reduce the chance of leakage. Petroleum products shall be stored in tightly-sealed containers which are clearly labeled. Any asphalt substances used on-site shall be applied according to the manufacturer's recommendations. Vehicle fueling shall occur on level surfaces.

Absorbent material shall be kept on-site for immediate use, should a spill occur. No above-ground fuel tanks are proposed for this Project.

2. Fertilizers: If used, fertilizers shall be applied only in the minimum amounts recommended by the manufacturer. Once applied, fertilizer shall be worked into the soil to limit exposure to runoff. Storage shall be in a covered shed or other enclosed structure. The contents of any partially-used bags of fertilizer shall be transferred to a sealable plastic bin to avoid spills.
3. Paints: All containers shall be tightly sealed and stored when not required for use. Excess paint shall not be discharged into the storm sewer system, but shall be properly disposed of according to manufacturer's instructions and local/state regulations.

VII. SPILL RESPONSE AND CLEANUP

NOTE: IN CASE OF FIRE, ALL PERSONNEL SHALL EVACUATE THE IMMEDIATE AREA. FIRST AID SHALL BE RENDERED TO ANYONE WHO IS INJURED, AND 911 SHALL BE CALLED IMMEDIATELY. APPROPRIATE STEPS TO PROTECT HUMAN LIFE ARE THE TOP PRIORITY. FIRE CONTROL IS SECONDARY, FOLLOWED BY SPILL CONTROL AND CLEANUP.

Upon detection of any spill, the first action to be taken is to ensure personal safety. All possible ignition sources, including running engines, electrical equipment, and other hazards shall be immediately turned off or removed from the area. The extent of the spill and the nature of the spilled material shall be evaluated to determine if remedial actions could result in any health hazards, escalation of the spill, or further damage that would intensify the problem. If such conditions exist, a designated employee shall oversee the area of the spill and the SWMP Administrator shall be notified immediately. The source of the spill shall be identified and the flow of pollutants stopped, if this can be done safely. However, no one shall attend to the source of the spill or begin cleanup of the spill until ALL emergency priorities (fire, injuries, etc.) have been addressed.

- A. Small spills: Small spills are minor quantities (less than about five gallons) of gasoline, diesel fuel, oil, anti-freeze, or other materials that can be cleaned up by a single employee using readily available materials. The following procedures shall be implemented by site personnel in the event of a small spill:
 1. Ensure personal safety, evaluate the spill, and, if possible, stop the flow of pollutants.
 2. Contain the spread of the spill using absorbents, portable berms, sandbags, or other available measures.
 3. Spread absorbent materials on the area to soak up as much of the liquid as possible and to prevent infiltration into the soil.
 4. Once the liquids have been absorbed, remove all absorbents from the spill and place the materials in a suitable storage container. On paved areas, wipe any remaining liquids from the surface and place the materials in a storage container. Do not spray or wash down the area using water. For open soil areas, excavate any contaminated soil as soon as possible and place the soil in a suitable storage container. All materials shall then be transported off-site for disposal.

5. If immediate transfer and storage of the contaminated soil is not practical, excavate and place the contaminated soil on a double thickness sheet of 3-mil or higher polyethylene film. In addition, a small berm shall be formed around the outer edges of the soil stockpile, underneath the polyethylene film, to ensure that contaminants are not washed from the site during precipitation events.
 6. Record all significant facts and information about the spill, including: Type of pollutant; location; apparent source; estimated volume; time of discovery; actions taken to clean up spill.
 7. Notify the SWMP Administrator of the spill and provide the information from Item 6 above.
- B. Medium to large spills: Medium to large spills consist of larger quantities (usually about 5 – 25 gallons) that cannot be controlled by a single employee. Generally, a number of field personnel will be needed to control the spill, and a response may require the suspension of other Project activities. The following procedures shall be implemented by site personnel in the event of a medium to large spill:
1. Ensure personal safety, evaluate the spill, and, if possible, stop the flow of pollutants.
 2. Immediately dispatch a front-end loader or similar equipment to the spill and construct a berm or berms down-gradient of the spill to minimize the spread of potential pollutants. On paved surfaces, portable berms, sandbags, booms, or other measures shall be used to control the lateral spread of the pollutants.
 3. When the spread of the spill has been laterally contained, contact the SWMP Administrator or designated facility employee and provide them information on the location, type, and amount of spilled material, and a briefing on the extent of the spread and measures undertaken to contain the contaminants.
 4. Depending on the nature of the spill, mobilize additional resources as needed to contain the contaminants.
 5. Cleanup shall commence when the lateral spread has been contained and the SWMP Administrator has been notified.
 6. Freestanding liquid shall be bailed or pumped into 55-gallon storage drums, steel tanks, or other suitable storage containers. When all the liquid has been removed from the pavement or soil layer, absorbents shall be applied to the surface and transferred to the storage containers when they have soaked up as much of the spill as possible.
 7. On paved surfaces, the remaining contaminants shall be removed to the extent possible, with rags, sweeping, or similar measures. The area of the spill shall not be sprayed or washed down using water. Any contaminant-soaked materials shall be placed into the storage containers with the other absorbents.
 8. The remaining contaminated soils shall be excavated and loaded into a dump truck(s) for disposal off-site at a designated facility. If transport off-site is not immediately available, the remaining soils shall be stockpiled on a double thickness sheet of 3-mil or higher polyethylene film. In addition, a small berm shall be formed around the outer edges of the soil stockpile, underneath the polyethylene film, to ensure that contaminants are not washed from the site during precipitation.

9. Record all significant facts and information about the spill, including: Type of pollutant; location; apparent source; estimated volume; time of discovery; actions taken to clean up spill.
 10. Provide the SWMP Administrator with the information from Item 9 above.
- C. Notification: Notification to the Colorado Department of Public Health & Environment (CDPHE) is required if there is any release or suspected release of any substance, including oil or other substances, that spills into or threatens State waters. Unless otherwise noted, notifications are to be made by the SWMP Administrator and only after emergency responses related to the release have been implemented. This will prevent misinformation and assures that notifications are properly conducted. The notification requirements are as follows:
1. Spills into or threatening State waters: Immediate notification is required for releases that occur beneath the surface of the land or impact or threaten waters of the State or threaten public health and welfare. For any substance, regardless of quantity, contact CDPHE at 1-877-518-5608 and provide the following information:
 - a. Your name.
 - b. Location of the spill, including name of City.
 - c. Describe the nature of the spill, type of products, and estimate the size of the spill.
 - d. Describe the type of action taken thus far.
 - e. Describe type of assistance or equipment needed.
 2. Reportable quantity spill on land surface: Immediate notification is required of a release upon the land surface of any oil in a quantity that exceeds 25 gallons, or of a hazardous substance that equals or exceeds 10 pounds or its reportable quantity under Section 101(14) of the Comprehensive Environment Response, Compensation Liability Act (CERCLA) of 1980 as amended (40 CFR Part 302) and Section 329(3) of the Emergency Planning and Community Right to Know Act of 1986 (40 CFR Part 355), whichever is less. This requirement applies at a minimum to spills of motor oil, hydraulic oil, or gasoline/diesel fuel in excess of 25 gallons.
 - a. Notification is not required for release of oil upon the land surface of 25 gallons or less that will not constitute a threat to public health and welfare, the environment, or a threat of entering waters of the State.
 - b. Notification shall be made to the CDPHE at 1-877-518-5608. The same information as noted in paragraph 1 above shall be provided.
- D. Spill response contacts:
1. Fire Department: 911
 2. Police Department: 911
 3. Emergency Medical Assistance: 911
 4. National Response Center: 1-800-424-8802
 5. CDPHE 24-hour spill reporting line: 1-877-518-5608

6. SWMP Administrator: TBD

E. Reports: The CDPHE requires written notification of a spill or discharge of oil or other substance that may cause pollution of the waters of the State of Colorado. A written report must be submitted to the Water Quality Control District (WQCD) within five days after becoming aware of the spill or discharge. The CDPHE requires a written final report within 15 days for all releases of an oil or hazardous substance that requires implementation of a contingency plan. The CDPHE may also require additional reports on the status of the cleanup until all required remedial action has been completed. Written reports shall contain:

1. Date, time, and duration of the release.
2. Location of the release.
3. Person or persons causing and responsible for the release.
4. Type and amount of oil or substance released.
5. Cause of the release.
6. Environmental damage caused by the release.
7. Actions taken to respond, contain, and clean up the release.
8. Location and method of ultimate disposal of the oil or other fluids.
9. Location and method of ultimate disposal of the contaminated soil.
10. Actions taken to prevent a reoccurrence of the release.
11. Any known or anticipated acute or chronic health risks associated with the release.
12. When appropriate, advice regarding medical attention necessary for exposed individuals.

VIII. FINAL STABILIZATION AND LONG-TERM STORMWATER MANAGEMENT

The fully-developed site will be covered by building, asphalt or concrete pavement, and landscaping. Any seeded areas shall be amended with at least 6" of topsoil, seeded with native seed mix, and mulched with straw to prevent soil erosion. These permanent conditions act as erosion reduction or elimination methods. Final stabilization of landscaping areas will occur when uniform vegetative cover has been established with an individual plant density of at least 70 percent of pre-disturbance levels.

Sediment from this Project that has collected in the storm sewer outfall, roadside ditches, concrete gutters, or other locations shall be removed prior to final stabilization being achieved.

IX. INSPECTION AND MAINTENANCE

- A. A thorough inspection of the stormwater management system shall be performed and documented at least every seven days, and within 24 hours of any precipitation or snowmelt event that causes surface erosion.
- B. All control measures shall be maintained in good working order. If a repair is necessary, it shall be initiated within 24 hours of inspection. If additional control measures are necessary, they shall be installed within 24 hours of inspection, whenever possible.

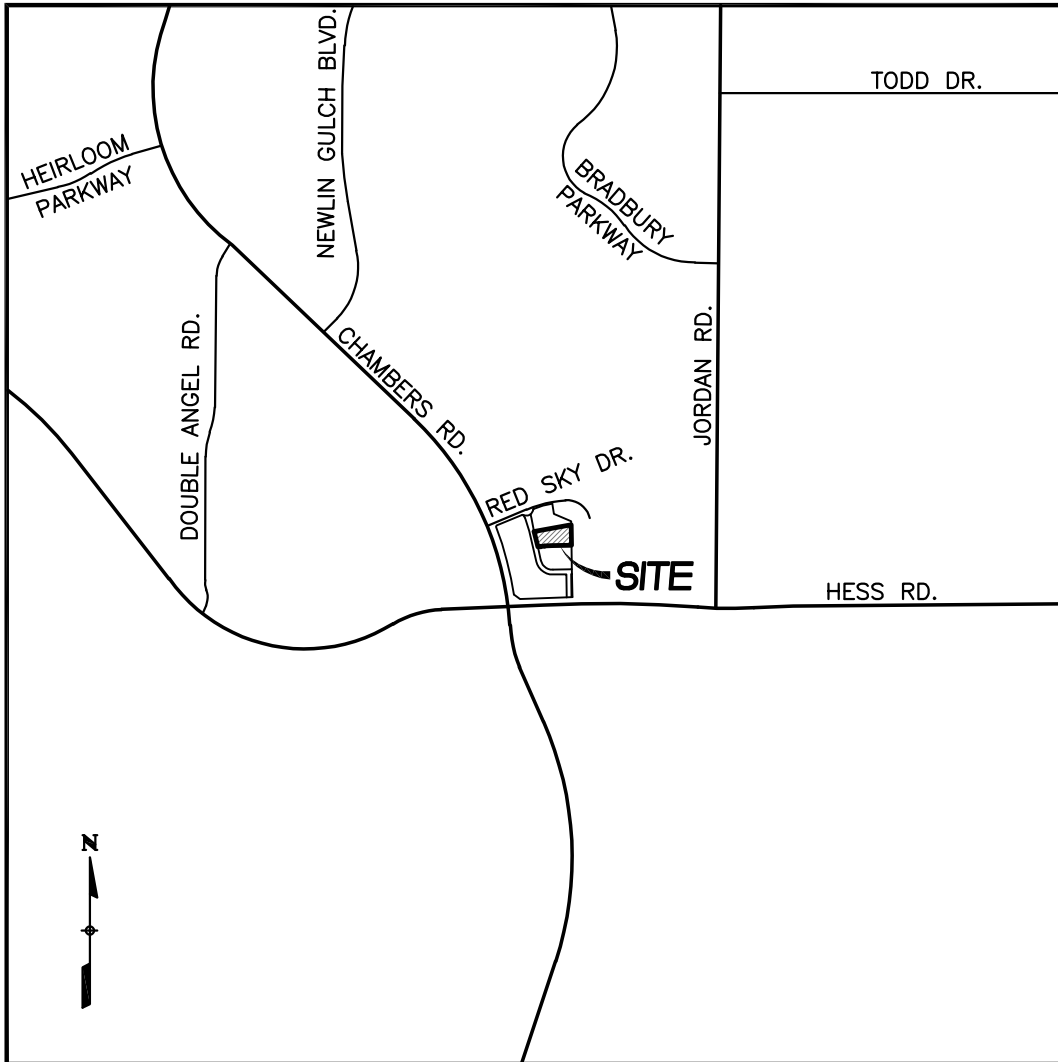
- C. Silt fence shall be inspected for depth of sediment, tears, to see if the fabric is securely attached to the fence posts, and to see that the posts are firmly in the ground.
- D. Built-up sediment shall be removed from the silt fence when it has reached a depth of six (6) inches. Excess sediment shall be moved to an appropriate location where it will not become an additional source of pollution.
- E. Temporary and permanent seeding and planting shall be inspected for bare spots, washouts, and healthy growth.
- F. A complete written record of inspection and maintenance activities shall be kept in a log book that is either located on-site or in the office of the SWMP Administrator at all times. The log book shall be kept for a period of three years after expiration or inactivation of permit coverage.
- G. Daily inspections of sediment control logs, silt fences, and vehicle tracking control shall be performed. Weekly inspections of diversion ditches, reinforced rock berms, sediment basins, and inlet protection shall be performed. More frequent inspections and repairs shall be required during winter conditions due to freeze/thaw problems. During and after any storm event, all control measures will be repaired and cleaned out as necessary.

REFERENCE

1. Urban Storm Drainage Criteria Manual, Mile High Flood District, Volume 1 - August 2018, Volume 2 - September 2017, Volume 3 - November 2019.
2. FEMA Flood Insurance Rate Map 08035C0181G, March 16, 2016
3. United States Department of Agriculture – Web Soil Survey, June 3, 2021, Soil Map – Castle Rock Area, Colorado; <http://websoilsurvey.nrcs.usda.gov/app/>

APPENDIX A

Maps



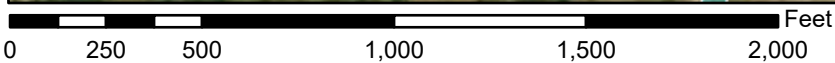
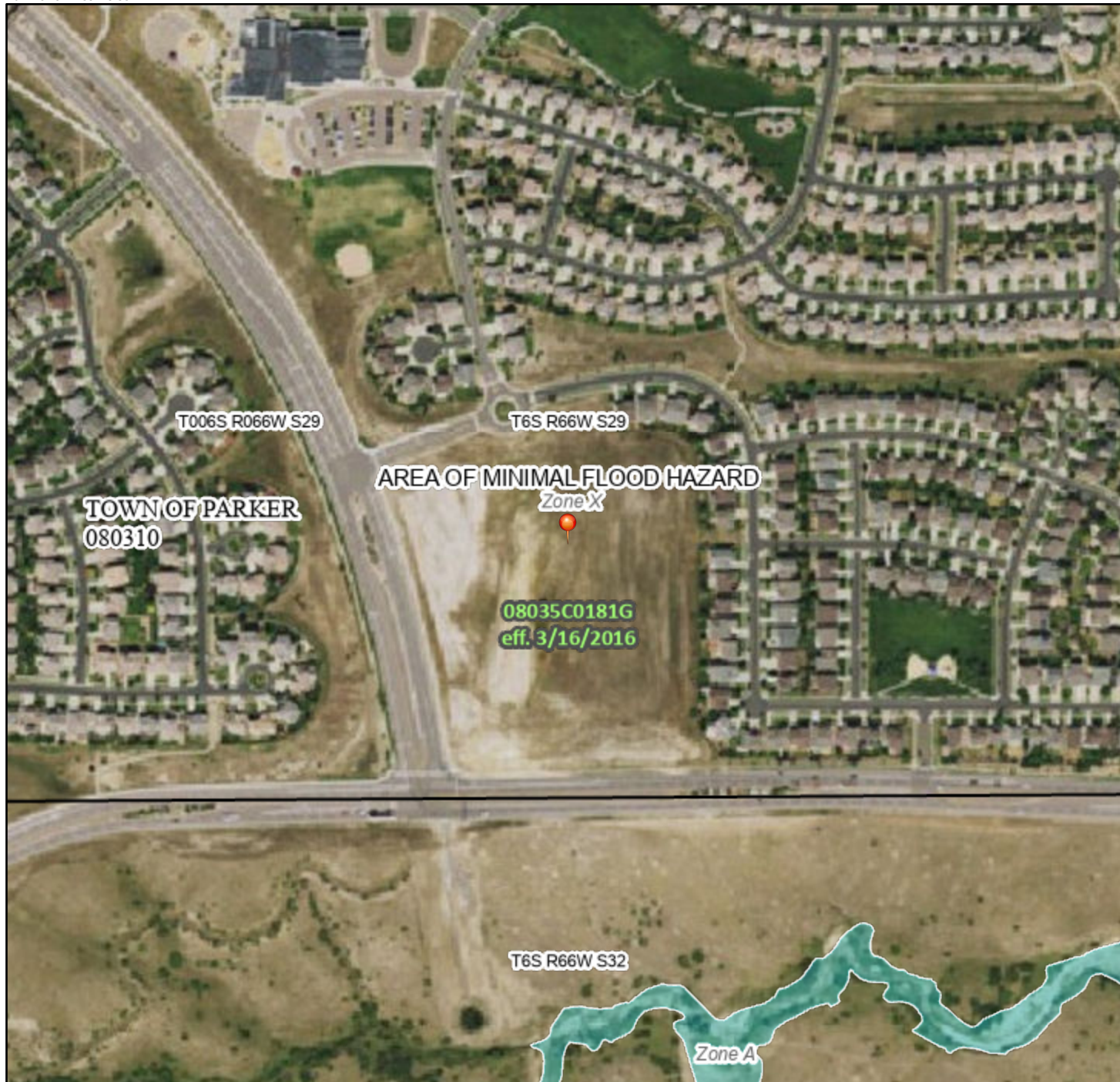
VICINITY MAP

SCALE: 1"=2000'

National Flood Hazard Layer FIRMette



104°48'19"W 39°29'55"N



1:6,000

104°47'42"W 39°29'27"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance 17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

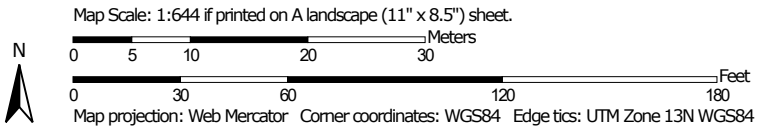
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/29/2025 at 10:53 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Soil Map—Castle Rock Area, Colorado




Soil Map may not be valid at this scale.





MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Castle Rock Area, Colorado

Survey Area Data: Version 17, Aug 29, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 1, 2023—Sep 1, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
NsE	Newlin-Satanta complex, 5 to 20 percent slopes	1.5	100.0%
Totals for Area of Interest		1.5	100.0%

Castle Rock Area, Colorado

NsE—Newlin-Satanta complex, 5 to 20 percent slopes

Map Unit Setting

National map unit symbol: jqzh
Elevation: 5,500 to 6,600 feet
Mean annual precipitation: 15 to 19 inches
Mean annual air temperature: 49 to 51 degrees F
Frost-free period: 120 to 135 days
Farmland classification: Not prime farmland

Map Unit Composition

Newlin and similar soils: 50 percent
Satanta and similar soils: 30 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Newlin

Setting

Landform: Knobs, drainageways
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Unconformable sandy and gravelly and/or mixed source alluvium

Typical profile

H1 - 0 to 8 inches: gravelly sandy loam
H2 - 8 to 17 inches: gravelly sandy clay loam
H3 - 17 to 22 inches: gravelly sandy loam
H4 - 22 to 60 inches: very gravelly sand

Properties and qualities

Slope: 5 to 20 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 3.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: B
Ecological site: R049XC202CO - Loamy Foothill Palmer Divide
Hydric soil rating: No

Description of Satanta

Setting

Landform: Knobs, drainageways
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Eolian deposits derived from mixed

Typical profile

H1 - 0 to 9 inches: loam
H2 - 9 to 30 inches: clay loam
H3 - 30 to 60 inches: loam

Properties and qualities

Slope: 5 to 10 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Available water supply, 0 to 60 inches: High (about 10.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B
Ecological site: R049XY214CO - Gravelly Foothill
Hydric soil rating: No

Minor Components

Bresser

Percent of map unit: 6 percent
Hydric soil rating: No

Buick

Percent of map unit: 6 percent
Hydric soil rating: No

Truckton

Percent of map unit: 6 percent
Hydric soil rating: No

Aquic haplustolls

Percent of map unit: 2 percent
Landform: Swales

Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Castle Rock Area, Colorado
Survey Area Data: Version 17, Aug 29, 2024

APPENDIX B
Contact Information

Contact Information

Town of Castle Rock
20120 E. Mainstreet
Parker, CO 80138
303-841-0353

Colorado Department of Public Health and Environment (CDPHE)
4300 Cherry Creek Drive South
Denver, CO 80246-1530
Phone: 303-692-2000

Department of the Army
Corps of Engineers, Omaha District
Tri-Lakes Project Office
9307 state Highway 121
Littleton, CO 80128-6901
Phone: 303-979-4120

Colorado Department of Public Health and Environment (CDPHE)
Toll Free 24-Hour Environmental Emergency Sp\11 Reporting Line
1-877-518-5608

National Response Center (24-Hour National Spill Response)
1-800-424-8802

United States Department of the Interior
Fish and Wildlife Service
134 Union Boulevard
Lakewood, CO 80228
Phone: 303-326-7400

Federal Emergency Management Agency (FEMA)
Region VIII
Building 710, Box 25267
Denver, CO 80225-0267
Phone: 303-235-4800
Fax: 303-235-4976

APPENDIX C
Cost Opinion Spreadsheet

Engineer's Cost Estimate Spreadsheet for Construction BMPs

Project Name: Horse Creek Commercial

Date: February 12, 2025

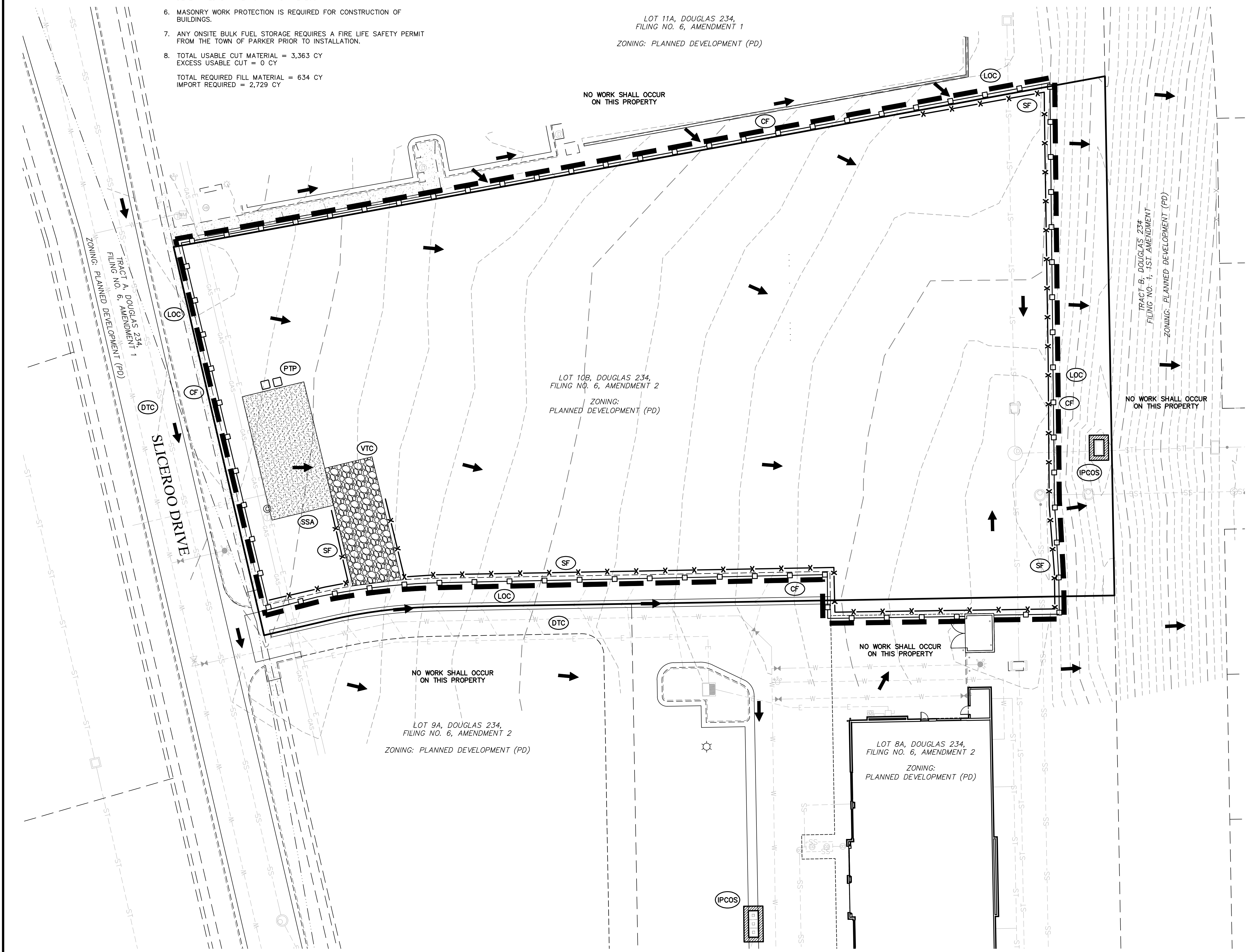
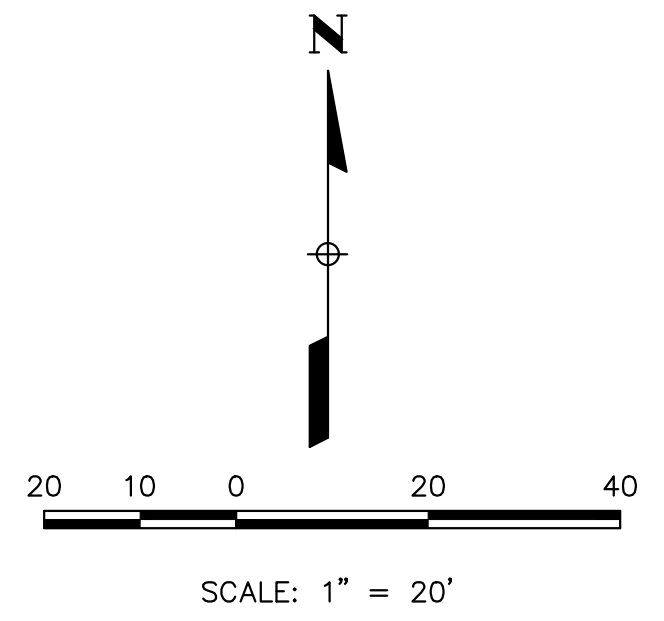
BMP No.	BMP	ID	Unit	Installation Unit Cost	Initial / Interim Quantity	Initial / Interim Cost
1	Check Dam	CD	LF	\$ 24.00		\$ -
2	Compost Blanket	CB	SF	\$ 0.36		\$ -
3	Compost Filter Berm	CFB	LF	\$ 2.00		\$ -
4	Concrete Washout Area	CWA	EA	\$ 100.00	1	\$ 100.00
5	Construction Fence	CF	LF	\$ 2.00	1075	\$ 2,150.00
6	Construction Markers	CM	LF	\$ 0.20		\$ -
7	Dewatering	DW	EA	\$ 600.00		\$ -
8	Diversion Ditch	DD	LF	\$ 1.60		\$ -
9	Erosion Control Blanket	ECB	SY	\$ 5.00	167	\$ 835.00
10	Inlet Protection	IP	EA	\$ 200.00	3	\$ 600.00
11	Reinforced Check Dam	RCD	LF	\$ 36.00		\$ -
12	Reinforced Rock Berm	RRB	LF	\$ 9.00		\$ -
13	RRB for Culvert Protection	RRC	LF	\$ 9.00		\$ -
14	Sediment Basin	SB	AC	\$ 1,000.00		\$ -
15	Sediment Control Log	SCL	LF	\$ 2.00	496	\$ 992.00
16	Sediment Trap	ST	EA	\$ 600.00		\$ -
17	Seeding & Mulching (Less than 10 Acres)	SM	AC	\$ 2,500.00	0.5	\$ 1,250.00
	(Greater than 10 Acres)	SM	AC	\$ 1,500.00		\$ -
18	Silt Fence	SF	LF	\$ 2.00	659	\$ 1,318.00
19	Stabilized Staging Area	SSA	SY	\$ 2.00	150	\$ 300.00
20	Surface Roughening	SR	AC	\$ 600.00	0.5	\$ 300.00
21	Temporary Slope Drain	TSD	LF	\$ 30.00		\$ -
22	Temporary Stream Crossing	TSC	EA	\$ 1,000.00		\$ -
23	Terracing	TER		\$ -		\$ -
24	Vehicle Tracking Control	VTC	EA	\$ 1,000.00	1	\$ 1,000.00
25	VTC with Wheel Wash	WW	EA	\$ 1,500.00		\$ -
26	Mobilization	MB	LS	\$ 5,000.00	1	\$ 5,000.00
27	Pond Maintenance Sediment Removal (Based on area tributary to the pond)	PM	AC	\$ 1,000.00		\$ -
28	Street Maintenance (Based on lane miles of streets within project and frontage)	SM	LM	\$ 1,000.00		\$ -
29	Debris and Trash Control	DTC	EA	\$ 500.00	1	\$ 500.00
30	Portable Toilet Protection	PTP	EA	\$ 500.00	1	\$ 500.00
31	Masonry Work Protection	MWP	EA	\$ 100.00	4	\$ 400.00
Total Cost of BMPs						\$ 15,245.00

NOTES

1. THE DISTURBED AREA IS 1.5 ACRES.
2. THE VTC PAD FOR A CWA DOES NOT NEED TO CONFORM TO THE FORMAL VTC DETAIL.
3. THE TRUE LOCATION OF THE CWA MAY BE DETERMINED BY THE TOWN AND THE ECS.
4. LOT PROTECTION (LP) IS REQUIRED ON COMMERCIAL LOTS WHEN COMPLETION OF LANDSCAPING IS NOT POSSIBLE AND PRIOR TO ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY.
5. THE TRUE LOCATION OF THE PORTABLE TOILET PROTECTION (PTP) MAY BE DETERMINED BY THE TOWN AND THE ECS.
6. MASONRY WORK PROTECTION IS REQUIRED FOR CONSTRUCTION OF BUILDINGS.
7. ANY ONSITE BULK FUEL STORAGE REQUIRES A FIRE LIFE SAFETY PERMIT FROM THE TOWN OF PARKER PRIOR TO INSTALLATION.
8. TOTAL USABLE CUT MATERIAL = 3,363 CY
EXCESS USABLE CUT = 0 CY
TOTAL REQUIRED FILL MATERIAL = 634 CY
IMPORT REQUIRED = 2,729 CY

EROSION CONTROL MEASURE SUMMARY TABLE

	SILT FENCE	STABILIZED STAGING AREA	CONCRETE WASHOUT AREA	VEHICLE TRACKING CONTROL	INLET PROTECTION	EROSION CONTROL BLANKET	SEEDING & MULCHING	PORTABLE TOILET PROTECTION	DEBRIS AND TRASH CONTROL	SEDIMENT CONTROL LOG	CONSTRUCTION FENCE
INITIAL CONDITION	659 LF	150 SY	0	1 EA	2 EA	0	0	1 EA	1 EA	0	1,075 LF



LEGEND

- PROPERTY LINE
- - - EXISTING CONTOUR
- - - PROPOSED CONTOUR
- DRAINAGE FLOW DIRECTION
- EXISTING CURB & GUTTER
- PROPOSED 1' SPILL CURB & GUTTER
- PROPOSED 2' CATCH CURB & GUTTER
- - - PROPOSED EASEMENT
- - - EXISTING EASEMENT
- - - EXISTING SANITARY SEWER
- - - EXISTING WATERLINE
- - - EXISTING GAS PIPE
- - - EXISTING UNDERGROUND ELECTRIC
- - - EXISTING STORM SEWER
- ⊗ CD CHECK DAM
- ⊗ CB COMPOST BLANKET
- ⊗ CFB COMPOST FILTER BERM
- ⊗ CWA CONCRETE WASHOUT AREA
- ⊗ CF CONSTRUCTION FENCE
- ⊗ CM CONSTRUCTION MARKER
- ⊗ DW DEWATERING
- ⊗ DD DIVERSION DITCH
- ⊗ ECB EROSION CONTROL BLANKET (STRAW-COCONUT)
- ⊗ GMS GROUT MIXING STATION
- ⊗ IP INLET PROTECTION
- ⊗ RCD REINFORCED CHECK DAM
- ⊗ RRB REINFORCED ROCK BERM
- ⊗ RRC RRB FOR CULVERT PROTECTION
- ⊗ SB SEDIMENT BASIN
- ⊗ SCL SEDIMENT CONTROL LOG
- ⊗ SS STREET SWEEPING
- ⊗ ST SEDIMENT TRAP
- ⊗ SM SEEDING AND MULCHING
- ⊗ SF SILT FENCE
- ⊗ SSA STABILIZED STAGING AREA
- ⊗ SR SURFACE ROUGHENING
- ⊗ TSD TEMPORARY SLOPE DRAIN
- ⊗ TSC TEMPORARY STREAM CROSSING
- ⊗ TER TERRACING
- ⊗ VTC VEHICLE TRACKING CONTROL
- ⊗ VTC WITH WHEEL WASH
- ⊗ LOC LIMITS OF CONSTRUCTION
- ⊗ RS ROCK SOCKS
- ⊗ PTP POTABLE TOILET PROTECTION
- ⊗ DTC DEBRIS AND TRASH CONTROL

BENCHMARK

BENCHMARK IS BY GPS OBSERVATION NAVD 88. SITE BENCHMARK AT NORTHWEST CORNER OF INLET ON CHAMBERS RD. APPROXIMATELY 200' +/- NORTH OF HESS RD.

ENGINEER'S STATEMENT

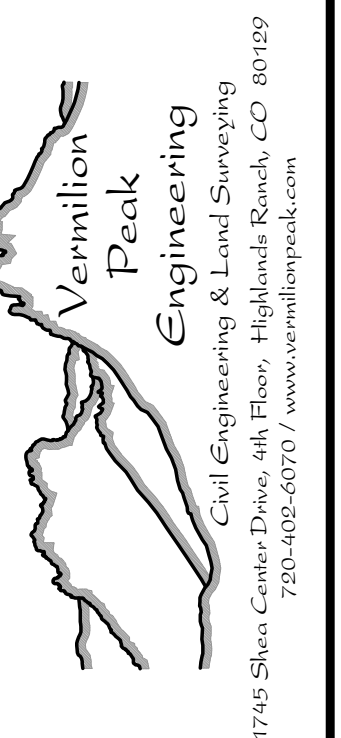
PREPARED UNDER MY SUPERVISION

BRIAN KROMBEIN, PE, PLS
COLORADO PE NO. 34294
FOR AND ON BEHALF OF
VERMILION PEAK ENGINEERING LLC



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE AGENCIES, VERMILION PEAK ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
VENTANA CAPITAL
8678 CONCORD CENTER DR, SUITE 200
ENGLEWOOD, CO 80112
720-703-9036
CONTACT: DALTON HORAN



No.	REVISION	DATE	BY

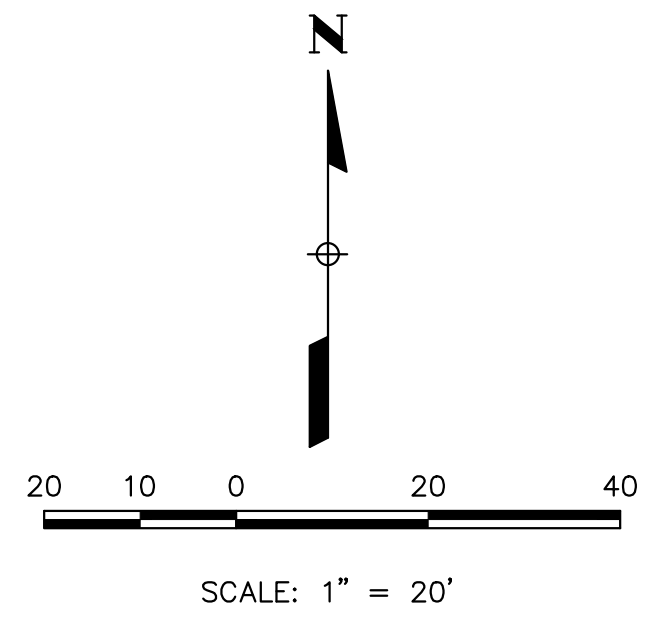
HORSE CREEK COMMERCIAL
INITIAL
EROSION CONTROL PLAN

NOTES

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EROSION CONTROL MEASURE SUMMARY TABLE

	SILT FENCE	STABILIZED STAGING AREA	CONCRETE WASHOUT AREA	VEHICLE TRACKING CONTROL	INLET PROTECTION	EROSION CONTROL BLANKET	SEEDING & MULCHING	PORTABLE TOILET PROTECTION	DEBRIS AND TRASH CONTROL	SEDIMENT CONTROL LOG	CONSTRUCTION FENCE
FINAL CONDITION	0	0	0	0	0	0	0.5 AC.	0	1 EA	0	0



LOT 11A, DOUGLAS 234,
FILING NO. 6, AMENDMENT 1
ZONING: PLANNED DEVELOPMENT (PD)

NO WORK SHALL OCCUR
ON THIS PROPERTY

REMOVE CONSTRUCTION FENCE

REMOVE SILT FENCE

REMOVE SEDIMENT CONTROL LOGS

REMOVE PORTABLE TOILET PROTECTION

REMOVE STABILIZED STAGING AREA

REMOVE CONCRETE WASHOUT AREA

REMOVE VEHICLE TRACKING CONTROL

REMOVE SILT FENCE

REMOVE SEDIMENT CONTROL LOGS

REMOVE INLET PROTECTION

REMOVE INLET PROTECTION

REMOVE SEDIMENT CONTROL LOGS

REMOVE SEDIMENT CONTROL LOGS

REMOVE CONSTRUCTION FENCE

REMOVE INLET PROTECTION

NO WORK SHALL OCCUR ON THIS PROPERTY

NO WORK SHALL OCCUR ON THIS PROPERTY

LOT 9A, DOUGLAS 234,
FILING NO. 6, AMENDMENT 2
ZONING: PLANNED DEVELOPMENT (PD)

LOT 8A, DOUGLAS 234,
FILING NO. 6, AMENDMENT 2
ZONING: PLANNED DEVELOPMENT (PD)

REMOVE INLET PROTECTION

(IPCOS)

LEGEND

- PROPERTY LINE
- - - EXISTING CONTOUR
- - - PROPOSED CONTOUR
- DRAINAGE FLOW DIRECTION
- EXISTING CURB & GUTTER
- PROPOSED 1' SPILL CURB & GUTTER
- PROPOSED 2' CATCH CURB & GUTTER
- - - PROPOSED EASEMENT
- - - EXISTING EASEMENT
- - - EXISTING SANITARY SEWER
- - - EXISTING WATERLINE
- - - EXISTING GAS PIPE
- - - EXISTING UNDERGROUND ELECTRIC
- - - EXISTING STORM SEWER
- ⊠ (CD) CHECK DAM
- ⊠ (CB) COMPOST BLANKET
- ⊠ (CFB) COMPOST FILTER BERM
- ⊠ (CWA) CONCRETE WASHOUT AREA
- ⊠ (CF) CONSTRUCTION FENCE
- ⊠ (CM) CONSTRUCTION MARKER
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- ⊠ (DD) DIVERSION DITCH
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- ⊠ (RRB) REINFORCED ROCK BERM
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- ⊠ (SB) SEDIMENT BASIN
- ⊠ (SCL) SEDIMENT CONTROL LOG
- ⊠ (SS) STREET SWEEPING
- ⊠ (ST) SEDIMENT TRAP
- ⊠ (SM) SEEDING AND MULCHING
- ⊠ (SF) SILT FENCE
- ⊠ (SSA) STABILIZED STAGING AREA
- ⊠ (SR) SURFACE ROUGHENING
- ⊠ (TSD) TEMPORARY SLOPE DRAIN
- ⊠ (TSC) TEMPORARY STREAM CROSSING
- ⊠ (TER) TERRACING
- ⊠ (VTC) VEHICLE TRACKING CONTROL
- ⊠ (WW) VTC WITH WHEEL WASH
- ⊠ (LOC) LIMITS OF CONSTRUCTION
- ⊠ (RS) ROCK SOCKS
- ⊠ (PTP) PORTABLE TOILET PROTECTION
- ⊠ (DTC) DEBRIS AND TRASH CONTROL

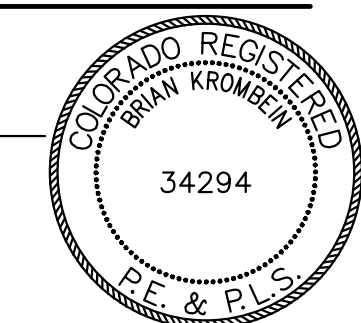
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SITE BENCHMARK AT NORTHWEST CORNER OF INLET
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ENGINEER'S STATEMENT

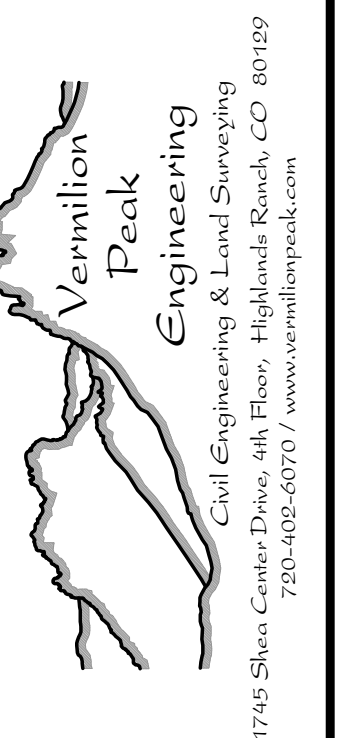
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BRIAN KROMBEIN, PE, PLS DATE
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8678 CONCORD CENTER DR., SUITE 200
ENGLEWOOD, CO 80112
720-703-9036
CONTACT: DALTON HORAN



No.	REVISION	DATE	BY

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=20'	2 1/2"/25'	2/12/25	BK	BK	BK

HORSE CREEK COMMERCIAL
FINAL
EROSION CONTROL PLAN

1. GRADING, DRILLING, CLEARING, EXCAVATING, BACK-FILLING, SOIL STRIPPING, SOIL IMPORTING EXPORTING OR ANY OTHER FORM OF SOIL DISTURBANCE SHALL NOT COMMENCE UNTIL A TOWN OF PARKER GRADING/EXCAVATION PERMIT HAS BEEN ISSUED.
2. THE TOWN OF PARKER GRADING/EXCAVATION PERMIT IS VALID FOR A PERIOD OF 2 YEARS FROM THE DATE OF ISSUANCE. ANY LAPSE IN PERMIT COVERAGE MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER AND/OR FINES.
3. ALL EROSION AND SEDIMENT CONTROL BMPs SHALL BE INSTALLED ACCORDING TO THE CBMP PLAN INSTALLATION NOTES AND DETAILS AND/OR PERMITTED VARIANCES. ALL MATERIALS, WORKMANSHIP AND INSTALLATION METHODS ARE SUBJECT TO INSPECTION BY THE TOWN'S INSPECTOR. THE TOWN OF PARKER RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS, WORKMANSHIP AND/OR INSTALLATION METHODS THAT DO NOT CONFORM TO THE CBMP PLAN AND/OR PERMITTED VARIANCES.
4. THE EROSION CONTROL SUPERVISOR SHALL REVISE OR MODIFY THE EROSION AND SEDIMENT CONTROL MEASURES IF IT BECOMES APPARENT THAT THE ORIGINAL PLAN IS INADEQUATE, OR AS A RESULT OF DEFICIENCIES IDENTIFIED DURING INSPECTIONS PERFORMED BY THE TOWN'S INSPECTOR.
5. THE INSTALLATION OF ADDITIONAL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) MAY BE REQUIRED OF THE EROSION CONTROL SUPERVISOR, PROPERTY OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS AT ANY TIME THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION AND/OR SUBSEQUENT REVEGETATION PERIOD.
6. THE EROSION CONTROL SUPERVISOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE SITE REMAINS IN COMPLIANCE WITH THE NOTICE OF NUISANCE REPORTS (a.k.a., CONSTRUCTION SITE RUNOFF CONTROL INSPECTION REPORTS), APPROVED CBMP PLAN(S) AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL.
7. THE EROSION CONTROL SUPERVISOR SHALL BE RELATIVELY AVAILABLE TO DISCUSS AND CORRECT ANY PROBLEMS THAT MAY ARISE RELATING TO GRADING, EROSION AND SEDIMENT CONTROL.
8. IF IT IS ANTICIPATED THAT ALL OR A PORTION OF THE PROJECT WILL OCCUR DURING SEASONS SUSCEPTIBLE TO SNOWFALL, THE USE OF CERTAIN EROSION AND SEDIMENT CONTROL BMPs ADJACENT TO PUBLIC ROADWAYS MAY NEED TO BE RECONSIDERED DUE TO THE NATURE OF SNOW REMOVAL OPERATIONS. AN APPROVED ALTERNATIVE MAY BE NECESSARY TO MINIMIZE DAMAGE FROM THESE OPERATIONS. THE TOWN OF PARKER ASSUMES NO RESPONSIBILITY FOR DAMAGE TO ANY BMPs AS A RESULT OF SNOW FLOWING AND SNOW REMOVAL.
9. AREAS OF LAND DISTURBANCE EQUAL TO 40 ACRES OR GREATER SHALL NOT BE EXPOSED FOR MORE THAN 30 CONSECUTIVE DAYS WITHOUT TEMPORARY OR PERMANENT STABILIZATION.
10. AUTHORIZED EXEMPTIONS MAY BE ALLOWED TO THE 40-ACRE LIMIT FOR REMOVAL AND STORAGE OF CUT MATERIAL WHERE (A) GEOTECHNICAL LIMITATIONS RESTRICT THE USE OF TEMPORARY OR PERMANENT STABILIZATION OF THE STORED MATERIAL (E.G., SHELING SOILS, ROCK) AND (B) WHEN THE OWNER CAN DEMONSTRATE THAT THE 40-ACRE LIMIT IS PHYSICALLY AND/OR FINANCIALLY IMPRACTICABLE FOR SITES GRANTED THIS EXEMPTION, A PHASING AND EARTHWORK QUANTITIES PLAN SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT AND APPROVED PRIOR TO THE COMMENCEMENT OF LAND DISTURBANCE ACTIVITIES. SUBMITTAL REQUIREMENTS INCLUDE:
 - (i) PHASING PLAN SHOWING CUT AND FILL VOLUMES AND LOCATIONS FOR EACH PHASE AND PROJECT TOTALS.
 - (ii) EARTHWORK QUANTITY PLAN SHOWING CUT AND FILL VOLUMES AND LOCATIONS FOR EACH PHASE AND PROJECT TOTALS.
 - (iii) BMP PLAN SHOWING SPECIFIC EROSION AND SEDIMENT CONTROLS FOR EACH PHASE.

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES
 GEN NOTES 1 OF 4
 Oct. 2013

- LP LOT PROTECTION
- MWP MASONRY WORK PROTECTION
- PTP PORTABLE TOILET PROTECTION
- RCSC ROUGH CUT STREET CONTROL
- RS ROCK SOCK
- RSS ROCK SOCK IN SWALE
- SB STRAW BALE
- SCL SEDIMENT CONTROL LOGS
- SF SILT FENCE
- SMC SEEDING, MULCHING AND CRIMPING
- SR SURFACE ROUGHING
- SSA STABILIZED STAGING AREA
- STP SIDEWALK TRANSITION PROTECTION

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES
 LEGEND 2 OF 3
 Oct. 2013

11. ANY EROSION AND SEDIMENT CONTROL BMPs THAT ARE DAMAGED OR IN NEED OF MAINTENANCE OR REPLACEMENT SHALL BE CORRECTED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.
12. ALL DEFICIENCIES LISTED ON THE NOTICE OF NUISANCE FORM SHALL BE COMPLETED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES. ALL REQUIRED ACTIONS MUST BE IN THE CORRECTED FORM DURING THE FOLLOW-UP INSPECTION.
13. THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR ENSURING THAT ALL STREETS, CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, PARKING LOTS, ALLEYS, TRICKLE CHANNELS, AND/OR OTHER IMPERVIOUS SURFACES IMPACTED BY CONSTRUCTION ACTIVITIES ARE THOROUGHLY CLEANED THROUGHOUT THE DAY IF THEY BECOME SOILED. THESE AREAS MUST ALSO BE THOROUGHLY CLEAN BEFORE THE END OF THE WORK DAY.
14. BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS.
15. ALL TRASH RECEPTACLES ON SITE SHALL BE FREE OF HOLES, CRACKS, GAPS, AND/OR OTHER PERMEABLE AREAS THAT MAY ALLOW FOR THE DISCHARGE OF POLLUTANTS.
16. ALL TRASH RECEPTACLES ON SITE SHALL BE EMPTIED AT A FREQUENCY AS TO ENSURE THAT THE TRASH REMAINS CONFINED TO THE RECEPTACLE.
17. ALL LOOSE TRASH AND LITTER ASSOCIATED WITH THE PROJECT MUST BE REMOVED AND PROPERLY DISCARDED ON A DAILY BASIS.
18. ALL PORTABLE TOILETS SHALL BE STAKED DOWN AT ALL TIMES USING U-SHAPED REBAR STAKES. THE PORTABLE TOILETS SHALL ALSO BE PLACED A MINIMUM DISTANCE OF 10 FEET FROM ALL IMPERVIOUS SURFACES, INCLUDING, BUT NOT LIMITED TO STREETS, CURBS, GUTTERS, SIDEWALKS AND PARKING LOTS.
19. THE EROSION CONTROL SUPERVISOR SHALL MAINTAIN STRICT ADHERENCE TO THE LIMITS OF CONSTRUCTION AND PROPERTY LIMITS FOR ALL MATERIALS, VEHICLES AND EQUIPMENT. FAILURE TO ABIDE BY THIS REQUIREMENT MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER.
20. ALL CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE SITE THROUGH THE APPROVED ACCESS POINT(S). A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT ALL APPROVED ACCESS POINTS TO THE SITE. EXCEPTIONS MAY BE CONSIDERED FOR CONSTRUCTION ACTIVITY OCCURRING IMMEDIATELY ADJACENT TO PAVED AREAS AND WHERE ALTERNATIVE BMPs ARE IMPLEMENTED. SUCH ACTIVITY MAY INCLUDE, BUT NOT BE LIMITED TO RESIDENTIAL, CONSTRUCTION, UTILITY CONSTRUCTION, ETC.
21. NO PERMANENT SLOPES GREATER THAN 3:1 ARE ALLOWED.
22. ALL PERMANENT SLOPES STEEPER THAN 4:1 (HORIZONTAL TO VERTICAL) SHALL REQUIRE EROSION CONTROL BLANKETS. TEMPORARY SLOPES IN TEMPORARY SEDIMENT BASINS THAT ARE STEEPER THAN 4:1 MAY REQUIRE EROSION CONTROL BLANKETS.
23. THE EROSION CONTROL SUPERVISOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ADVERSE IMPACTS THAT OCCUR TO NEIGHBORING PROPERTIES. THE EROSION CONTROL SUPERVISOR MUST OBTAIN PERMISSION FROM LAND OWNERS PRIOR TO ENTERING SUCH PROPERTY.
24. A WATER SOURCE SHALL BE AVAILABLE ON-SITE DURING CONSTRUCTION ACTIVITIES, AND UTILIZED TO MINIMIZE FUGITIVE DUST. ALTERNATIVE BMPs MAY BE REQUIRED IF INITIAL ATTEMPTS TO SUPPRESS DUST ARE UNSUCCESSFUL.

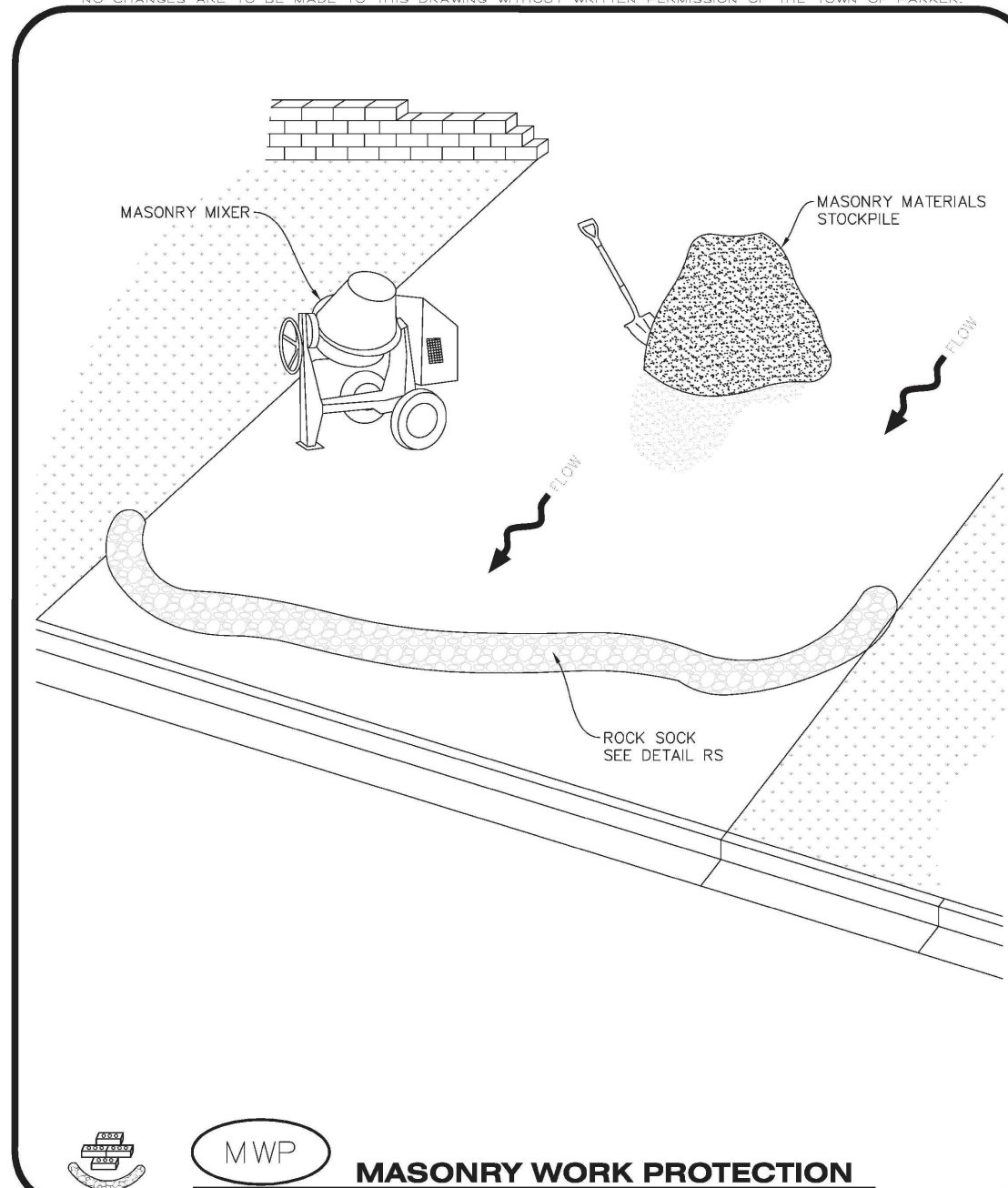
CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES
 GEN NOTES 2 OF 4
 Oct. 2013

- TI TEMPORARY IRRIGATION
- TSB TEMPORARY SEDIMENT BASIN
- VTC VEHICLE TRACKING CONTROL

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES
 LEGEND 3 OF 3
 Oct. 2013

25. ALL CHEMICAL OR HAZARDOUS MATERIAL SPILLS, INCLUDING CONCRETE WASHOUT WATER, WHICH MAY ENTER WATERS OF THE STATE OF COLORADO, WHICH INCLUDES BUT ARE NOT LIMITED TO, SURFACE WATER, GROUND WATER, DRY GULLIES OR STORM SEWERS LEADING TO SURFACE WATER, SHALL BE IMMEDIATELY REPORTED TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) PER 25-8-401, AND THE TOWN OF PARKER. RELEASES OF PETROLEUM PRODUCTS AND CERTAIN HAZARDOUS SUBSTANCES LISTED UNDER THE FEDERAL CLEAN WATER ACT (40 CFR PART 110) MUST BE REPORTED TO THE NATIONAL RESPONSE CENTER AND THE CDPE. SPILLS THAT POSE AN IMMEDIATE SAFETY HAZARD SHALL BE REPORTED TO 911.
26. THE CLEANING OF CONCRETE TRUCKS AND EQUIPMENT IS RESTRICTED TO THE APPROVED CONCRETE WASHOUT LOCATION ON THE JOB SITE. CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO STATE WATERS OR STORM SEWER SYSTEMS.
27. VEHICLE AND EQUIPMENT DEGREASING IS PROHIBITED ON THE JOB SITE.
28. ALL DEWATERING ON SITE SHALL BE COORDINATED WITH THE TOWN'S INSPECTOR. A STATE PERMIT MAY BE REQUIRED FOR DEWATERING. THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR OBTAINING AND ADHERING TO ALL APPLICABLE PERMITS.
29. HYDRAULIC SEEDING AND/OR HYDRAULIC MULCHING ARE ONLY ALLOWED IN AREAS UNDER TEMPORARY OR PERMANENT IRRIGATION OR FOR THE PURPOSE OF TEMPORARY SOIL STABILIZATION.
30. APPLICABLE CONSTRUCTION BMPs SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL ALL LANDSCAPING HAS BEEN INSTALLED AND THE DESIRABLE VEGETATION HAS REACHED A POINT IN WHICH EROSION AND SEDIMENTATION IS NO LONGER A CONCERN AS DETERMINED BY THE TOWN'S INSPECTOR.
31. GRADING SECURITY RELEASE REQUIREMENTS:
 - 1) DEVELOPABLE PROPERTY: IN ORDER FOR THE GRADING SECURITY TO BE RELEASED, THE SITE MUST MEET ITEMS A-H OR ITEM I (BELOW).
 - A. ALL SOIL-DISTURBING ACTIVITIES ASSOCIATED WITH THE GRADING PERMIT HAVE PERMANENTLY CEASED.
 - B. UNIFORM PERENNIAL VEGETATION COVER HAS BEEN ESTABLISHED WITH AN INDIVIDUAL PLANT DENSITY OF AT LEAST SEVENTY PERCENT (70%) OF PRE-DISTURBANCE LEVELS.
 - C. ALL BMPs HAVE BEEN PROPERLY REMOVED FROM THE SITE.
 - D. IF ANY EROSION IS PRESENT, IT IS INSIGNIFICANT AND IS NOT LEAVING THE SITE AND/OR LEADING INTO ANY ON-SITE DRAINAGE INFRASTRUCTURE THAT MAY CONVEY SURFACE WATER OFF SITE.
 - E. WEEDS REPRESENT NO MORE THAN FIFTY PERCENT (50%) OF THE TOTAL VEGETATION ON THE SITE.
 - F. NO WEEDS ARE PRESENT FROM LIST A OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
 - G. THE SITE IS PREDOMINANTLY FREE OF WEEDS FROM LIST B OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
 - H. WEEDS ARE EVENLY DISTRIBUTED THROUGHOUT THE SITE WITH NO LARGE CONCENTRATIONS PRESENT.
 - 2) NONDEVELOPABLE PROPERTY: IN ORDER FOR THE GRADING SECURITY TO BE RELEASED, THE SITE MUST MEET ITEMS A-H AND J, OR ITEMS I AND J (BELOW).
 - A. ALL SOIL-DISTURBING ACTIVITIES ASSOCIATED WITH THE GRADING PERMIT HAVE PERMANENTLY CEASED.
 - B. ALL BMPs HAVE BEEN PROPERLY REMOVED FROM THE SITE.
 - C. EROSION IS NEGLIGIBLE, IF EVEN PRESENT.
 - D. THE VEGETATION REPRESENTS A PERENNIAL STAND OF A DENSE, UNIFORM SURFACE OF GRASS WITH NO AREA GREATER THAN ONE (1) SQUARE FOOT THAT IS BARREN OR DESIRABLE VEGETATION, INFREQUENT, WIDELY SCATTERED AREAS WHERE NATIVE VEGETATION HAS NOT YET TAKEN HOLD MAY QUALIFY FOR ACCEPTANCE AT THE DISCRETION OF THE TOWN.
 - E. WEEDS REPRESENT NO MORE THAN TEN PERCENT (10%) OF THE TOTAL VEGETATION ON THE SITE.
 - F. NO WEEDS ARE PRESENT FROM LIST A OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
 - G. THE SITE IS PREDOMINANTLY FREE OF WEEDS FROM LIST B OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
 - H. WEEDS ARE EVENLY DISTRIBUTED THROUGHOUT THE SITE WITH NO LARGE CONCENTRATIONS PRESENT.
 - I. A NEW GRADING PERMIT AND REPLACEMENT SECURITY HAS BEEN SUBMITTED AND APPROVED FOR THE APPLICABLE SITE OR THE GRADING PERMIT HAS BEEN ASSIGNED AS PROVIDED BY SECTION 11.10.150 OF THE TOWN OF PARKER MUNICIPAL CODE. IT IS THE PROPERTY OWNER'S OBLIGATION, AT THE TIME OF CLOSING ON THE SALE OF A SITE THAT IS SUBJECT TO A GRADING PERMIT, TO ENSURE THAT THE NEW PROPERTY OWNER HAS PROVIDED THE TOWN WITH A REPLACEMENT SECURITY.
 - J. ALL KNOWN DRAINAGE ISSUES ASSOCIATED WITH THE PROJECT HAVE BEEN MITIGATED AND A SUFFICIENT AMOUNT OF TIME HAS PASSED TO ENSURE THAT SUCH ISSUES HAVE BEEN CORRECTED. THIS REQUIREMENT DOES NOT INCLUDE THOSE DRAINAGE ISSUES ORIGINATING ON RESIDENTIAL LOTS.
32. FAILURE TO COMPLY WITH ANY OF THE REQUIREMENTS DESCRIBED IN THIS SECTION MAY RESULT IN THE ISSUANCE OF A NOTICE OF INTENT TO ISSUE A STOP WORK ORDER, A STOP WORK ORDER AND/OR THE REMEDIES/PENALTIES DESCRIBED IN CHAPTER 11.10 OF THE TOWN OF PARKER MUNICIPAL CODE.
33. ANY PERSON CONVICTED OF VIOLATING ANY PROVISION OF THE TOWN OF PARKER, GRADING & EARTH MOVEMENT SECTION OF THE MUNICIPAL CODE SHALL BE GUILTY OF A MISDEMEANOR AND, UPON CONVICTION, BE PUNISHED BY A FINE OF NOT MORE THAN FOUR HUNDRED NINETY NINE DOLLARS (\$499.00) FOR EACH SEPARATE OFFENSE. EACH DAY A VIOLATION CONTINUES SHALL CONSTITUTE A SEPARATE OFFENSE. THE TOWN ALSO MAY SEEK IN MUNICIPAL COURT AN INJUNCTION, ABATEMENT, RESTITUTION OR ANY OTHER REMEDY TO PREVENT, ENJOIN, ABATE OR REMOVE THE VIOLATION. A PERSON CONVICTED OF VIOLATING CHAPTER 11.10 OF THE TOWN OF PARKER MUNICIPAL CODE SHALL BE LIABLE FOR THE ACTUAL COST OF REHABILITATING THE PROPERTY. THE COSTS MAY BE RECOVERED AS RESTITUTION IN MUNICIPAL COURT PROCEEDINGS OR IN A SEPARATE CIVIL ACTION.
34. THE TOWN OF PARKER RESERVES THE RIGHT TO ALLOW MODIFICATIONS AND SUBSTITUTIONS TO THE CBMP NOTES AND DETAILS WHEN SUCH MODIFICATIONS AND SUBSTITUTIONS OFFER THE SAME LEVEL OF PROTECTION AS THE STANDARD REQUIREMENTS BASED UPON THE SPECIFIC SITUATION, AS DETERMINED BY TOWN STAFF. DUE TO THE INSIGNIFICANCE AND REGULARITY OF SUCH MODIFICATIONS AND SUBSTITUTIONS, THE APPROVAL OF SUCH VARIATIONS MAY NOT BE DOCUMENTED BY TOWN STAFF.

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES
 GEN NOTES 3 OF 4
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CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES
 LEGEND MWP 1 OF 2
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- 2) NONDEVELOPABLE PROPERTY: IN ORDER FOR THE GRADING SECURITY TO BE RELEASED, THE SITE MUST MEET ITEMS A-H AND J, OR ITEMS I AND J (BELOW).
 - A. ALL SOIL-DISTURBING ACTIVITIES ASSOCIATED WITH THE GRADING PERMIT HAVE PERMANENTLY CEASED.
 - B. ALL BMPs HAVE BEEN PROPERLY REMOVED FROM THE SITE.
 - C. EROSION IS NEGLIGIBLE, IF EVEN PRESENT.
 - D. THE VEGETATION REPRESENTS A PERENNIAL STAND OF A DENSE, UNIFORM SURFACE OF GRASS WITH NO AREA GREATER THAN ONE (1) SQUARE FOOT THAT IS BARREN OR DESIRABLE VEGETATION, INFREQUENT, WIDELY SCATTERED AREAS WHERE NATIVE VEGETATION HAS NOT YET TAKEN HOLD MAY QUALIFY FOR ACCEPTANCE AT THE DISCRETION OF THE TOWN.
 - E. WEEDS REPRESENT NO MORE THAN TEN PERCENT (10%) OF THE TOTAL VEGETATION ON THE SITE.
 - F. NO WEEDS ARE PRESENT FROM LIST A OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
 - G. THE SITE IS PREDOMINANTLY FREE OF WEEDS FROM LIST B OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
 - H. WEEDS ARE EVENLY DISTRIBUTED THROUGHOUT THE SITE WITH NO LARGE CONCENTRATIONS PRESENT.
 - I. A NEW GRADING PERMIT AND REPLACEMENT SECURITY HAS BEEN SUBMITTED AND APPROVED FOR THE APPLICABLE SITE OR THE GRADING PERMIT HAS BEEN ASSIGNED AS PROVIDED BY SECTION 11.10.150 OF THE TOWN OF PARKER MUNICIPAL CODE. IT IS THE PROPERTY OWNER'S OBLIGATION, AT THE TIME OF CLOSING ON THE SALE OF A SITE THAT IS SUBJECT TO A GRADING PERMIT, TO ENSURE THAT THE NEW PROPERTY OWNER HAS PROVIDED THE TOWN WITH A REPLACEMENT SECURITY.
 - J. ALL KNOWN DRAINAGE ISSUES ASSOCIATED WITH THE PROJECT HAVE BEEN MITIGATED AND A SUFFICIENT AMOUNT OF TIME HAS PASSED TO ENSURE THAT SUCH ISSUES HAVE BEEN CORRECTED. THIS REQUIREMENT DOES NOT INCLUDE THOSE DRAINAGE ISSUES ORIGINATING ON RESIDENTIAL LOTS.
 - (3) NOXIOUS WEEDS MUST BE CONTROLLED AS PROVIDED UNDER STATE LAW AND SECTION 6.01.260 OF THE TOWN OF PARKER MUNICIPAL CODE. FAILURE TO CONTROL NOXIOUS WEEDS ON THE SITE MAY CONSTITUTE A NUISANCE, SUBJECT TO THE PENALTIES CONTAINED IN THE CODE.
- DEFINITIONS.**
 DEVELOPABLE PROPERTY MEANS ANY LAND THAT HAS BEEN GRADED AND IS PART OF A PLATTED LOT OR PLATTED TRACT OF RECORD, THAT WAS PLATTED FOR FUTURE DEVELOPMENT, INCLUDING RESIDENTIAL HOME CONSTRUCTION OR PUBLIC IMPROVEMENTS.
 NONDEVELOPABLE PROPERTY MEANS LAND THAT HAS BEEN GRADED AND WILL NOT BE FURTHER DEVELOPED FOR FUTURE DEVELOPMENT. EXAMPLES INCLUDE, BUT ARE NOT LIMITED TO, PARKS, OPEN SPACE, HOMEOWNER ASSOCIATION OR BUSINESS ASSOCIATION PLATTED TRACTS, DETENTION PONDS AND DRAINAGEWAYS.
 32. FAILURE TO COMPLY WITH ANY OF THE REQUIREMENTS DESCRIBED IN THIS SECTION MAY RESULT IN THE ISSUANCE OF A NOTICE OF INTENT TO ISSUE A STOP WORK ORDER, A STOP WORK ORDER AND/OR THE REMEDIES/PENALTIES DESCRIBED IN CHAPTER 11.10 OF THE TOWN OF PARKER MUNICIPAL CODE.
 33. ANY PERSON CONVICTED OF VIOLATING ANY PROVISION OF THE TOWN OF PARKER, GRADING & EARTH MOVEMENT SECTION OF THE MUNICIPAL CODE SHALL BE GUILTY OF A MISDEMEANOR AND, UPON CONVICTION, BE PUNISHED BY A FINE OF NOT MORE THAN FOUR HUNDRED NINETY NINE DOLLARS (\$499.00) FOR EACH SEPARATE OFFENSE. EACH DAY A VIOLATION CONTINUES SHALL CONSTITUTE A SEPARATE OFFENSE. THE TOWN ALSO MAY SEEK IN MUNICIPAL COURT AN INJUNCTION, ABATEMENT, RESTITUTION OR ANY OTHER REMEDY TO PREVENT, ENJOIN, ABATE OR REMOVE THE VIOLATION. A PERSON CONVICTED OF VIOLATING CHAPTER 11.10 OF THE TOWN OF PARKER MUNICIPAL CODE SHALL BE LIABLE FOR THE ACTUAL COST OF REHABILITATING THE PROPERTY. THE COSTS MAY BE RECOVERED AS RESTITUTION IN MUNICIPAL COURT PROCEEDINGS OR IN A SEPARATE CIVIL ACTION.
 34. THE TOWN OF PARKER RESERVES THE RIGHT TO ALLOW MODIFICATIONS AND SUBSTITUTIONS TO THE CBMP NOTES AND DETAILS WHEN SUCH MODIFICATIONS AND SUBSTITUTIONS OFFER THE SAME LEVEL OF PROTECTION AS THE STANDARD REQUIREMENTS BASED UPON THE SPECIFIC SITUATION, AS DETERMINED BY TOWN STAFF. DUE TO THE INSIGNIFICANCE AND REGULARITY OF SUCH MODIFICATIONS AND SUBSTITUTIONS, THE APPROVAL OF SUCH VARIATIONS MAY NOT BE DOCUMENTED BY TOWN STAFF.

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES
 GEN NOTES 4 OF 4
 Oct. 2013

- MASONRY WORK PROTECTION INSTALLATION NOTES**
1. MASONRY WORK PROTECTION MAY NEED TO BE INSTALLED WHEN MASONRY WORK AND MIXING IS OCCURRING.
 2. A ROCK SOCK SHALL BE INSTALLED IN A CRESCENT SHAPE ON THE DOWNHILL SIDE OF THE MASONRY WORK AND MIXER.
 3. CRUSHED ROCK SHALL BE 2.0"-3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
 4. ROCK SOCK SHALL BE ONE CONTINUOUS PIECE OR SHALL BE CONSTRUCTED USING WIRE WRAPPED JOINTS (SEE DETAIL RS).
 5. ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL, SIZED TO KEEP ROCK FROM SPILLING OUT.
- MASONRY WORK PROTECTION INSPECTION AND MAINTENANCE NOTES**
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE MASONRY WORK PROTECTION.
 2. ALL CONCRETE WASTE SHALL BE REGULARLY CLEANED AND PLACED IN THE CONCRETE WASH OUT AREA.
 3. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED.

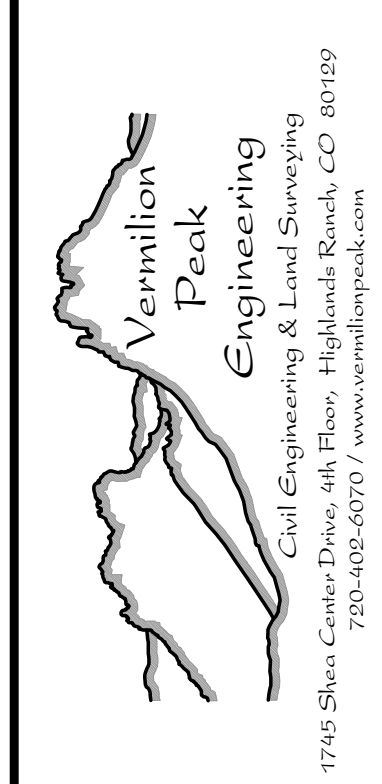
CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES
 LEGEND MWP 2 OF 2
 Oct. 2013

- CD CHECK DAM
- CF CONSTRUCTION FENCE
- CP CULVERT PROTECTION
- CWA CONCRETE WASHOUT AREA
- D DEWATERING
- DD DIVERSION DITCH
- DP DETENTION POND PROTECTION
- DTC DEBRIS TRASH CONTROL
- ECB EROSION CONTROL BLANKET
- IPAN INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT
- IPAP INLET PROTECTION FOR AREA INLETS IN PAVEMENT
- IPCOG INLET PROTECTION, CURB ON-GRADE, TYPE R INLET
- IPCOS INLET PROTECTION, CURB ON SUMP, TYPE R INLET

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES
 LEGEND 1 OF 3
 Oct. 2013

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE VERMILION PEAK ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
 VENTANA CAPITAL
 8678 CONCORD CENTER DR, SUITE 200
 ENGLEWOOD, CO 80112
 720-703-9036
 CONTACT: DALTON HORAN



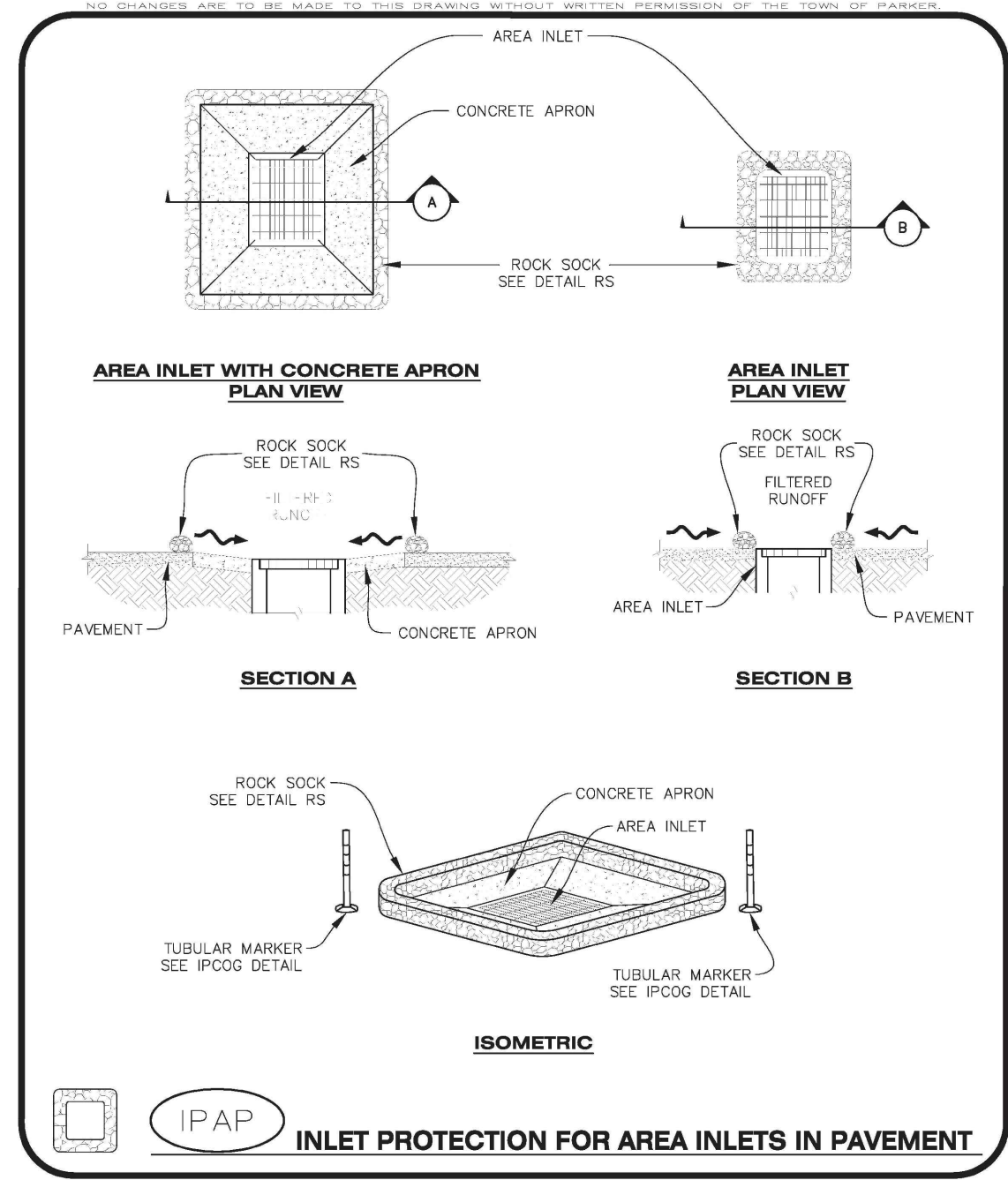
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V-SCALE	2/12/25				
DESIGNED BY	BK				
DRAWN BY	BK				
CHECKED BY					

HORSE CREEK COMMERCIAL
 EROSION CONTROL DETAILS
 SHEET C8 OF 17
 JOB NO. 24020

ENGINEER'S STATEMENT
 PREPARED UNDER MY SUPERVISION

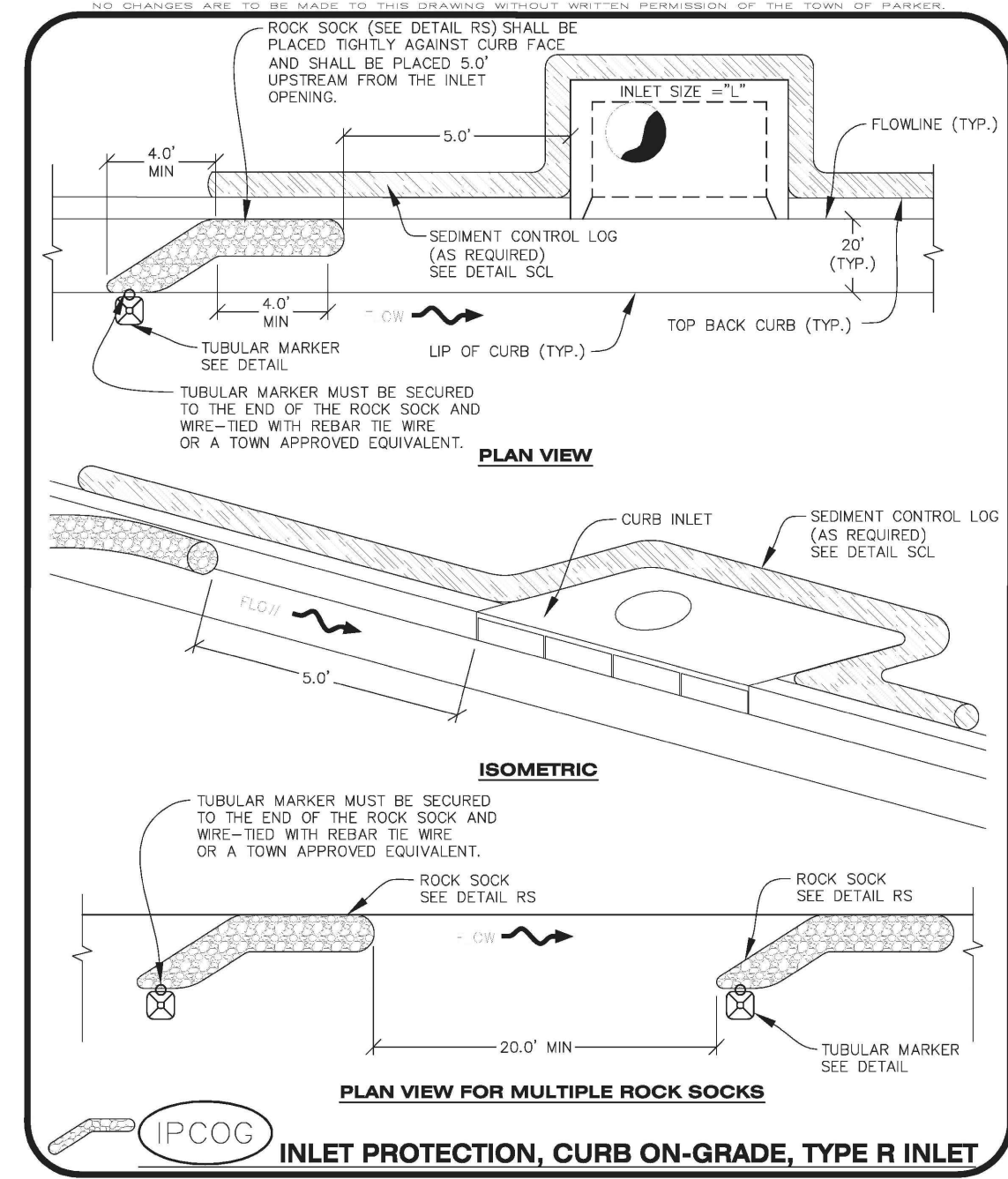
BRIAN KROMBEIN, PE, PLS DATE
 COLORADO PE NO. 34294
 FOR AND ON BEHALF OF
 VERMILION PEAK ENGINEERING LLC

CALL UNCC
 TWO WORKING DAYS
 BEFORE YOU DIG
 CALL 811
 METRO DENVER AREA
 UTILITY NOTIFICATION CENTER OF COLORADO



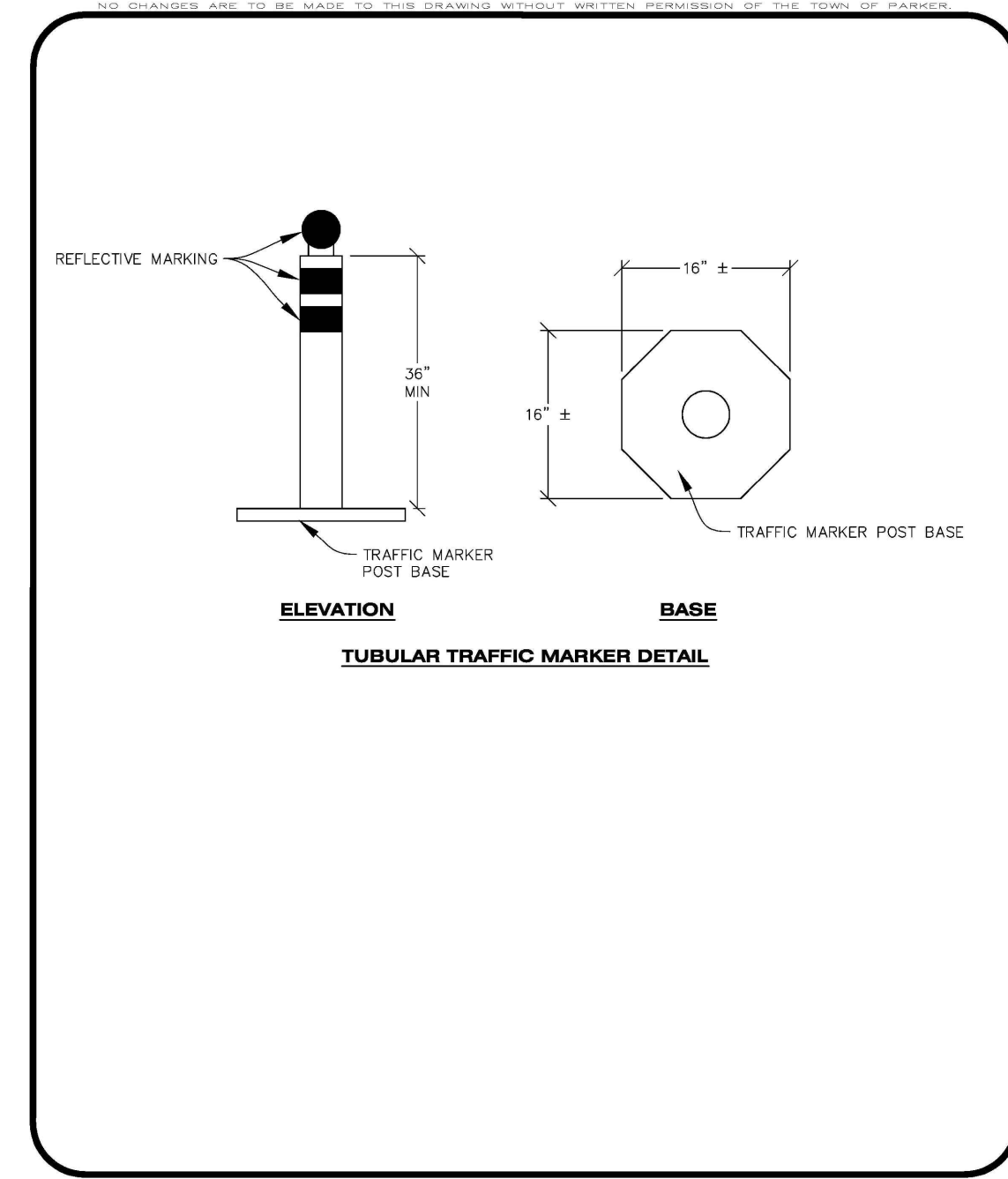
IPAP
INLET PROTECTION FOR AREA INLETS IN PAVEMENT

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES **IPAP** 1 OF 1 Oct. 2013



IPCOG
INLET PROTECTION, CURB ON-GRADE, TYPE R INLET

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES **IPCOG** 1 OF 3 Oct. 2013



CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES **IPCOG** 2 OF 3 Oct. 2013

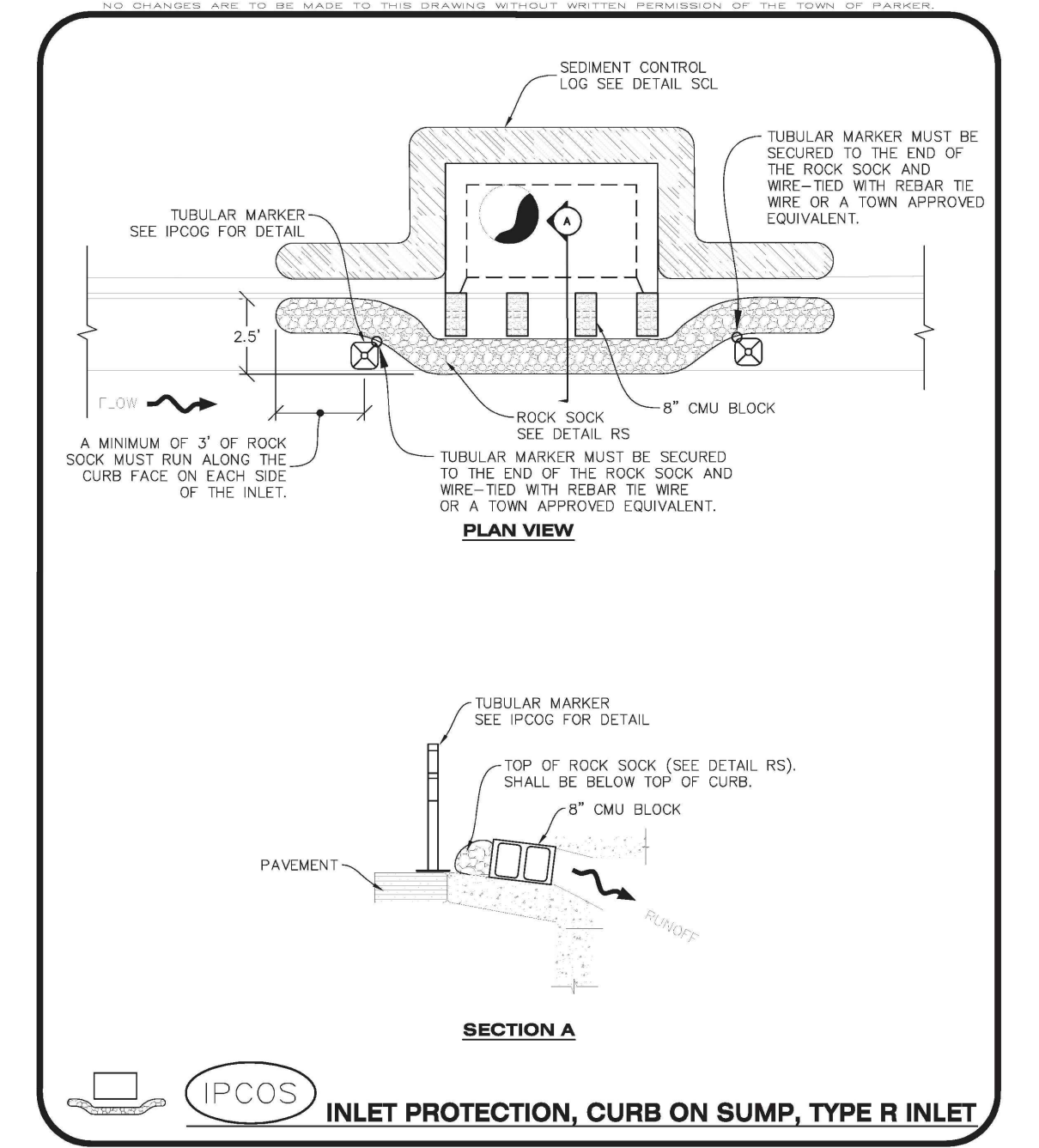
INLET PROTECTION, CURB ON-GRADE INSTALLATION NOTES

- SEE CBMP PLAN FOR LOCATION(S) OF ON-GRADE INLET PROTECTION.
- CRUSHED ROCK SHALL BE 2.0"-3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
- ROCK SOCK FOR ON-GRADE INLET PROTECTION SHALL BE ONE CONTINUOUS PIECE.
- ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL, SIZED TO KEEP ROCK FROM SPILLING OUT.
- ROCK SOCK SHALL BE PLACED 5.0' UPHILL OF THE INLET OPENING.
- TUBULAR MARKER SHALL BE A MINIMUM OF 3.0' HIGH WITH REFLECTIVE BANDS AND OCTAGON SHAPED BASES.
- THE CURB INLET PROTECTION SHOWN ON CBMP PLAN SHALL BE INSTALLED ON EXISTING INLETS PRIOR TO ANY LAND DISTURBING ACTIVITIES OR IMMEDIATELY AFTER THE APPLICABLE INSTALLATION OF THE FIRST LIFT OF ASPHALT ON ROADWAYS DRAINING TO THE INLET.

ON-GRADE INLET PROTECTION INSPECTION AND MAINTENANCE NOTES

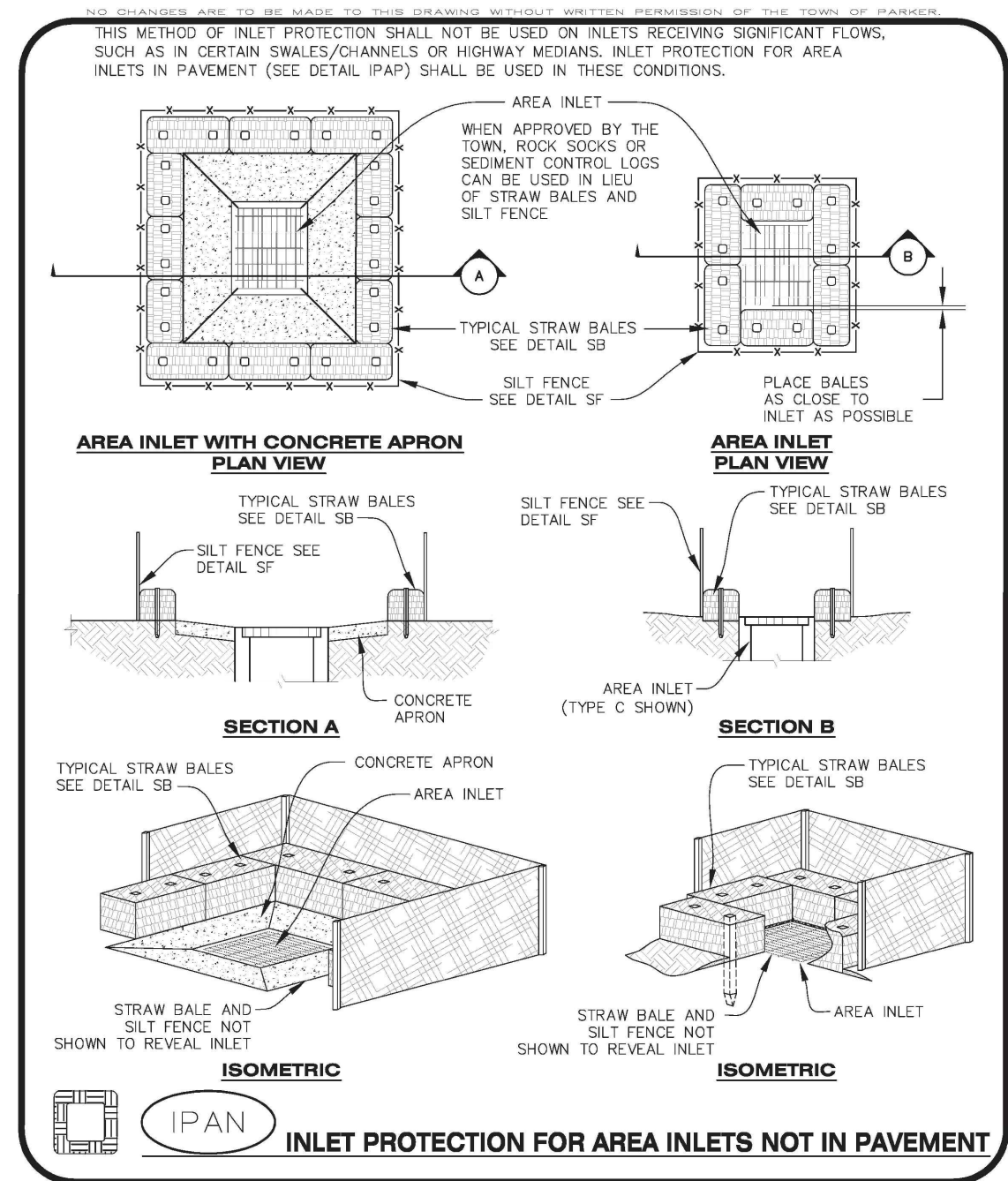
- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE ON-GRADE INLET PROTECTION.
- ACCUMULATED SEDIMENT SHALL BE REMOVED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.
- ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED.
- ON-GRADE INLET PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES **IPCOG** 3 OF 3 Oct. 2013



IPCOG
INLET PROTECTION, CURB ON SUMP, TYPE R INLET

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES **IPCOG** 1 OF 2 Oct. 2013



IPAN
INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES **IPAN** 1 OF 1 Oct. 2013

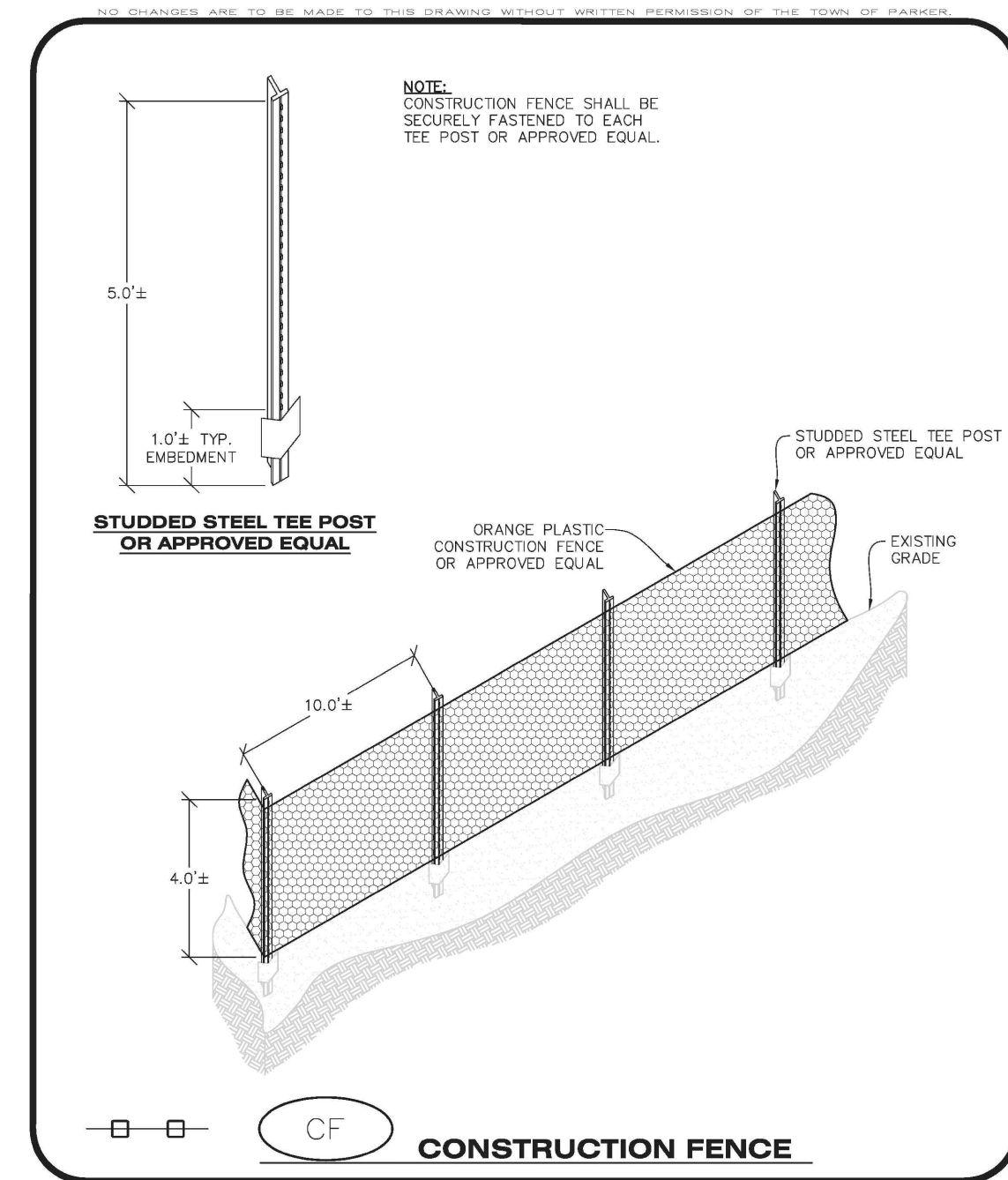
CURB INLET PROTECTION INSTALLATION NOTES

- SEE CBMP PLAN FOR LOCATION(S) OF CURB INLET PROTECTION.
- CRUSHED ROCK SHALL BE 2.0"-3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
- ROCK SOCK SHALL BE ONE CONTINUOUS PIECE OR SHALL BE CONSTRUCTED USING WIRE WRAPPED JOINTS (SEE DETAIL RS).
- ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL SIZED TO KEEP ROCK FROM SPILLING OUT.
- ROCK SOCK SHALL EXTEND 3.0' ALONG THE CURB BEYOND LOCATIONS WHERE IT RETURNS TO CONTACT CURB FACE.
- TUBULAR TRAFFIC MARKERS SHALL BE A MINIMUM OF 36" IN HEIGHT WITH REFLECTIVE BANDS AND OCTAGON SHAPED BASES.
- THE CURB INLET PROTECTION SHOWN ON CBMP PLAN SHALL BE INSTALLED ON EXISTING INLETS PRIOR TO ANY LAND DISTURBING ACTIVITIES OR IMMEDIATELY AFTER THE INSTALLATION OF THE FIRST LIFT OF ASPHALT ON ROADWAYS DRAINING TO THE CURB INLET. CMU BLOCKS OR THE ROCK SOCK SHALL BE USED AS INTERIM PROTECTION UNTIL THE FIRST LIFT OF ASPHALT IS INSTALLED.

CURB INLET PROTECTION INSPECTION AND MAINTENANCE NOTES

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CURB INLET PROTECTION.
- ACCUMULATED SEDIMENT SHALL BE REMOVED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.
- ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED.
- CURB INLET PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES **IPCOG** 2 OF 2 Oct. 2013



CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES **CF** 1 OF 2 Oct. 2013

CONSTRUCTION FENCE INSTALLATION NOTES

- THE CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO EACH POST OR APPROVED EQUAL.

CONSTRUCTION FENCE INSPECTION AND MAINTENANCE NOTES

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CONSTRUCTION FENCE AND MAKE ANY NECESSARY REPAIRS.
- CONSTRUCTION FENCE SHALL BE REPAIRED WHEN THE FENCING MATERIAL FALLS OUT OF COMPLIANCE WITH THE NOTES AND DETAILS.

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES **CF** 2 OF 2 Oct. 2013

CALL UNCC
 TWO WORKING DAYS
 BEFORE YOU DIG
 CALL 811
 METRO DENVER AREA
 UTILITY NOTIFICATION CENTER OF COLORADO

ENGINEER'S STATEMENT
 PREPARED UNDER MY SUPERVISION

BRIAN KROMBEIN, PE, PLS DATE
 COLORADO PE NO. 34294
 FOR AND ON BEHALF OF
 VERMILION PEAK ENGINEERING LLC

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE AGENCIES, VERMILION PEAK ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

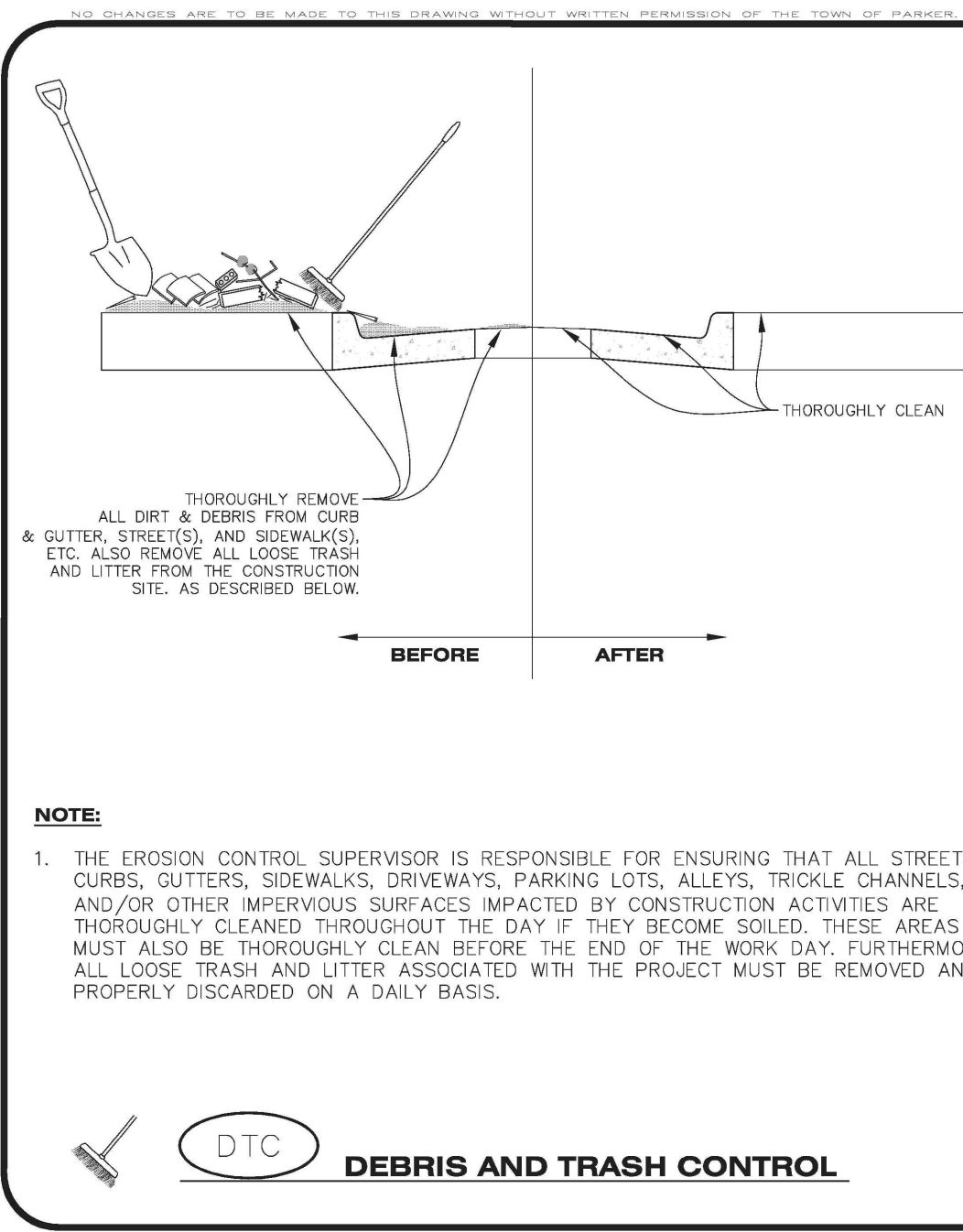
PREPARED FOR
 VENTANA CAPITAL
 8678 CONCORD CENTER DR, SUITE 200
 ENGLEWOOD, CO 80112
 720-703-9036
 CONTACT: DALTON HORAN

VERMILION PEAK ENGINEERING
 Civil Engineering & Land Surveying
 1745 Shen Center Drive 4th Floor, Highlands Ranch, CO 80129
 720-482-6070 / www.vermilionpeak.com

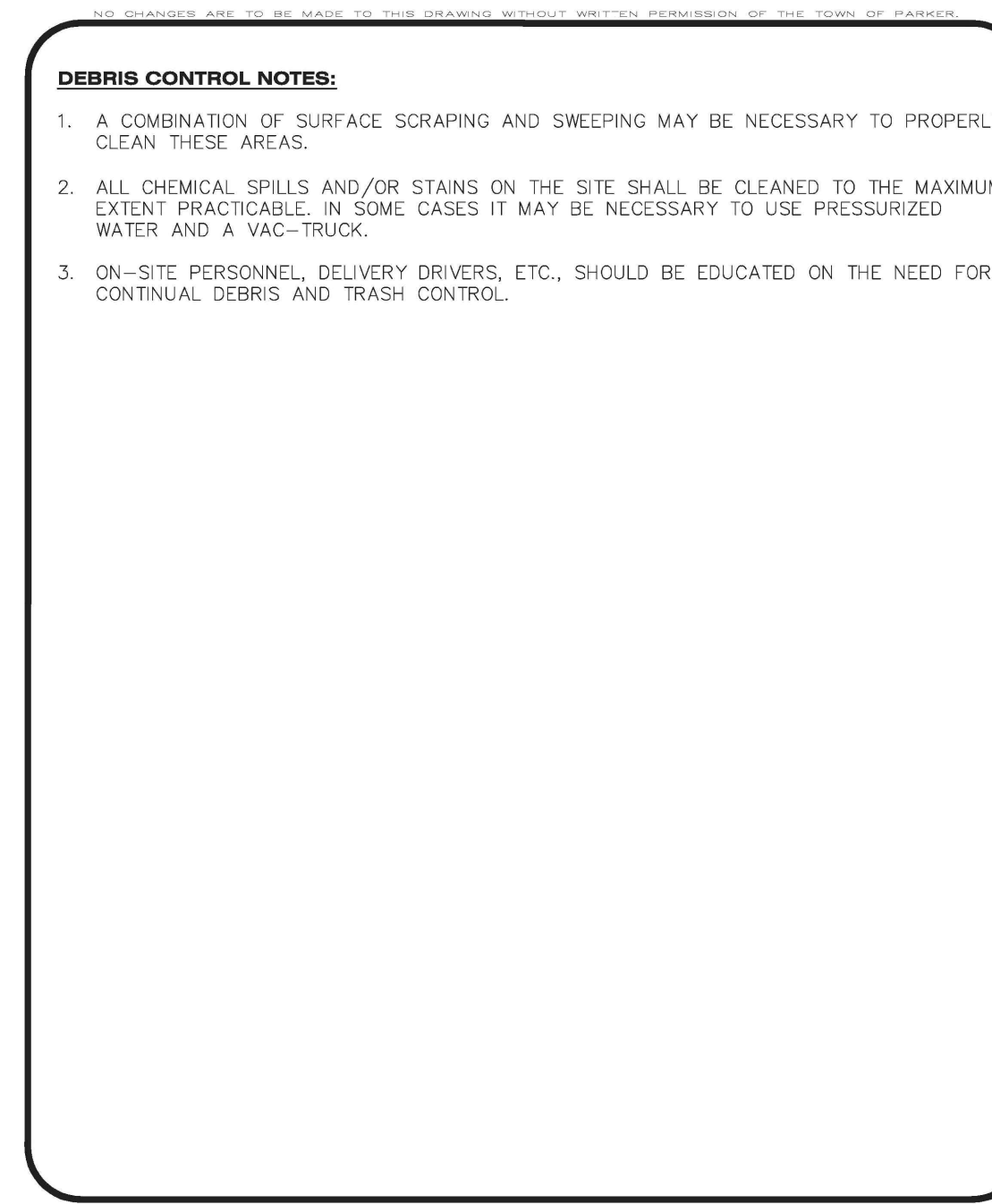
H-SCALE	AS SHOWN	NO.	REVISION	BY	DATE
V-SCALE	2/12/25				
DESIGNED BY	BK				
DRAWN BY	BK				
CHECKED BY					

HORSE CREEK COMMERCIAL
 EROSION CONTROL DETAILS

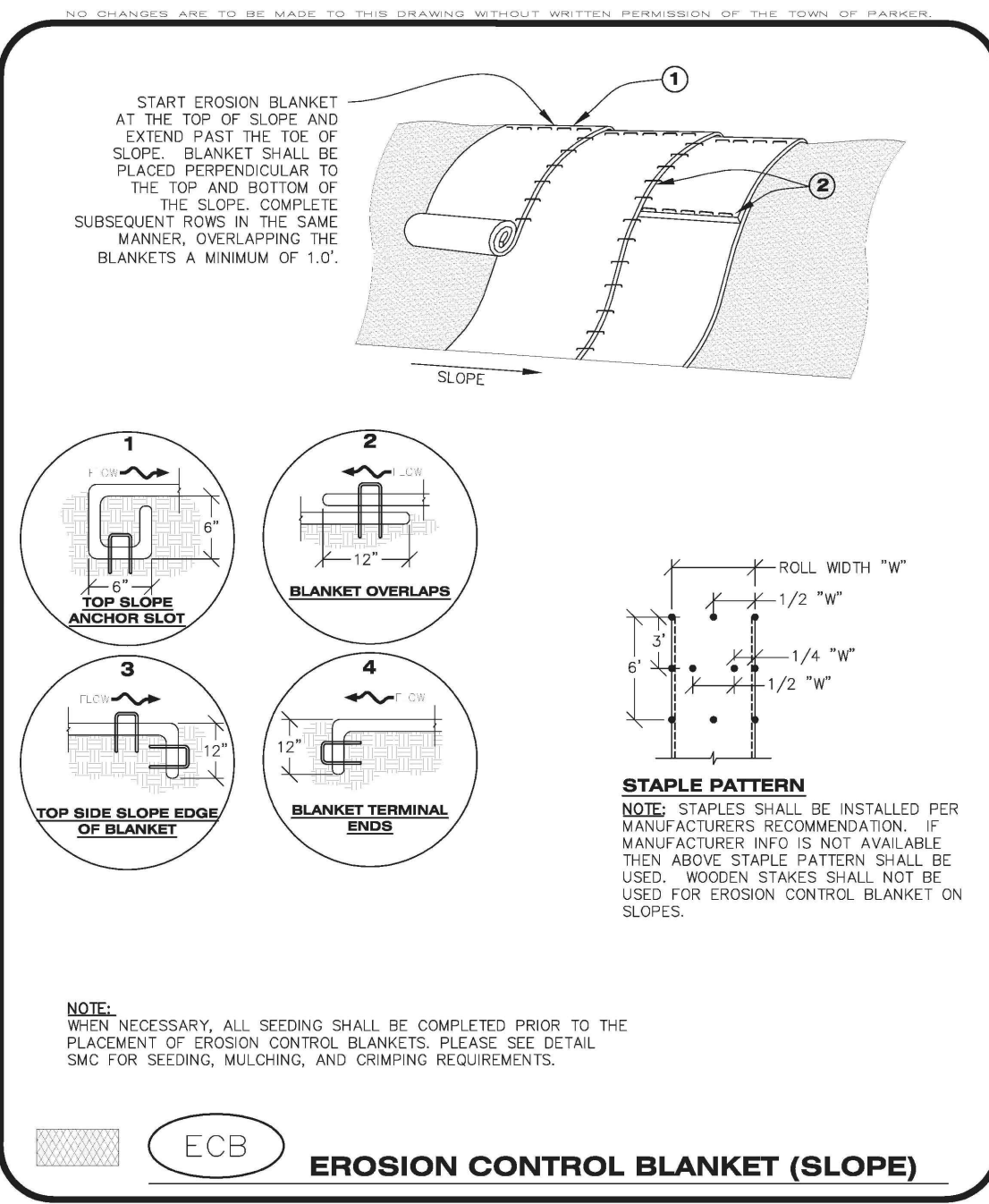
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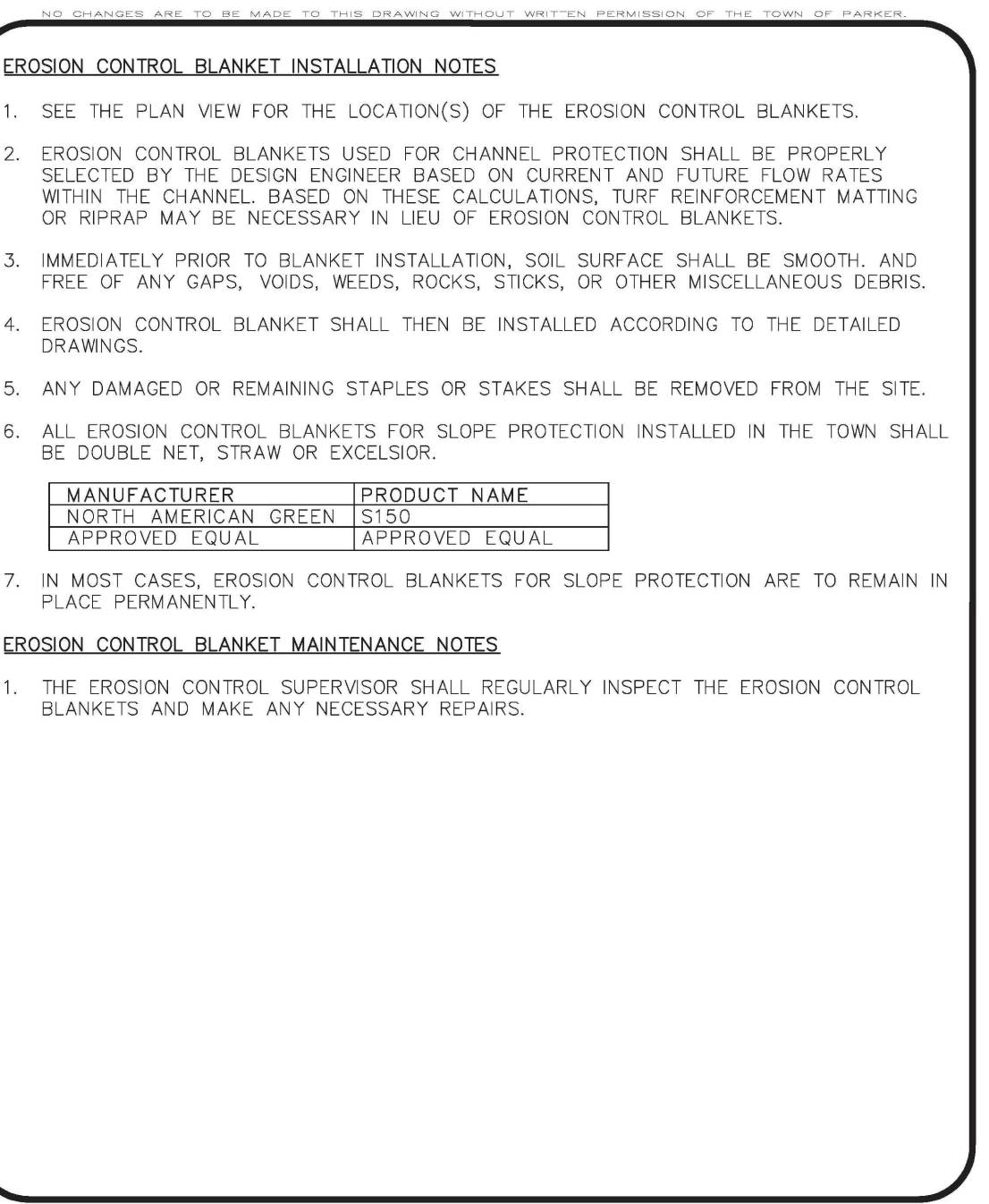
CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES **DTC** 1 OF 2 Oct. 2013



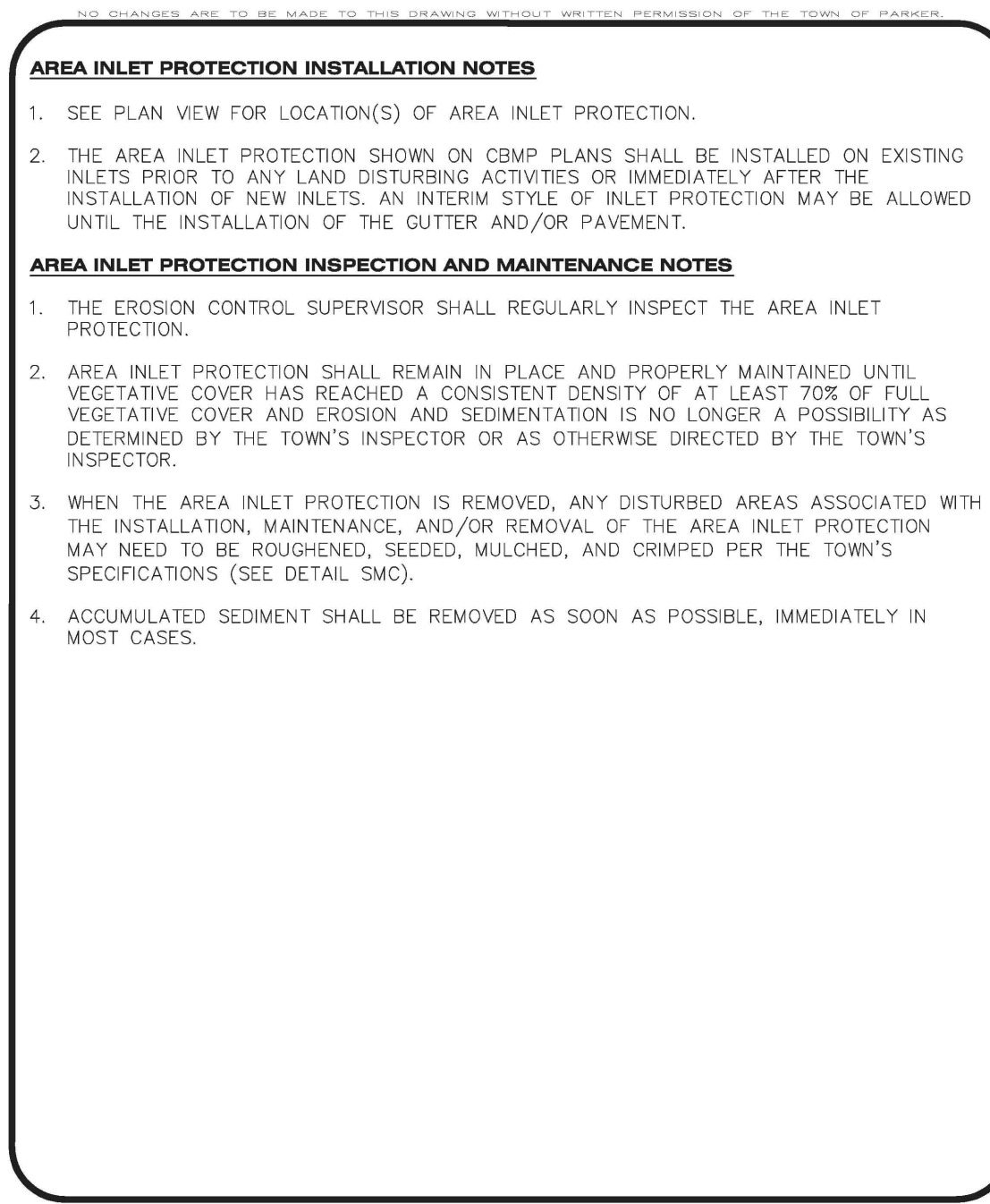
CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES **DTC** 2 OF 2 Oct. 2013



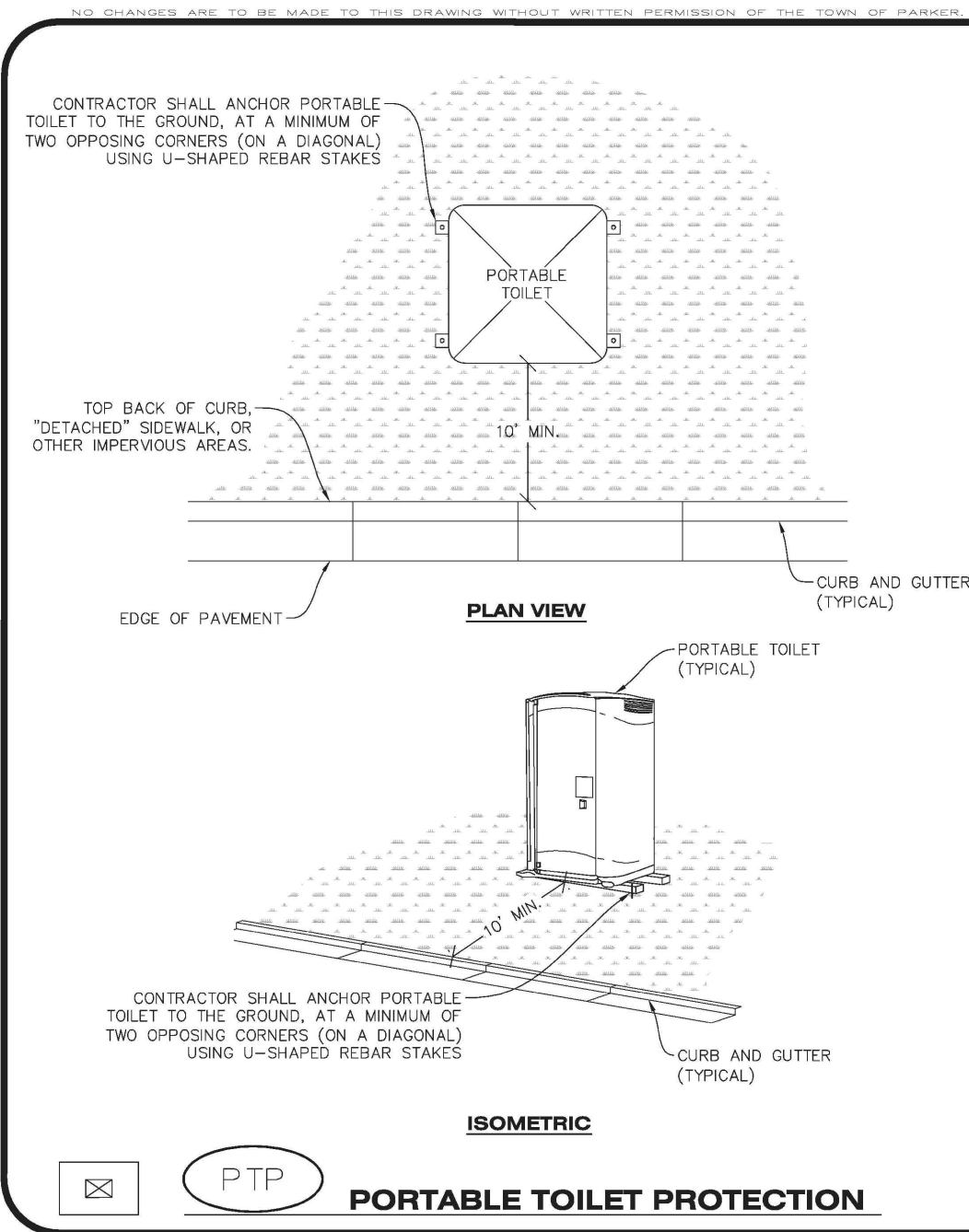
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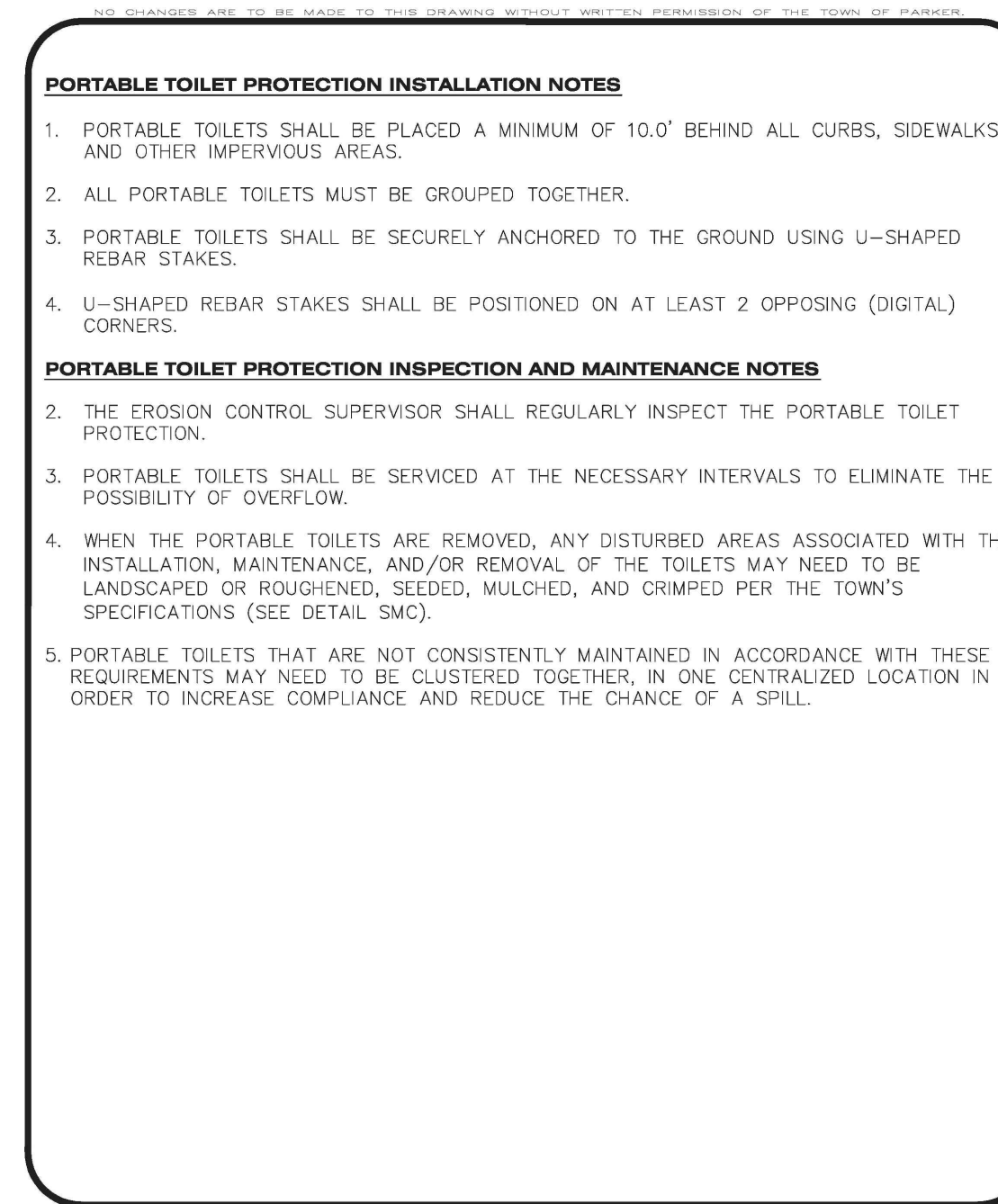
CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES **ECB** 3 OF 3 Oct. 2013



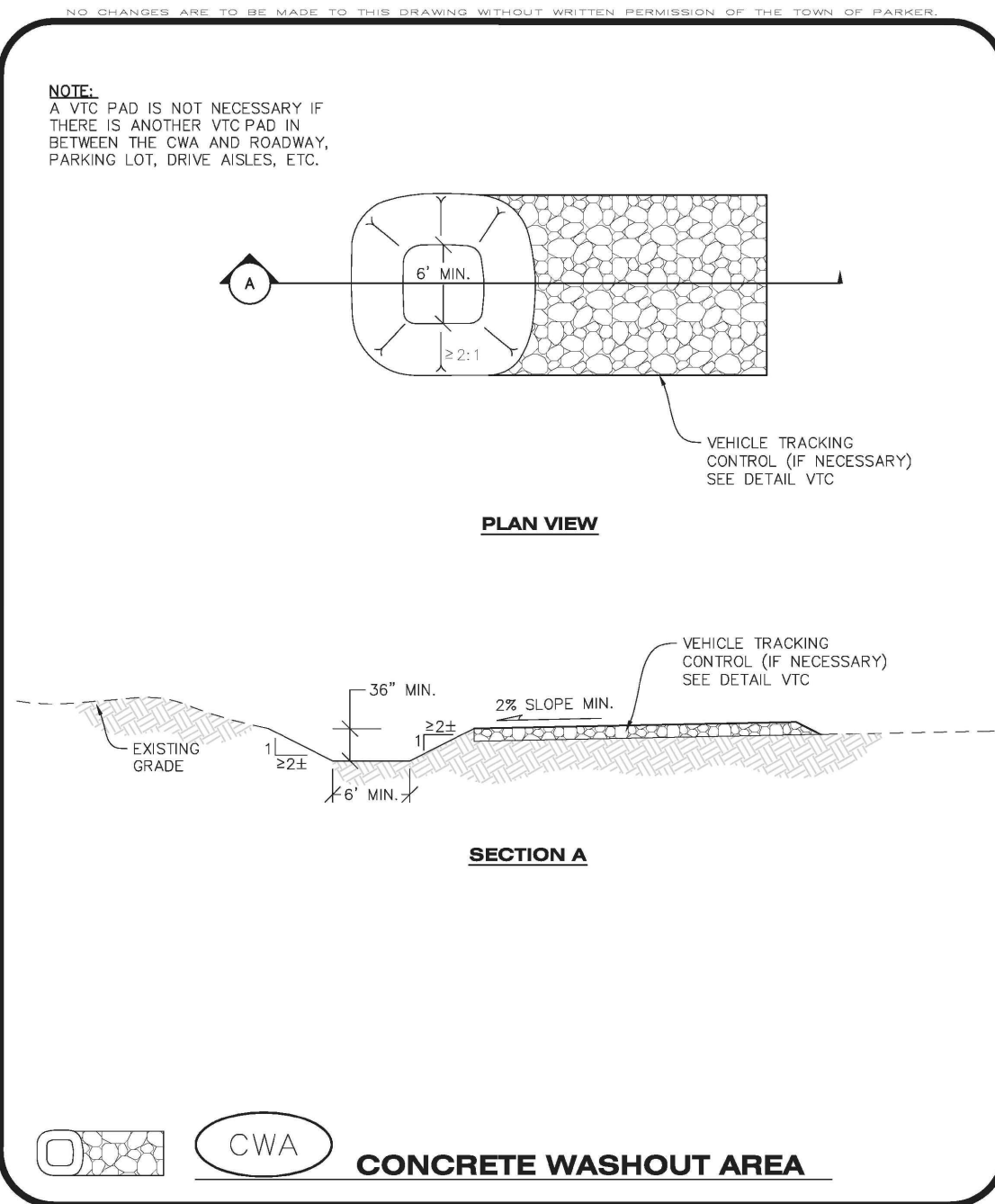
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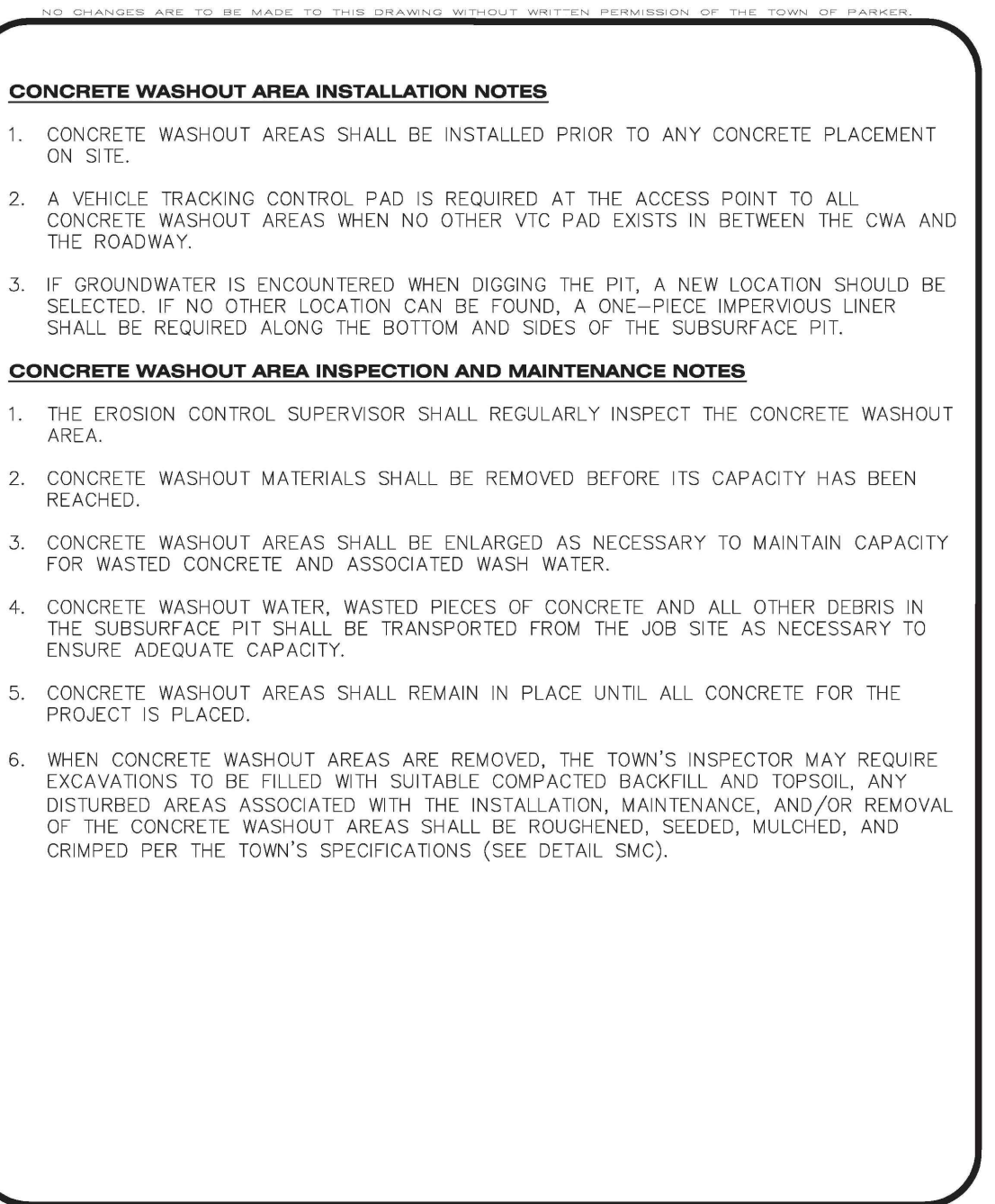
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CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES **PTP** 2 OF 2 Oct. 2013



CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES **CWA** 1 OF 2 Oct. 2013



CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES **CWA** 2 OF 2 Oct. 2013

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE VERMILION PEAK ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

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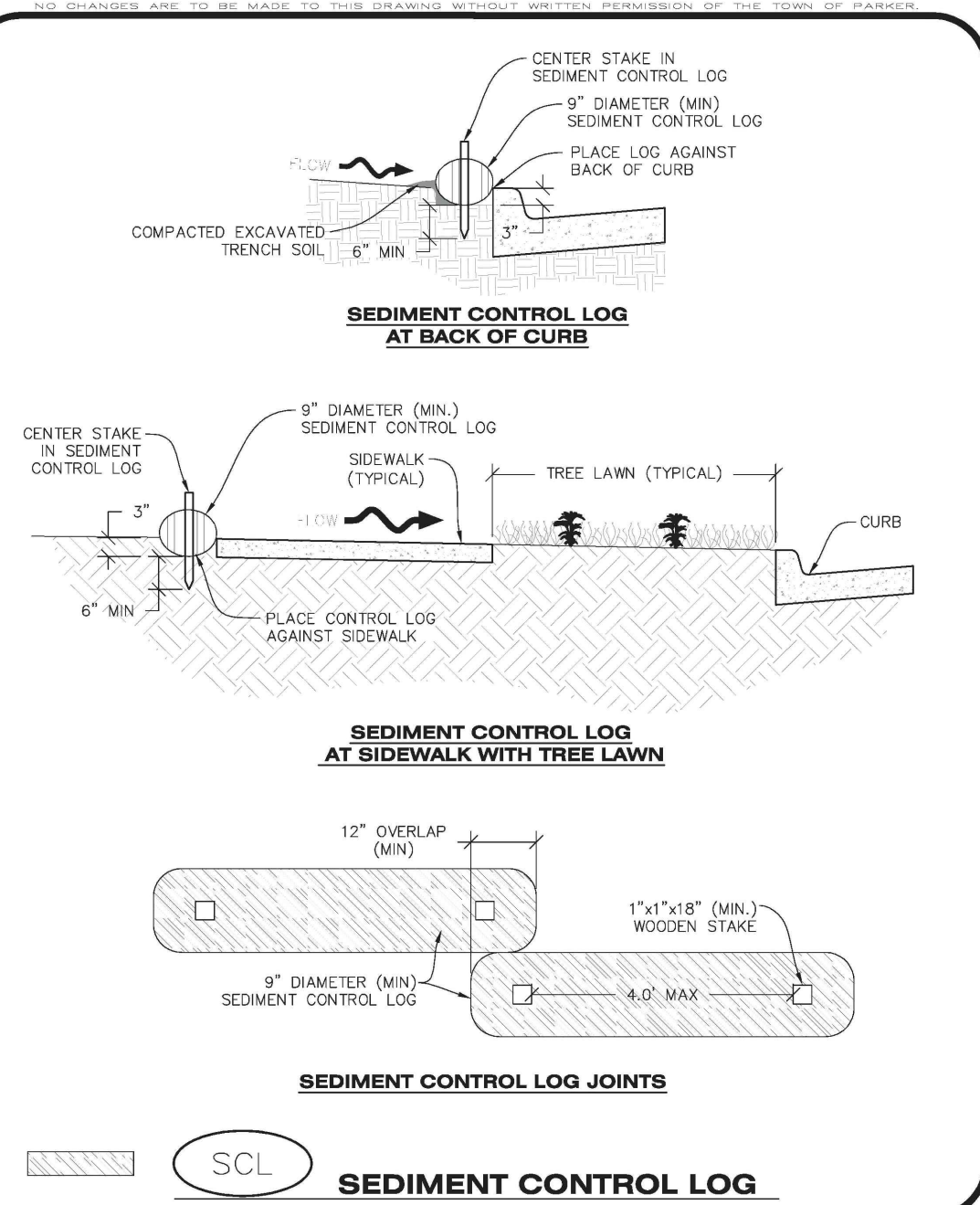
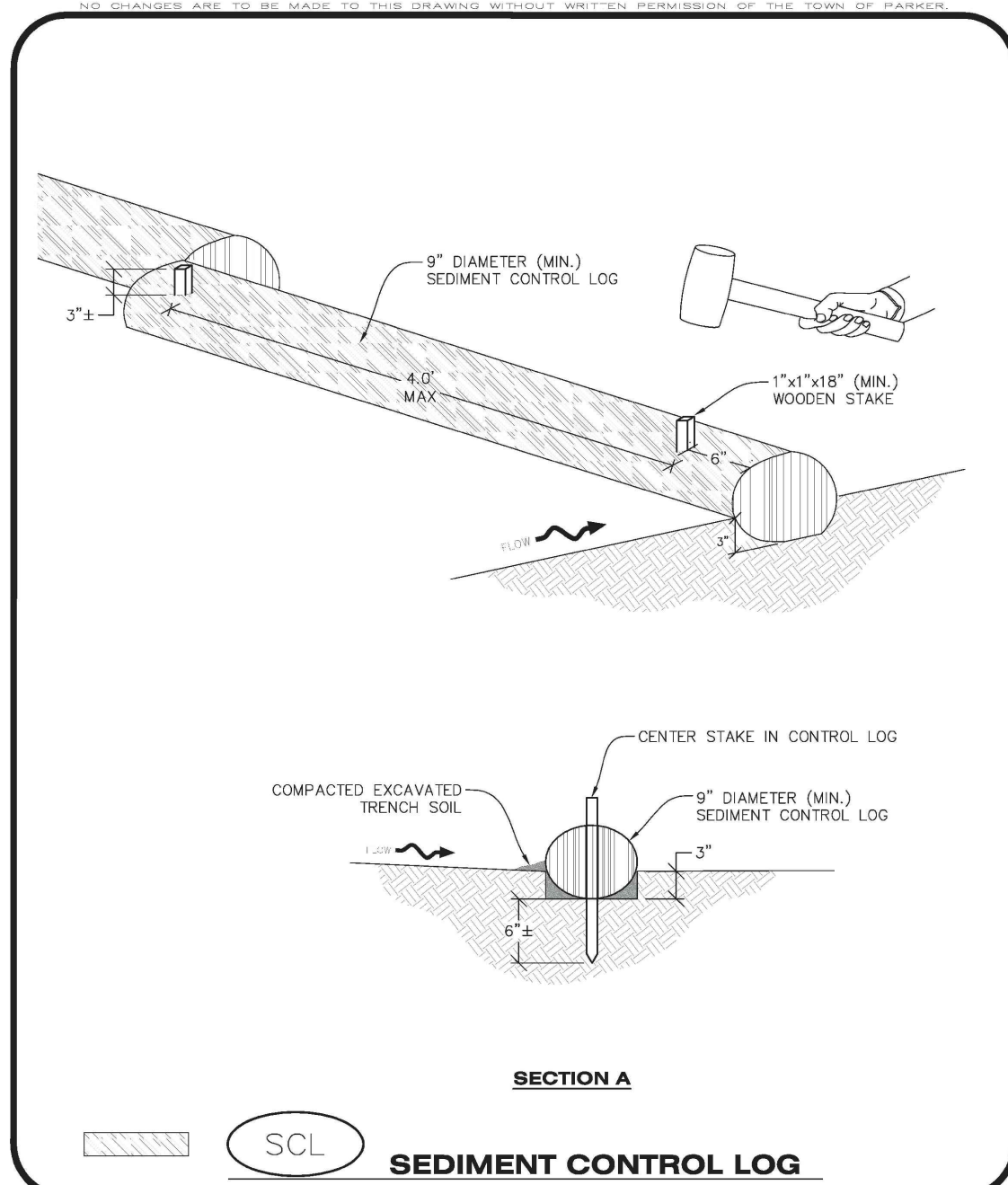
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		2/12/25	BK	BK	BK

HORSE CREEK COMMERCIAL
EROSION CONTROL DETAILS
SHEET C10 OF 17
JOB NO. 24020

ENGINEER'S STATEMENT
PREPARED UNDER MY SUPERVISION

BRIAN KROMBEIN, PE, PLS DATE
COLORADO PE NO. 34294
FOR AND ON BEHALF OF
VERMILION PEAK ENGINEERING LLC

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
CALL 811
METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

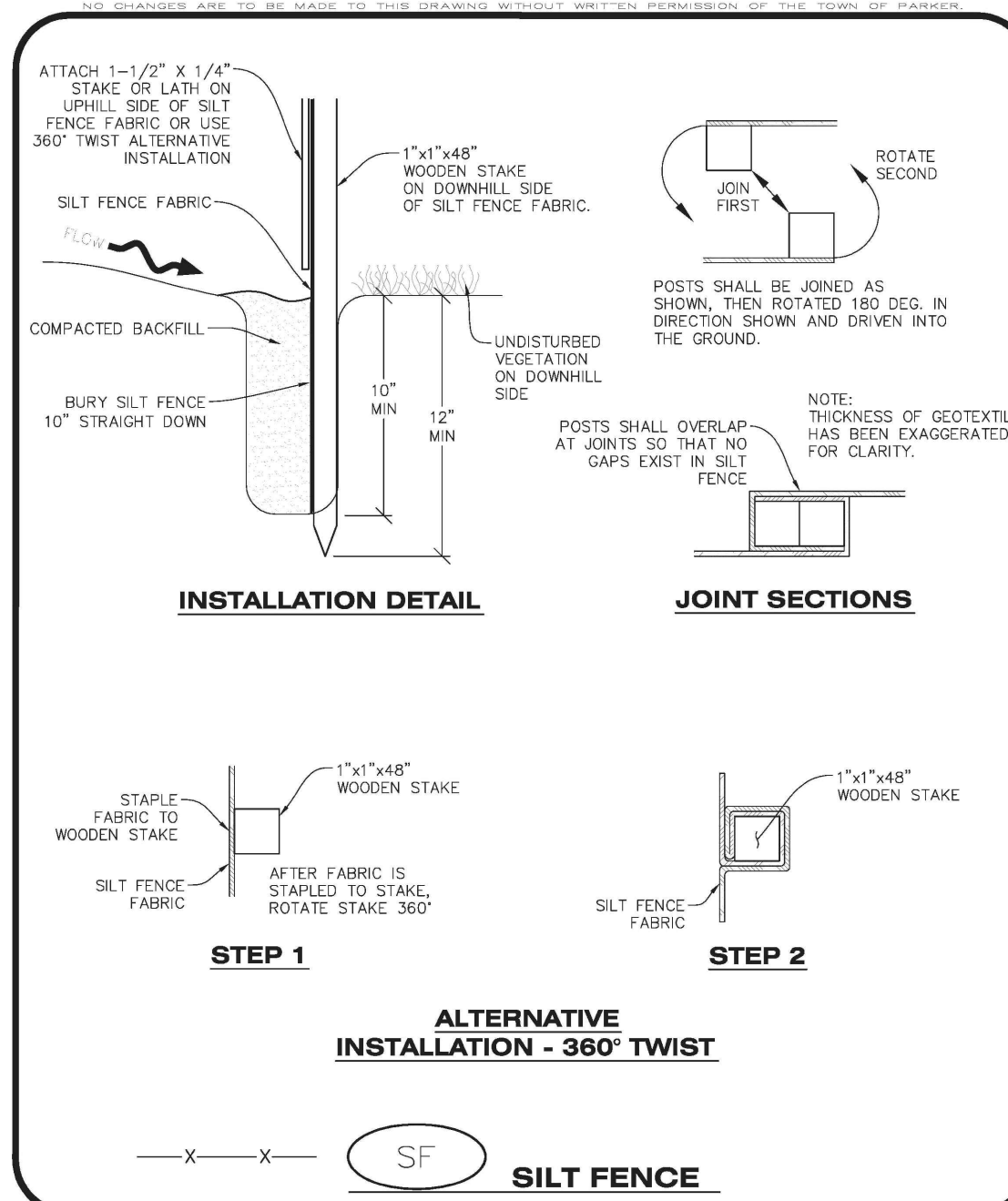
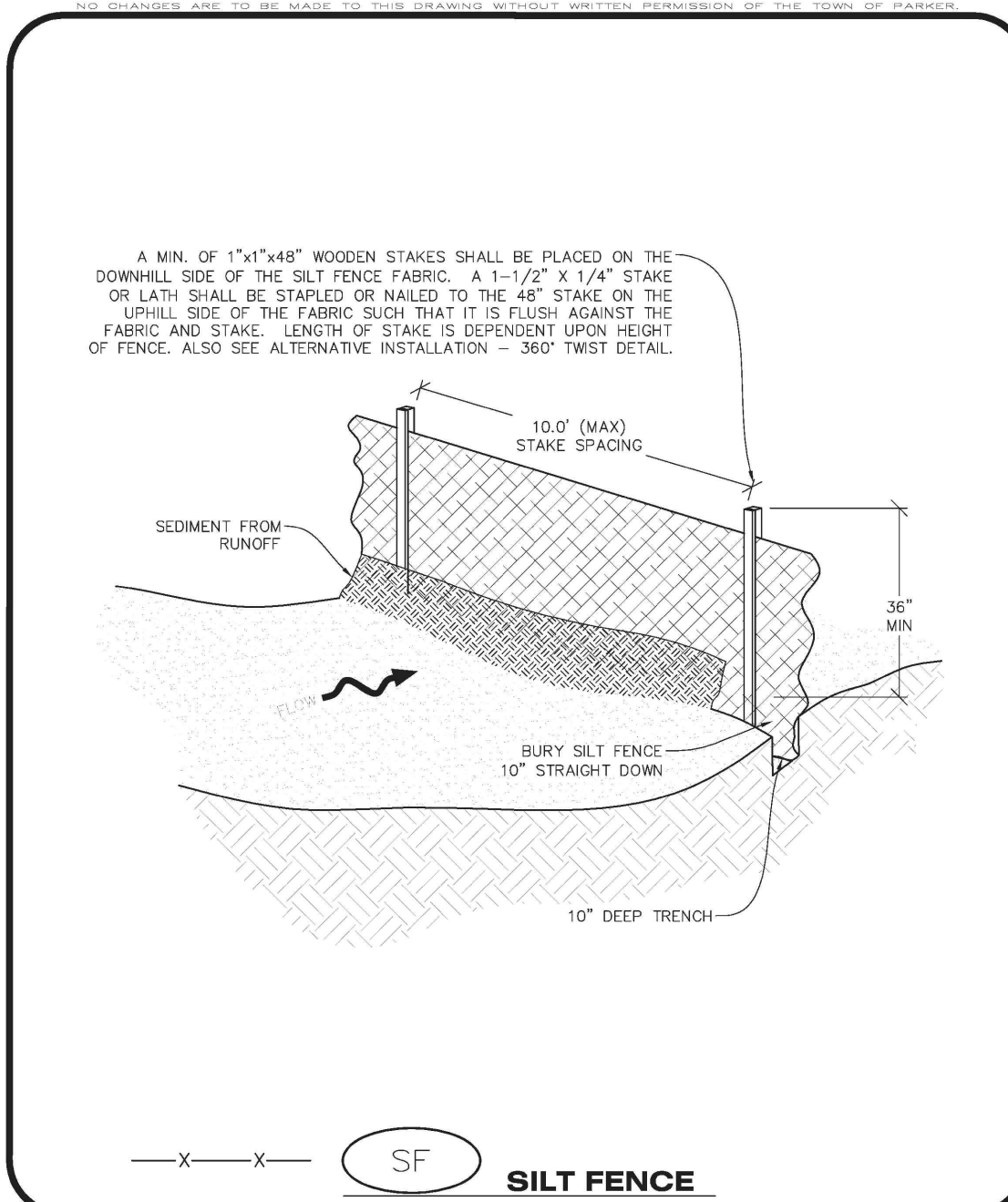


SEDIMENT CONTROL LOG INSTALLATION NOTES

- SEE CBMP PLAN FOR LOCATION(S) OF SEDIMENT CONTROL LOGS.
- ALL SEDIMENT CONTROL LOGS SHALL BE INSTALLED FREE OF DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
- SEDIMENT CONTROL LOGS SHALL BE INSTALLED IMMEDIATELY ADJACENT TO AN IMPERVIOUS SURFACE SUCH AS A CURB HEAD, SIDEWALK, INLET LID, ETC. NO GAPS SHALL EXIST BETWEEN THE SEDIMENT CONTROL LOG AND THE IMPERVIOUS SURFACE.
- A UNIFORM 3" DEEP ANCHOR TRENCH (APPROX.) IN THE SHAPE OF A HALF-SPHERE SHALL BE EXCAVATED USING A TRENCHER, SPADÉ-SHAPED SHOVEL, OR PICK. THE ANCHOR TRENCH SHALL BE SIZED TO ALLOW FOR THE SEDIMENT CONTROL LOG TO SEAT TIGHTLY AGAINST THE ANCHOR TRENCH.
- EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF THE ANCHOR TRENCH AND PROPERLY COMPACTED.
- ANCHOR TRENCH SHALL BE RELATIVELY FREE OF ROCKS OR OTHER DEBRIS PRIOR TO THE PLACEMENT.
- ALL SEDIMENT CONTROL LOGS SHALL BE PLACED 3" (APPROX.) BELOW THE GROUND AND PULLED TIGHT ON BOTH ENDS TO REMOVE ANY CURVES OR SNAGS.
- THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL THAT IS RELATIVELY FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED AGAINST THE GROUND AND SEDIMENT CONTROL LOG USING A SHOVEL OR SIMILAR DEVICE.
- SEDIMENT CONTROL LOG STAKES SHALL BE MADE OF WOOD AND SECURELY ANCHOR THE LOG IN PLACE.
- STAKES SHALL BE PLACED ON 4.0' CENTERS AND EMBEDDED APPROXIMATELY 6" INTO THE GROUND. STAKES THAT ARE BROKEN PRIOR TO OR DURING INSTALLATION SHALL BE REPLACED.
- SEDIMENT CONTROL LOGS SHALL OVERLAP A MINIMUM OF 12". THE OVERLAPPING SHALL OCCUR ON THE UP-GRADIENT SIDE OF THE LOGS.
- SEDIMENT CONTROL LOGS SHALL BE STAKED WITHIN 6" FROM EACH END.
- SEDIMENT CONTROL LOGS THAT ARE INSTALLED BEHIND CURBS AND SIDEWALKS MUST BE DONE SO THAT NO MORE THAN A 2" GAP EXISTS BETWEEN THE CONCRETE AND THE LOG. EROSION CONTROL BLANKETING (ECB) BETWEEN THE GAP MAY BE REQUIRED IN INSTANCES WHERE THIS DOES NOT OCCUR.

SEDIMENT CONTROL LOG INSPECTION AND MAINTENANCE NOTES

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SEDIMENT CONTROL LOGS.
- ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE THE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 THE HEIGHT OF EXPOSED LOG.
- SEDIMENT CONTROL LOGS SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
- SEDIMENT CONTROL LOGS SHALL BE REPLACED WHEN THERE ARE ANY SIGNS OF WEAR OR DAMAGE THAT WOULD PREVENT THE LOG FROM FUNCTIONING AS DESIGNED.
- WHEN THE SEDIMENT CONTROL LOGS ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE SEDIMENT CONTROL LOGS MAY NEED TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).



Parker COLORADO | **CBMP** | **SCL**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 3
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Parker COLORADO | **CBMP** | **SCL**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 3
Oct. 2013

Parker COLORADO | **CBMP** | **SCL**
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Parker COLORADO | **CBMP** | **SF**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 4
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Parker COLORADO | **CBMP** | **SF**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 4
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SILT FENCE INSTALLATION NOTES

- SEE CBMP PLAN FOR LOCATION(S) OF SILT FENCE.
- ALL SILT FENCE SHALL BE INSTALLED IN GOOD CONDITION AND FREE OF ANY DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
- A UNIFORM 10" DEEP ANCHOR TRENCH SHALL BE EXCAVATED USING A TRENCHER.
- A 10" DEEP ANCHOR SLIT SHALL BE FORMED IF USING A STATIC SLICING METHOD.
- EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF THE ANCHOR TRENCH.
- ANCHOR TRENCH SHALL BE GENERALLY FREE OF ROCKS OR OTHER DEBRIS PRIOR TO THE PLACEMENT OF THE SILT FENCE.
- THE ANCHOR TRENCH SHALL BE THOROUGHLY BACKFILLED WITH SOIL THAT IS GENERALLY FREE OF ROCKS AND DEBRIS.
- ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE UP-GRADIENT SIDE OF THE SILT FENCE.
- STAKES SHALL BE POSITIONED ON THE DOWNHILL SIDE OF THE SILT FENCE FABRIC AND PLACED ON 10.0' CENTERS OR LESS. STAKES SHALL BE EMBEDDED A MINIMUM OF 12" INTO THE GROUND. A WOODEN LATH SHALL BE ATTACHED TO THE OPPOSING (UPHILL) SIDE OF THE STAKE FOR ADDED STRENGTH AND SUPPORT. THE LATH SHALL HAVE THE FOLLOWING DIMENSIONS: 1"x4"x24".
- SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD NOT BE SIGNIFICANT SAGGING ALONG ANY PORTION OF THE SILT FENCE AFTER IT HAS BEEN ANCHORED TO THE STAKES.
- SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES AND LATHS USING STAPLES OR NAILS OF AN APPROXIMATE LENGTH. ENOUGH STAPLES AND NAILS SHOULD BE PLACED ALONG THE LATH TO ENSURE PROPER ATTACHMENT.
- SILT FENCE FABRIC SHALL MEET THE FOLLOWING MANDATORY REQUIREMENTS:

PROPERTIES	TEST METHOD	MANDATORY REQUIREMENTS
GRAB TENSILE STRENGTH	ASTM D 4632	≥ 124 LBS
MULLEN BURST STRENGTH	ASTM D 3786	≥ 300 PSI
PUNCTURE STRENGTH	ASTM D 4833	≥ 60 LBS
TRIANGULAR TEAR STRENGTH	ASTM D 4533	≥ 65 LBS
UV RESISTANCE	ASTM D 4355	≥ 80% AT 500 HOURS OF UV EXPOSURE
FLOW RATE	ASTM D 4491	> 10 GAL/MIN/FT ²

- AN ORIGINAL PRODUCT SPECIFICATION SHEET FROM THE SILT FENCE MANUFACTURER SHALL BE MADE AVAILABLE AT THE REQUEST OF THE TOWN'S INSPECTOR. THE PRODUCT SPECIFICATION SHEET SHALL PROVIDE THE RESULTS FOR THE TEST METHODS ABOVE.
- SILT FENCE JOINTS SHALL BE CONNECTED ACCORDING TO THE ATTACHED DRAWING.
- SILT FENCE THAT IS INSTALLED BEHIND CURBS AND SIDEWALKS MUST BE DONE SO THAT NO MORE THAN A 2" GAP EXISTS BETWEEN CONCRETE AND THE SILT FENCE. EROSION CONTROL BLANKETING (ECB) BETWEEN THE GAP MAY BE REQUIRED IN INSTANCES WHERE THIS DOES NOT OCCUR.

SILT FENCE INSPECTION AND MAINTENANCE NOTES

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SILT FENCE.
- ACCUMULATED SEDIMENT SHALL BE REMOVED REGULARLY.
- SILT FENCE SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
- SILT FENCE SHALL BE REPLACED WHEN THERE ARE ANY SIGNS OF WEAR AND/OR DAMAGE.
- WHEN THE SILT FENCE IS REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE SILT FENCE MAY NEED TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).

Parker COLORADO | **CBMP** | **SF**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 3 OF 4
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Parker COLORADO | **CBMP** | **SF**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 4 OF 4
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SEEDING AND MULCHING SHALL BE PERFORMED ACCORDING TO THE ACCOMPANYING DETAIL(S) AND TEXT. NO EXCEPTIONS SHALL BE MADE

- SEE PLAN VIEW FOR:
 - LOCATION(S) OF SEEDING AND MULCHING
 - TYPE OF SEED MIX
- SEED MIXES MAY CONFORM TO THE TABLE PROVIDED WITH THE SMC NOTES OR ALTERNATIVES MAY BE ALLOWED WITH PRIOR PERMISSION BY THE TOWN'S INSPECTOR.
- SEEDING MAY BE PERFORMED YEAR ROUND ASSUMING THE SOIL IS NOT FROZEN. SEEDING DURING TIMES OF EXTREME TEMPERATURES SHOULD BE AVOIDED IF POSSIBLE.
- AT THE BEGINNING OF THE LAND DISTURBANCE ACTIVITIES, IT IS HIGHLY RECOMMENDED THAT AN APPROPRIATE AMOUNT OF NATIVE TOPSOIL BE STRIPPED FROM THE SITE AND STOCKPILED. ALL AREAS, PRIOR TO PERMANENT SEEDING AND MULCHING, WILL LIKELY NEED TO BE COVERED WITH AN APPROPRIATE LAYER OF TOPSOIL. THIS REQUIREMENT APPLIES TO ALL AREAS WHERE NATIVE SEEDING IS SPECIFIED ON THE CBMP PLAN AND/OR LANDSCAPING PLANS.
- IT IS STRONGLY RECOMMENDED THAT SAMPLES FROM THE STRIPPED TOPSOIL BE PROPERLY COLLECTED AND TESTED BY A QUALIFIED LABORATORY TO ENSURE ADEQUATE NUTRIENT CONTENT PRIOR TO SEEDING AND MULCHING. IF IT IS DISCOVERED THAT THE TOPSOIL IS VOID OF THE NUTRIENTS NECESSARY TO SUCCESSFULLY ESTABLISH THE REQUIRED VEGETATION, THEN THE APPROPRIATE AMENDMENTS SHALL BE ADDED.
- ALL AREAS TO BE SEEDED AND MULCHED SHALL BE SURFACE ROUGHENED ACCORDING TO THE SURFACE ROUGHENING DETAILS AND NOTES. SURFACE ROUGHENING SHALL OCCUR AFTER PLACEMENT OF THE TOPSOIL.
- WHEN INSTALLED WITH A DRILL SEEDER, SEED SHALL BE PLACED AT A DEPTH OF 1/4" - 1/2" INCH. ROW SPACING SHALL BE NO MORE THAN 6-INCHES.
- ALL AREAS INCAPABLE OF BEING DRILL SEEDER SHALL BE SURFACE ROUGHENED ACCORDING TO THE SURFACE ROUGHENING NOTES OR EFFECTIVELY ROUGHENED USING A HARROW OR OTHER SUCH IMPLEMENT. ALL AREAS SHALL BE UNIFORMLY HAND BROADCASTED WITH THE PROPER SEED MIX APPLIED AT TWO TIMES THE DRILL SEEDER RATE. BROADCASTED AREAS SHALL THEN BE RE-HARROWED OR RE-RAKED USING A HARD-TIPPED RAKE TO ENSURE THAT SEEDS ARE BURIED TO AN APPROXIMATE DEPTH OF 1/4" - 1/2" INCH.
- AFTER SEEDING HAS BEEN COMPLETED, MULCH SHALL BE UNIFORMLY APPLIED AT A RATE OF 2 TONS/ACRE (4,000 LBS/ACRE). MULCH SHALL BE MECHANICALLY CRIMPED TO A DEPTH OF 2 INCHES USING A CRIMPER. MULCH SHALL BE HAND CRIMPED AND COVERED WITH A TACKIFIER IN AREAS WHERE MECHANICAL CRIMPING IS NOT POSSIBLE. WHEN SOILS PERMIT, ALL MULCH SHALL BE CRIMPED SUCH THAT THE INDIVIDUAL PIECES OF STRAW OR HAY FORM EXAGGERATED V-SHAPES PROTRUDING OUT OF THE GROUND SEVERAL INCHES.
- IN CERTAIN INSTANCES, IT MAY BE NECESSARY TO APPLY A TACKIFIER IN ORDER TO HELP WITH STRAW DISPLACEMENT. TACKIFIER SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.

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CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 3
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SEEDING AND MULCHING MAINTENANCE NOTES

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SEEDING AND MULCHING.
- ANY SEEDED AND MULCHED AREAS THAT BECOME DAMAGED SHALL BE REPAIRED WITHIN THE TIME FRAME SPECIFIED BY THE TOWN'S INSPECTOR.

WEED MANAGEMENT

- ALL HERBICIDES SHALL BE APPLIED BY COMMERCIAL PESTICIDE APPLICATORS LICENSED BY THE COLORADO DEPARTMENT OF AGRICULTURE AS QUALIFIED APPLICATORS. THE CONTRACTOR SHALL FURNISH DOCUMENTATION OF SUCH LICENSING PRIOR TO HERBICIDE APPLICATION.
- HERBICIDE APPLICATION METHOD SHALL BE SUCH THAT PLANT GROWTH OUTSIDE THE DESIGNATED TREATMENT AREAS WILL NOT BE DAMAGED. ALL DAMAGE CAUSED BY IMPROPER HERBICIDE APPLICATION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- HERBICIDES SHALL BE APPLIED DURING THE APPROPRIATE SEASONS, WHEN TARGET PLANTS ARE ACTIVELY GROWING.
- AFTER THE GRASS SEED IS ESTABLISHED, APPROPRIATE HERBICIDES SHALL BE APPLIED TO CONTROL THE REMAINING WEEDS TO ENSURE A TIMELY RETURN OF THE FINANCIAL SECURITY. PROPER TIMING OF HERBICIDE APPLICATIONS ARE NECESSARY TO ACHIEVE THE SUPPRESSION OF WEED SEED PRODUCTION AND DEPLETION OF WEED ROOT MASS. ULTIMATELY, THE HERBICIDES USED SHALL BE BASED UPON THE TARGET WEEDS.
- HERBICIDE TREATMENTS SHALL CONTINUE AT AN APPROPRIATE RATE UNTIL IT IS EVIDENT THAT WEED GROWTH PRESENCE AND GROWTH IS MINIMAL AND MAY BE CONTROLLED THROUGH MOWING AND/OR ANNUAL HERBICIDE TREATMENT.

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CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 3
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TOWN OF PARKER, SEED MIX 1

20% CANADA BLUEGRASS
15% CRESTED WHEATGRASS
15% SLENDER WHEATGRASS
10% ANNUAL RYEGRASS
10% SHEEP FESCUE
10% BIG BLUESTEM
10% SIDEDATS GRAMA
5% CANADA BLUEGRASS
5% BLUE GRAMA

SEEDING RATE:
DRILLED: 25 LBS/ACRE
BROADCAST: 50 LBS/ACRE

TOWN OF PARKER, SEED MIX 2

22% SLENDER WHEATGRASS
18% SODAR STREMBANK WHEATGRASS
13% ARIZONA FESCUE
13% BLUE GRAMA
12% BUFFALOGRASS
10% BARLEY OR OATS
5% SPIKE MUHLY
5% INDIAN RICEGRASS

SEEDING RATE:
DRILLED: 25 LBS/ACRE
BROADCAST: 50 LBS/ACRE

TOWN OF PARKER, SEED MIX 3 (LOW-GROWTH MIX)

25% ENHANCED CRESTED WHEATGRASS
23% SHEEP FESCUE
18% PERENNIAL RYEGRASS
13% CANADA BLUEGRASS
12% BARLEY OR OATS
5% BLUE FESCUE

SEEDING RATE:
DRILLED: 25 LBS/ACRE
BROADCAST: 50 LBS/ACRE

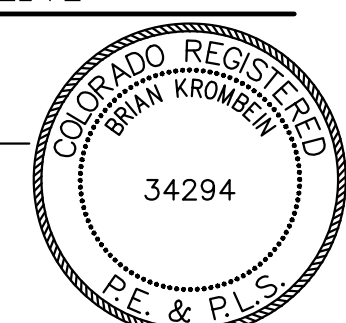
SEED MIX 4:
OTHER SEED MIXES APPROVED BY THE TOWN OF PARKER

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CONSTRUCTION BEST MANAGEMENT PRACTICES | 3 OF 3
Oct. 2013

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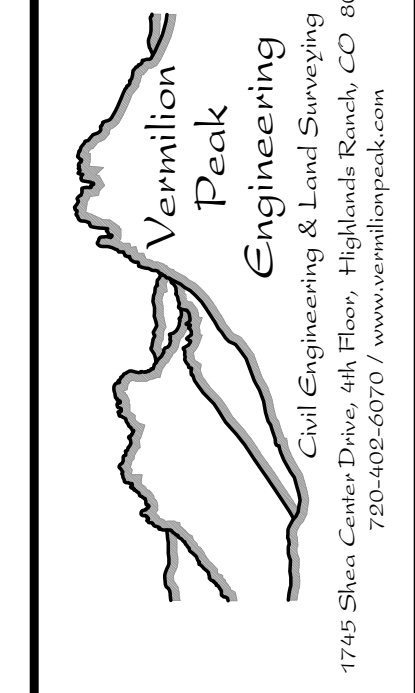
ENGINEER'S STATEMENT
PREPARED UNDER MY SUPERVISION

BRIAN KROMBEIN, PE, PLS
COLORADO PE NO. 34294
FOR AND ON BEHALF OF
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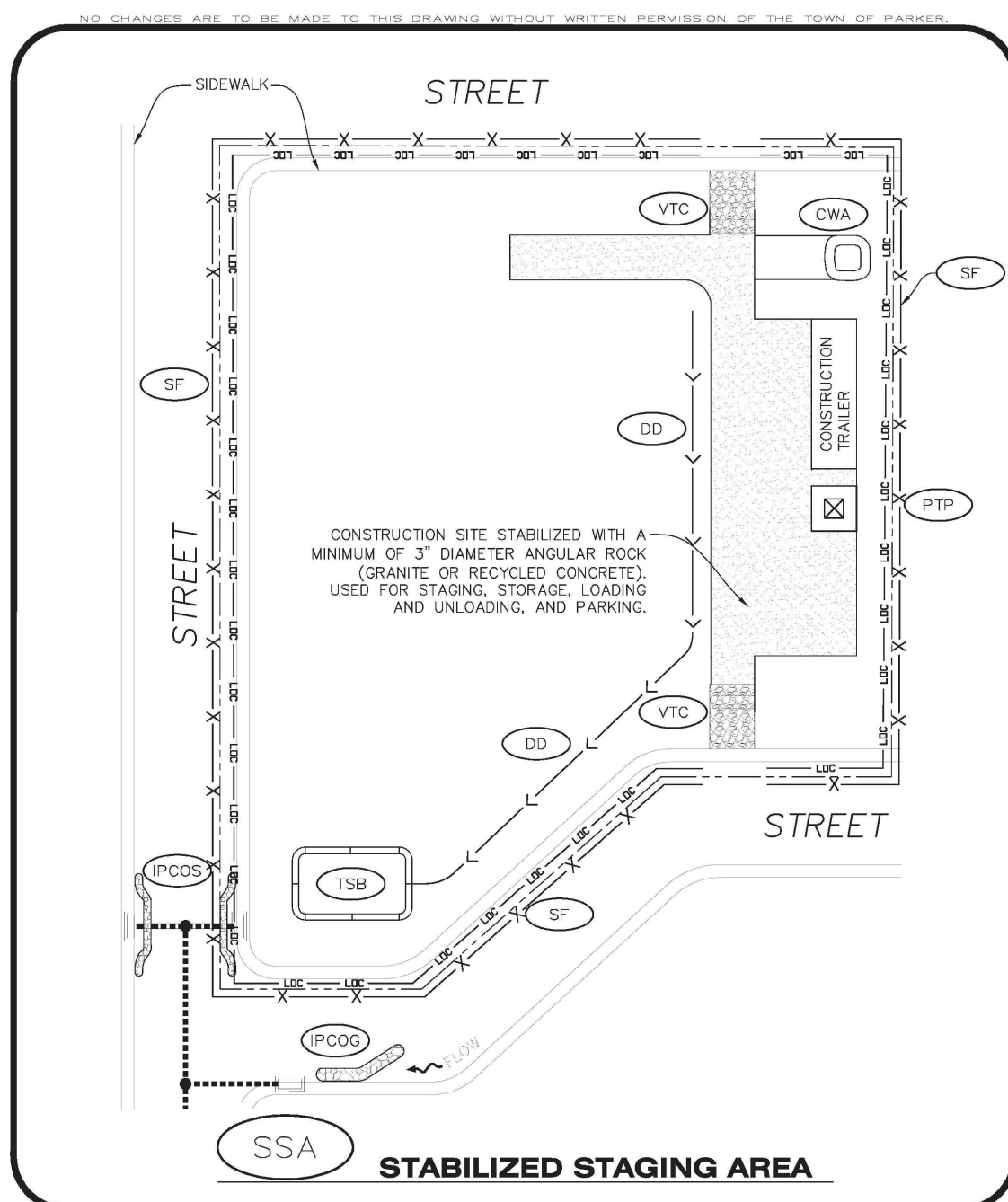
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ENGLEWOOD, CO 80112
720-703-9036
CONTACT: DALTON HORAN



H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	AS SHOWN	NO.	REVISION
		2/12/25	BK	BK				

HORSE CREEK COMMERCIAL
EROSION CONTROL DETAILS



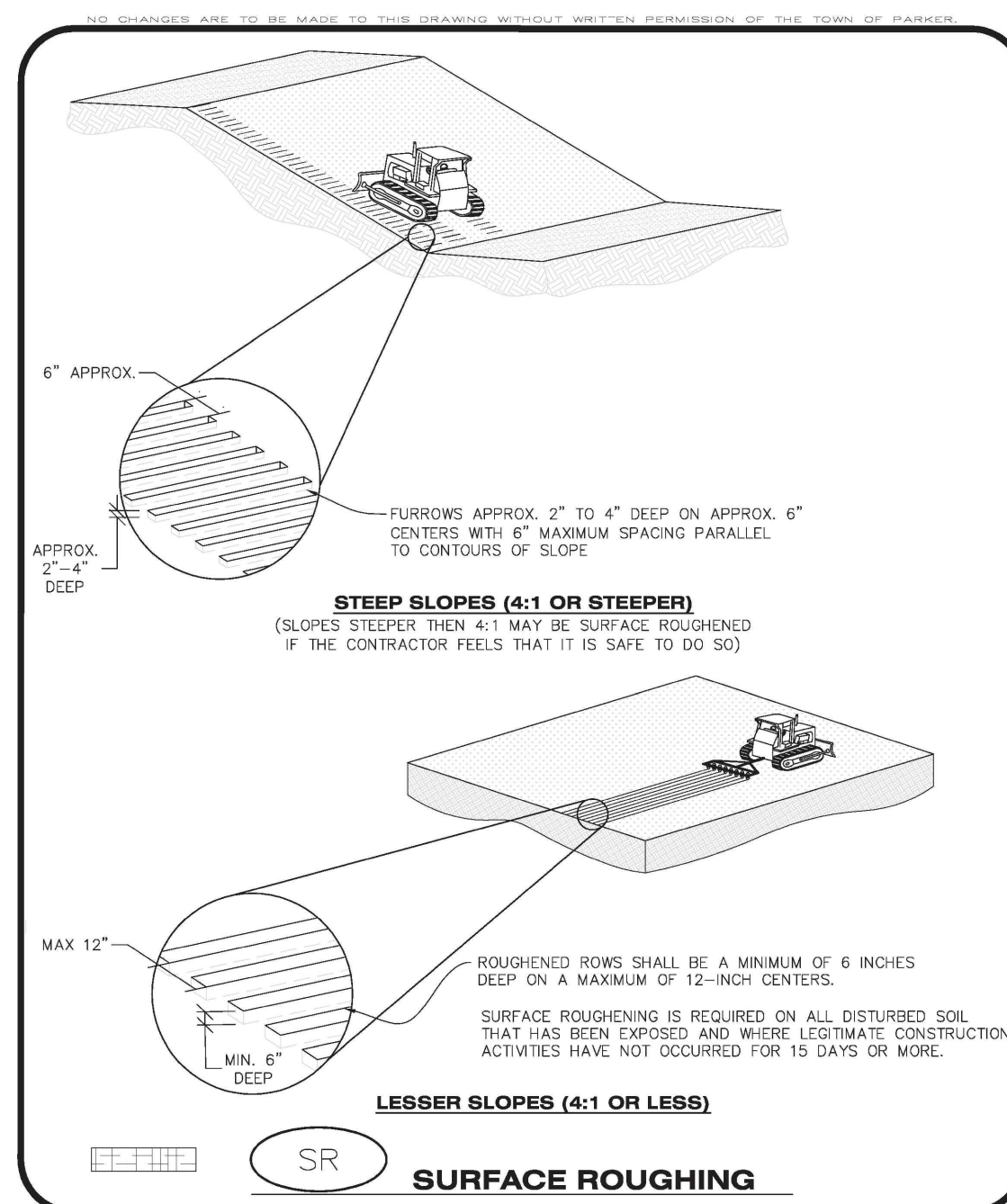
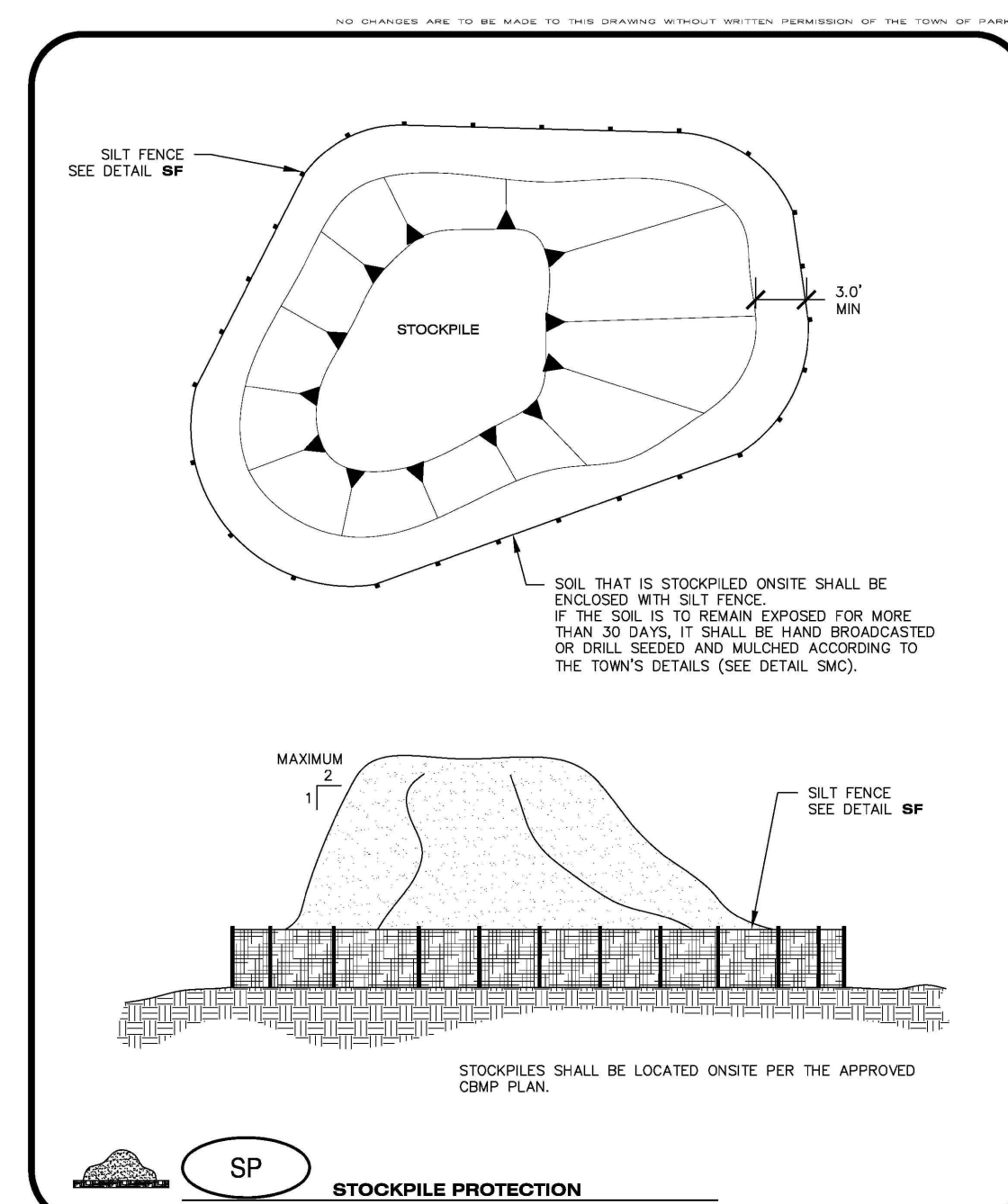
STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION OF STAGING AREA. CONTRACTOR MAY MODIFY LOCATION AND SIZE OF STABILIZED STAGING AREA WITH TOWN APPROVAL.
2. STABILIZED STAGING AREA SHALL BE LARGE ENOUGH TO FULLY CONTAIN PARKING, STORAGE, AND LOADING OPERATIONS.
3. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM OF 3" DIAMETER OF ANGULAR ROCK (GRANITE OR RECYCLED CONCRETE).
4. SSA FOR SMALLER SITES MAY NOT BE PRACTICAL. IN THESE AND SIMILAR SITUATIONS, VARIANCES MAY BE PERMITTED BY THE TOWN.

STABILIZED STAGING AREA INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE STAGING AREA.
2. STABILIZED STAGING AREA SHALL BE ENLARGED AS NECESSARY TO CONTAIN PARKING, STORAGE, LOADING, AND UNLOADING.

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES
SSA 1 OF 2
 Oct. 2013



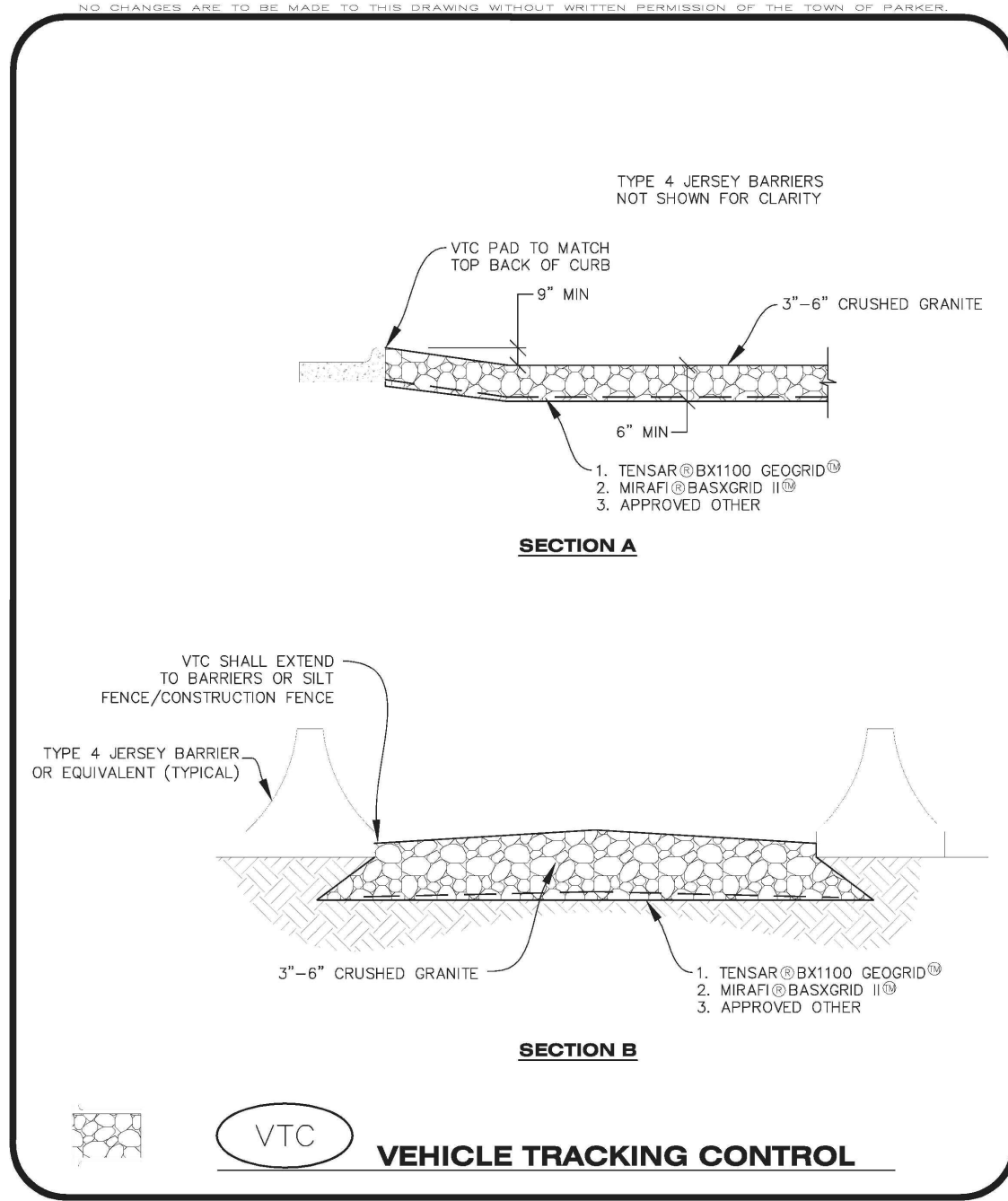
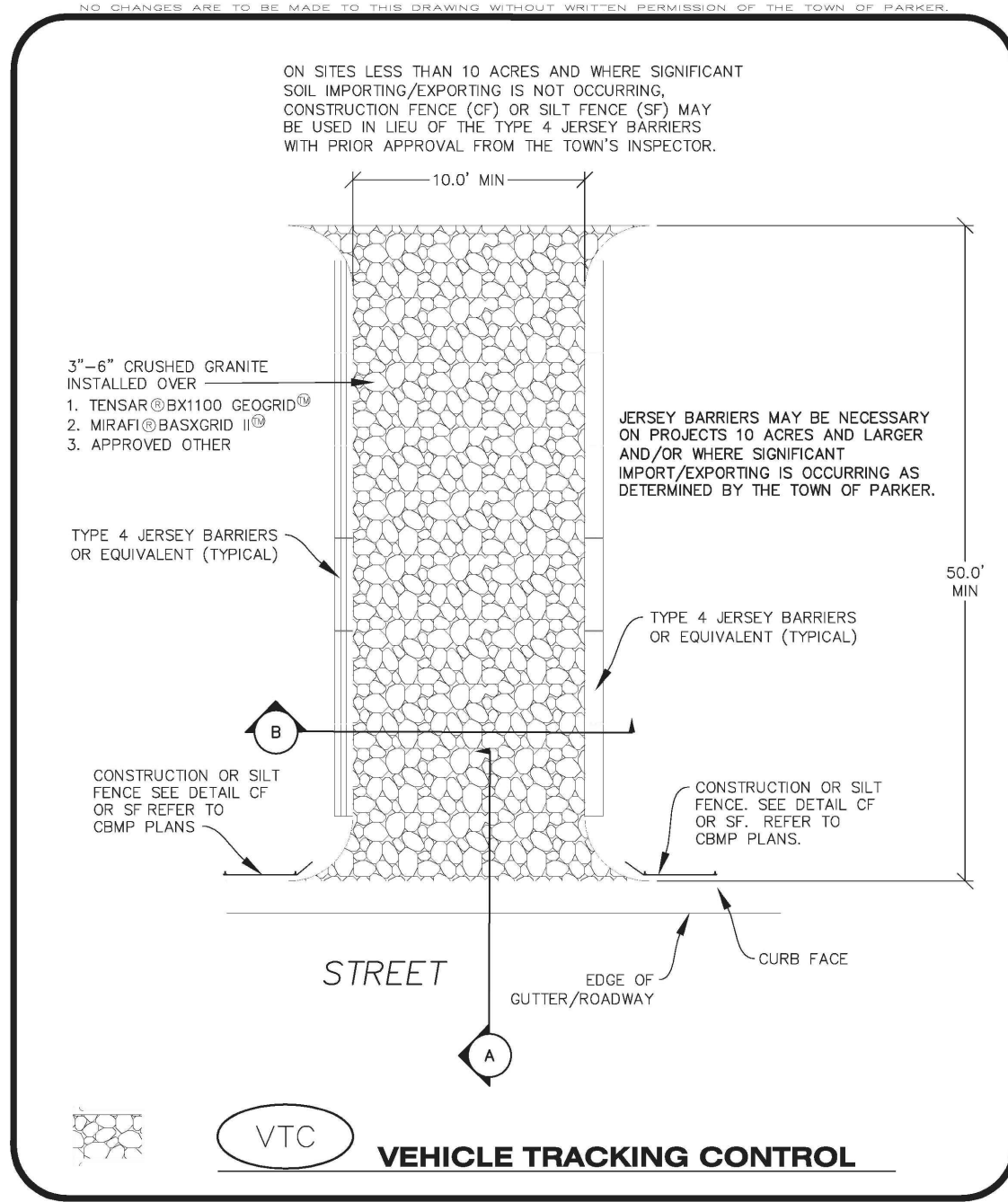
SURFACE ROUGHENING INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF SURFACE ROUGHENING.
2. DISTURBED AREAS THAT REMAIN INACTIVE FOR 15 DAYS OR MORE MUST RECEIVE SURFACE ROUGHENING OR ANOTHER APPROVED BMP FROM THE SDEM. DETERMINATION OF JOB SITE INACTIVITY IS AT THE DISCRETION OF THE TOWN'S INSPECTOR.
3. FOR STEEP SLOPES (3:1 OR STEEPER), IT IS ACCEPTABLE TO "TRACK" THE SLOPES, ACCORDING TO THE CBMP DETAILS.
4. SCHEDULES FOR REQUIRING STABILIZATION MAY BE MODIFIED BY THE PERMITTEE TO ALLOW FOR SPECIAL CONSIDERATIONS SUCH AS STABILIZING ACCESS AREAS AND AREAS IN CLOSE PROXIMITY TO CONTINUING CONSTRUCTION.

SURFACE ROUGHENING INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL PROACTIVELY INSPECT THE SURFACE ROUGHENING.

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES
SR 1 OF 2
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VEHICLE TRACKING CONTROL PAD INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF VEHICLE TRACKING CONTROL PAD(S).
2. ALL CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE SITE THROUGH THE APPROVED ACCESS POINT(S). A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT ALL APPROVED ACCESS POINTS TO THE SITE. EXCEPTIONS MAY BE CONSIDERED FOR CONSTRUCTION ACTIVITY OCCURRING IMMEDIATELY ADJACENT TO PAVED AREAS AND WHERE ALTERNATIVE BMP'S ARE IMPLEMENTED. SUCH ACTIVITY MAY INCLUDE, BUT NOT BE LIMITED TO RESIDENTIAL CONSTRUCTION, UTILITY CONSTRUCTION, ETC.
3. THE VEHICLE TRACKING CONTROL PAD(S) INDICATED ON CBMP PLAN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
4. VEHICLE TRACKING CONTROL PADS SHALL BE A MINIMUM OF 50-FOOT LONG AND 10-FOOT WIDE, UNLESS A VARIANCE HAS BEEN GRANTED BY THE TOWN'S INSPECTOR.
5. A BIAXIAL GEO-GRID SHALL BE PLACED UNDER THE VEHICLE TRACKING CONTROL PAD PRIOR TO THE PLACEMENT OF ROCK. THE AREA SHALL BE FREE FROM ANY VOIDS, ROCKS AND DEBRIS. THE BIAXIAL GEO-GRID SHALL BE TENSAR BX1100, MIRAFI BASKGRID II, OR AN APPROVED EQUAL. GEO-GRID SHALL BE PLACED, AND APPROPRIATELY OVERLAPPED IF NECESSARY, TO COVER THE ENTIRE LENGTH AND WIDTH OF THE VEHICLE TRACKING CONTROL PAD.
6. CRUSHED ROCK SHALL BE A MINIMUM OF 3-6" GRANITE WITH A FRACTURED FACE (ALL SIDES).

VEHICLE TRACKING CONTROL PAD INSTALLATION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE VEHICLE TRACKING CONTROL PAD.
2. WHEN THE VEHICLE TRACKING CONTROL PAD IS REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE VEHICLE TRACKING CONTROL PAD SHALL BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).
3. THE VEHICLE TRACKING CONTROL PAD SHALL BE MAINTAINED SUCH THAT THE ROCK REMAINS RELATIVELY LOOSE AND ACCUMULATED MUD AND OTHER DEBRIS IS REGULARLY REMOVED.

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES
VTC 1 OF 3
 Oct. 2013

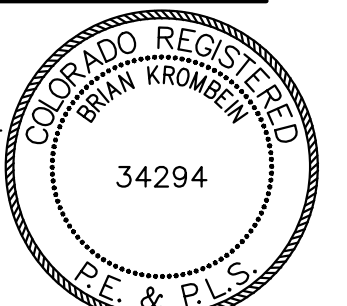
CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES
VTC 2 OF 3
 Oct. 2013

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES
VTC 3 OF 3
 Oct. 2013

CALL UNCC
 TWO WORKING DAYS
 BEFORE YOU DIG
 CALL 811
 METRO DENVER AREA
 UTILITY NOTIFICATION CENTER OF COLORADO

ENGINEER'S STATEMENT
 PREPARED UNDER MY SUPERVISION

BRIAN KROMBEIN, PE, PLS DATE
 COLORADO PE NO. 34294
 FOR AND ON BEHALF OF
 VERMILION PEAK ENGINEERING LLC



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE PERMITS OFFICIALS, VERMILION PEAK ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
VENTANA CAPITAL
 8678 CONCORD CENTER DR, SUITE 200
 ENGLEWOOD, CO 80112
 720-703-9036
 CONTACT: DALTON HORAN



H-SCALE	AS SHOWN	No.	REVISION	BY	DATE
V-SCALE					
DATE	2/12/25				
DESIGNED BY	BK				
DRAWN BY	BK				
CHECKED BY					

HORSE CREEK COMMERCIAL
 EROSION CONTROL DETAILS