

Wild Plum
Construction Management Plan
Town of Columbine Valley
Arapahoe County, Colorado

Approved: July 18, 2017
Additional Approvals: Sept. 19, 2017

Prepared For:

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Prepared By:



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LIST OF ACRONYMS AND ABBREVIATIONS

APEN	Air Pollution Emissions Notice
ASTM	American Society for Testing and Materials
BMP	Best Management Practice
CDs	Construction Documents
CDPHE	Colorado Department of Public Health and Environment
CDPS	Colorado Discharge Permit System
CGS	Colorado Groundwater Standards
ENERTIA	Enertia Consulting Group, LLC
GESC	Grading, Erosion and Sediment Control
HSP	Health and Safety Plan
CMP	Construction Management Plan
OSHA	Occupational Safety and Health Administration
OWNER	Wild Plum JV
ROW	Right-of-Way
Site	Wild Plum Property
SOPs	Standard Operating Procedures
SWMP	Storm Water Management Plan
USACE	United States Army Corps of Engineers
PPIA	

1.0 INTRODUCTION

This report presents the Construction Management Plan (CMP) for construction activities associated with the development of the Wild Plum property (Site) located at 6850 South Platte Canyon Road of Columbine Valley. The CMP is intended to provide direction regarding the construction efforts of developing the Site.

Construction activities illustrated in the approved construction documents (CDs) and covered under this CMP include but are not limited to: installation of noise, dust and light mitigation, stormwater best management practices; site access; demolition; clearing & grubbing; overlot and fine grading; installation of wet and dry utilities; installation of storm drainage facilities; installation of landscape improvements, protection of existing landscaping onsite and along construction access routes; construction of roads; and vertical construction.

1.1 Purpose

The purpose of this CMP is to provide guidance, safety measures to the Owner and construction manager, and enforcement capabilities to the Town for development of the Site. The CMP is being prepared for submittal to the Town of Columbine Valley for review and approval and to obtain concurrence on the principal methods for controlling construction related impacts to the Site.

The CMP shall be a Town approved document used by the Owner and construction manager as a directive for implementing appropriate management practices, and shall be supplemented with additional plans including contractor-specific Health & Safety Plans (HSP).

2.0 CMP CONTACT INFORMATION

Organization	Role/Responsibility	Contact Information
Town of Columbine Valley	Local Jurisdiction	JD McCrumb (303) 795-1434
Town of Columbine Valley	Compliance Officer*	Joanna Czarnecka
Wild Plum JV	Owner	Kent Pedersen (303) 486-5002
ICON Engineering	Town Engineer	Troy Carmann (303) 221-0802
Columbine Water & Sewer District	Water & Sewer District	Tony Cocozzella (720) 726-5030
Southwest Metropolitan Water & Sewer	Water & Sewer District	Tony Cocozzella (720) 726-5030
CDOT	South Platte Canyon Rd Jurisdiction	Brad Sheehan (303) 512-4271
South Suburban Park & Rec District	South Platte Park Jurisdiction	Skot Latona (303) 730-1022
Enertia Consulting Group	Project Engineer	Bonner Gilmore (303) 875-7131
Denver Water	Nevada Ditch	Jerry Foster (303)-628-9529
TBD	Construction Manager	
TBD	Contractor	

*The Town will contract with a person who will be monitoring the Owner's construction efforts and compliance with the CMP and FDP including architectural design standards. This will be a chargeback to the Owner.

3.0 REFERENCE DOCUMENTS AND PERMITS

This CMP makes reference to numerous documents and permits that provide the Owner, construction manager and Town of Columbine Valley guidance for the construction of the project, implementation of Best Management Practices (BMPs) and environmental permits. The documents include but are not limited to those described below. A summary of these documents with anticipated completion date and the party responsible for issuing and inspecting for those documents is included at the end of Section 3.

3.1 Stormwater Management Plan (SWMP)

The SWMP report is prepared to comply with the requirements of the Colorado Discharge Permit System (CDPS) General Permit for Stormwater Discharges Associated with

Construction Activities (General Stormwater Permit, COR-030000). The purpose of the SWMP is to identify possible pollutant sources that may contribute pollutants to stormwater, and identify Best Management Practices (BMPs) that, when implemented, will reduce or eliminate any possible water quality impacts. The SWMP must be completed and implemented at the time the project breaks ground, and updated continually during construction to assure that effective stormwater controls are implemented. The SWMP Administrator or their designated appointee will be responsible for updating the document to reflect the active condition of the site. Inspections for adherence to this document may be made by the State, Town Representative and Owner assigned BMP inspector as outlined in the SWMP.

3.2 Grading, Erosion and Sediment Control (GESC) Plan

The GESC Plan is prepared in accordance with the SWMP and must be completed and approved by the Town prior to the start of construction. The GESC Plan includes drawings that show the types and locations of BMPs that will be utilized during the initial, interim and final stages of construction to address stormwater quality. The GESC Plan is considered a living document and will be modified as necessary during construction to document BMP changes or additions. The SWMP Administrator or their designated appointee will be responsible for updating the document to reflect the active condition of the site. Inspections for adherence to this document may be made by the State, Town Representative and Owner assigned BMP inspector as outlined in the SWMP.

3.3 Civil Construction Documents

Civil CDs for onsite and offsite improvements must be completed and approved by the Town, or appropriate jurisdiction prior to the start of work associated with that document. Civil CD packages include but are not limited to Onsite Civil, Sewer, Water and State Highway 75 (Hunter Run Lane Intersection). Separate construction plans will also be prepared for Landscape.

3.4 CDPHE Land Disturbance Permit for Fugitive Dust

An Air Pollution Emission Notice (APEN) for a General Air Permit must be completed and granted by CDPHE prior to construction. This permit includes requirements as to how dust will be kept to a minimum at the project site; including control measures, timing and frequency. Inspections for adherence to this permit may be made by the State, Town Representative and Owner assigned BMP inspector.

3.5 CDPHE Construction Dewatering Discharge Permit

It is anticipated that a CDPHE Construction Dewatering Discharge Permit (CDPS General Permit #COGO070000) will be required for dewatering during onsite utility installation. This permit application must be completed and granted by CDPHE prior to beginning utility installation. Inspections for adherence to this permit may be made by the State, Town Representative and Owner assigned BMP inspector.

3.6 USACE 404 Permit

USACE has determined that there are no jurisdictional Waters of the U.S. at the project site. A USACE 404 Permit will not be required.

3.7 Floodplain Development Permit

A floodplain development permit will be required by the Town/County for improvements made within the FEMA regulatory floodplain. This permit must be completed and granted by the Town/County prior to beginning work within the floodplain. Inspections for adherence to this permit may be made by the Town Representative.

3.8 Asbestos Survey

An Asbestos Survey will be required by the Town before demolition of existing onsite structures commences. The Survey will identify the presence if any of asbestos and the required mitigation measures. A copy shall be provided to the Town and the Town may elect to inspect for compliance with this document during construction.

3.9 General Ecological Resources Survey

A General Ecological Resources Survey has been prepared for the Project by Western Environment and Ecology, Inc. At the time of the survey, no threatened or endangered species or their obvious habitat were encountered onsite. Due to the presence of several migratory bird species, development of the Project will require compliance with the Migratory Bird Species Act of 1918 (16 U.S.C. 703).

3.10 Geotechnical Report

CTL Thompson, Inc. prepared a Preliminary Geotechnical Investigation for the Project site in 2014. CTL drilled 11 exploratory borings, which generally consisted of about 3 to 9.5 feet of sandy clay that was encountered from the ground surface in all but one of the borings. Silty sand was encountered in the upper 13 feet of this one boring. The sandy clay was underlain by sandy to silty gravel and clean to silty sand. Bedrock was encountered in only one boring at a depth of 19 feet. Groundwater was encountered in the borings between 6 and 25 feet. The 2014 Report identified the groundwater conditions while the site was being used for agriculture/pasture and was being flood irrigated. The flood irrigation likely impacted the groundwater, representing a shallower groundwater condition than what would naturally be expected. In 2016, CTL Thompson installed 12 semi-permanent groundwater monitoring wells across the site in accordance with the Colorado Division of Water Resources well construction guidelines. CTL will monitor groundwater measurements on a monthly basis through the end of 2017. A Report will ultimately be furnished and included with the CMP detailing the results.

SUMMARY OF REFERENCE DOCUMENTS AND PERMITS			
Document	Anticipated Completion	Approved/ Issued By	Inspected By
3.1 SWMP	Jun-17	CDPHE	State, Town, Owner's BMP Inspector

SUMMARY OF REFERENCE DOCUMENTS AND PERMITS			
Document	Anticipated Completion	Approved/ Issued By	Inspected By
3.2 GESC Plan	Jul-17	Town	State, Town, Owner's BMP Inspector
3.3 Civil Construction Documents	Aug-17	Town	Town
3.4 CDPHE Land Disturbance Permit for Fugitive Dust	Jul-17	CDPHE	State, Town, Owner's BMP Inspector
3.5 CDPHE Construction Dewatering Permit	Jul-17	CDPHE	State, Town, Owner's BMP Inspector
3.6 USACE 404 Permit	Jul-17	USACE	USACE, Town
3.7 Floodplain Permit	Aug-17	Town	State, Town
3.8 Asbestos Survey	Jun-17	Administered by the Owner	State, Town
3.9 General Ecological Resources Survey	Complete	Town	State, Town
3.10 Geotechnical Report	Complete	N/A	N/A
1. Note - the Town is NOT required to inspect the Project site for adherence to 3.1, 3.2, 3.4, 3.5, 3.6, 3.7, 3.8 and 3.9; however, they may elect to if they choose. The State issues the permits and routinely inspects the Project site for adherence to the requirements of the permits.			

4.0 CONSTRUCTION ACTIVITIES

Construction activities related to the Site include but are not limited to: installation of noise, dust and light mitigation, stormwater best management practices; site access; demolition; clearing & grubbing; over lot grading; installation of wet and dry utilities; installation of storm drainage facilities; installation of landscape improvements, protection of existing landscaping onsite and along construction access routes; construction of roads; and vertical construction of homes. A description of each activity and required environmental controls is as follows:

4.1 Noise, Light, Dust and Stormwater Mitigation

Mitigation of noise, light, dust and storm water impacts will be handled as follows:

- Noise mitigation will be achieved by adhering to the construction hours as outlined in this document. In addition, the Owner has agreed to construct a complimentary wall along the north side of Hunter Run Lane for a limited number of Burning Tree HOA residents in accordance with Section 12 of this CMP.

- Light mitigation will be achieved by adhering to the construction hours as outlined in this document.
- Dust mitigation will be achieved by adhering to the requirements of the Storm Water Management Plan (SWMP), CDPHE Land Disturbance Permit for fugitive dust and the approved Grading, Erosion and Sediment (GESC) Plan.

Stormwater management BMPs will be installed and maintained per the requirements set forth in the SWMP and GESC Plan.

These mitigation measures will be implemented through the entirety of the project and for each additional construction activity described in Section 4.

4.2 Site Access

At full build out, the residents of Wild Plum will take access to the Project from Hunter Run Lane and Fairway Lane. During construction, the majority of construction traffic shall be taken from Hunter Run Lane as described in this section. The contractor shall provide a traffic control plan to the Town for review and approval in accordance with the requirements below:

- Oversized trucks are defined as any vehicle with over a 26,000 Gross Vehicle Weight Rating (GVWR) and/or requiring a commercial driver's license (CDL).
- All oversized truck traffic accessing the site via Hunter Run (20 cubic yard dirt/fill trucks are not permitted) will only access the site between 9:30 a.m. and 3:00 p.m. Monday through Friday and 10:00 a.m. – 3:00 p.m. on Saturdays. There will be no work on Sundays.
 - Over-sized trucks are limited to right-in, right-out on Hunter Run and Platte Canyon Road.
- Construction traffic accessing the site via Fairway Lane will enter and exit the Town via the lighted intersection at Fairway Lane and Platte Canyon Road. No construction traffic will access the Town via Bowles Avenue/Middlefield Road or through the Village, Wilder Lane or Brookhaven neighborhoods.
- All construction traffic shall be taken from Hunter Run Lane, except as noted.
 - Construction traffic for the vertical construction of the homes along Fairway Lane (Block 1) will be taken from Fairway Lane.
 - Construction parking is restricted to the south side of Fairway Lane and off the road as much as possible.
 - The vertical construction of the home on the westernmost lot along Fairway Lane (Lot 1, Block 1) will not commence until the remaining Block 1 lots are completely constructed.
 - Lot 1 shall be used as a turnaround for the Block 1 construction traffic. Construction traffic shall NOT access Fairway Lane west of Lot 1 while Lots 2-11 are under construction.

- Once the construction of Lot 1 commences, Brassie Way may be used by construction traffic as a turnaround. At this point, the only construction traffic using Brassie Way should be for the construction of Lot 1.
- Construction traffic for the Fairway Lane widening improvements should be taken from Fairway Lane unless equipment is already on site for other work.
- Construction traffic for the utility improvements along Fairway Lane should be taken from Fairway Lane unless equipment is already on site for other work.
- Construction traffic for any other improvements may be taken from Fairway Lane if permission is previously obtained from the Town.
- Construction traffic for the vertical construction of the homes on Block 4, Street C and the adjacent improvements shall be taken from Hunter Run Lane until completion of the 6th home. At that time, and only at that time, will the construction traffic for the vertical construction of the homes on Block 4, Street C be taken by Fairway Lane.
 - A temporary access from Street A and Street B will be used to access Street C and adjacent areas during construction.
 - These temporary accesses shall be used until 6 of the 11 Block 4 homes are constructed. Signage shall be used to restrict traffic onto Street C from Fairway Lane during this time.
 - After the 6th home has been constructed, the temporary accesses will be removed and construction traffic for the remaining 5 homes will be taken from Fairway Lane. The contractor shall carefully coordinate this with the Town as there is likely to be overlap in the construction of the 6th and 7th home on Block 4.
 - Construction traffic for special circumstances for a single home may be taken from Fairway Lane, if permission is previously obtained from the Town.
 - Vertical construction of the homes on Block 4 shall be done in a single phase to the extent feasible. Ultimately, market forces drive the sequencing and timing of home construction which will impact the duration of this phase.

If damage occurs to Fairway Lane and/or Hunter Run Lane during construction, the Owner will repair the damage in a timely manner. Emergency repairs will be made within 48 hours and standard repairs will be made within 30 days or as otherwise directed and approved with the Town. These requirements are subject to unforeseen circumstances such as weather.

4.3 Demolition

Demolition will occur in varying stages for the Project and as detailed in the Civil CDs. Materials such as demolished buildings, fences, foundations, etc. will be removed and transported to landfill location(s). Environmental control measures to be implemented during demolition include:

- Noise, Light, and Dust Mitigation
 - Refer to Section 4.1
- Run-on and run-off controls (stormwater management)
 - Refer to Section 3.0 and 4.1
- Utility disconnect
 - Existing utility connections shall be demolished per the Demolition Plan with the Civil CDs.
 - There are no known septic leach fields onsite. If any are encountered, they should be removed per the requirements of the State.
 - There are wells located onsite. Any well that will not be used for non-potable purposes shall be abandoned per the requirements of the State.
- Asbestos control
 - The contractor shall be required to follow all State requirements and the guidelines of the Asbestos Survey for all mitigation work.
- The contractor shall be familiar with the environmental permits, reports and other documents outlined in Section 3 and shall adhere to the requirements of those permits during all construction activities.

4.4 Clearing & Grubbing

Clearing & grubbing will occur over the majority of the Project as shown on the GESC Plan. Organic materials (e.g., sod, shrubs, trees) and topsoil/loam will be removed and transported to a designated material stockpile area onsite. Environmental control measures to be implemented during clearing and grubbing activities include:

- Noise, Light, and Dust Mitigation
 - Refer to Section 4.1
- Run-on and run-off controls (stormwater management), including protection of the adjacent Cooley Lake and other adjacent properties.
 - Refer to Section 3.0 and 4.1
- Tree Management Plan
 - Trees shall be removed and /or protected in place as noted on the Civil CDs.
- The contractor shall be familiar with the environmental permits, reports and other documents outlined in Section 3 and shall adhere to the requirements of those permits during all construction activities.

4.5 Grading

Grading of the project will occur over the entire Project site. The bulk of the grading, including overlot grading and street grading, is anticipated to be done in a single phase as shown on the GESC Plan. Fine grading of landscape and open areas and other minor grading activity will occur throughout the entirety of the Project construction. In general, this Site has both cuts and fills to achieve proposed grades but is short of dirt overall. It is anticipated that less than 45,000 cubic yards of dirt will be imported to the site to achieve proposed grades. The Owner intends to import dirt prior to final approval of the Civil CDs. A Stockpile or Grading Permit must be obtained from the Town prior to any import of dirt. In addition, a GESC for the handling and stabilization of the import

(stockpiled or spread) material shall be provided to and approved by the Town. Environmental control measures to be implemented during area grading activities include:

- Noise, Light, and Dust Mitigation
 - Refer to Section 4.1
- Run-on and run-off controls (stormwater management), including protection of the adjacent Cooley Lake and other adjacent properties.
 - Refer to Section 3.0 and 4.1
- The contractor shall be familiar with the environmental permits, reports and other documents outlined in Section 3 and shall adhere to the requirements of those permits during all construction activities.

4.6 Wet and Dry Utility Installation

Wet utility (water, sanitary sewer, storm drain) installation will occur within the Site and in some cases adjacent to the site for utility extensions, outfalls and connections from Hunter Run Lane, Fairway Lane and Cooley Lake as shown on the Civil CDs. Dry utility (gas, electric, data/communication) installation will occur within the Site and in some cases adjacent to the site for utility extensions and connections from Hunter Run Lane and Fairway Lane. Construction activities include but are not limited to dewatering, utility trench excavation, utility installation trench backfill and compaction. The contractor shall be familiar with the subsurface conditions that are to be encountered during utility installation as described in Section 3.10. Environmental control measures to be implemented during wet and dry utility installation include:

- Noise, Light, and Dust Mitigation
 - Refer to Section 4.1
- Run-on and run-off controls (stormwater management), including protection of the adjacent Cooley Lake and other adjacent properties.
 - Refer to Section 3.0 and 4.1
- Construction dewatering
 - Refer to Section 3.5 and 3.10
- The contractor shall be familiar with the environmental permits, reports and other documents outlined in Section 3 and shall adhere to the requirements of those permits during all construction activities.

4.7 Storm Drainage Facilities

The installation of storm drainage facilities including but not limited to swales, water quality ponds and detention ponds will occur within the Site. These improvements involve grading and utility installation activities, thus the contractor shall refer to Sections 4.5 and 4.6.

4.8 Landscape Improvements

The installation of landscaping will occur within the Site per the Landscape Plans. These improvements may involve some grading and utility installation activities, thus the contractor shall refer to Sections 4.5 and 4.6.

4.9 Protection of Existing Landscaping

Onsite vegetation shall be protected in accordance with the approved Civil CDs and Demolition Plan. Offsite, the contractor shall protect landscaping to the maximum extent. The majority of construction traffic will be taken from Hunter Run Lane. Hunter Run Lane is a 2 lane road with a landscaped median and landscaping either side of the street. The Town has prepared a Wild Plum Tree Protection and Replacement Guidelines document which includes an inventory of existing trees and guidelines for replacement of any landscaping. This document is attached to the CMP.

4.10 Road Construction

Road construction including subgrade preparation, gutter, and asphalt paving will occur within the Site as well as outside of the Site boundaries on Fairway Lane, Hunter Run Lane and South Platte Canyon Road per the approved Civil CDs. A Traffic Control Plan shall be submitted by the contractor and approved by the Town as necessary. Environmental control measures to be implemented during surface improvement installation include:

- Noise, Light, and Dust Mitigation
 - Refer to Section 4.1
- Run-on and run-off controls (stormwater management), including protection of the adjacent Cooley Lake and other adjacent properties.
 - Refer to Section 3.0 and 4.1
- The contractor shall be familiar with the environmental permits, reports and other documents outlined in Section 3 and shall adhere to the requirements of those permits during all construction activities.

4.11 Vertical Construction of Homes

95 single-family homes will be constructed as a part of the Project. The contractor shall follow all requirements of Section 4 of the CMP and be familiar with all of the documents referenced in Section 3.

4.12 Street Cleaning

The Owner shall maintain clean access streets during construction. This includes the full length of Hunter Run, the section of Fairway Lane from Platte Canyon to all construction access points, and all streets within the development once constructed. The surface area to be cleaned includes the full width of asphalt, the full width of gutter pans on each side of the street and all storm water access points along the pans.

A visual inspection of the streets shall be performed by the Owner every day that the construction site is accessed. The inspection shall be performed at the end of each working day, removing all construction debris, dirt clumps, roadkill, etc. If at any time dirt/mud is tracked from the construction site onto the street, the entire effected area shall be mechanically swept by the end of the working day. If at any time a hazardous condition is created by construction traffic, the condition shall be immediately rectified.

During times of active construction, the full length of all streets used shall be mechanically swept by the Owner at the end of the work week (Friday). During periods of heavy/extensive soil import/export, the full length of all streets used shall be mechanically swept by the Owner at the end of each day. The sweepings shall remove all visible dirt and mud. Dust suppression systems, such as water tank and sprayers, shall be used any time sweeping creates a dust cloud.

The listed frequency of sweepings are the minimum required. If at any time the Town feels that the streets are not being kept dirt free, the Owner shall increase the frequency of the sweepings.

5.0 PROJECT SCHEDULE

The Project will be constructed in a single phase. This phase will include multiple sub-phases or parts. The anticipated duration for each of these is included below. Please note that this schedule is approximate. The sub-phases or parts may overlap and may change depending on factors such as weather, market factors, etc.

- Hunter Run Wall – 30 days
 - The construction of the Hunter Run Wall shall be done prior to the commencement of the on-site development. However, the Owner may import some dirt to the site prior to the construction of the wall with written direction by the Town and notification to the affected home owners associations.
- Hunter Run and Platte Canyon Road Intersection Improvements – 90 days
 - Will begin within 30 days of receiving final CDOT approval.
- Dirt Import
 - May begin prior to Plan approval as allowed by the Town
 - Will proceed until final grades are achieved, approximately 90 days
- BMP Installation – 10 days
- Demolition - 90 days
- Grading, Striping, etc. – 30 days
- Utility Installation – 90 days
- Pavement, concrete and other hardscape – 90 days
 - Final stabilization measures will be implemented within this time period
- Vertical Construction of Houses – Market dependent
- Offsite Improvements – 90 days
 - Includes Fairway Lane Improvements, These improvements are anticipated to begin towards the end of the onsite pavement, concrete and other hardscape work, subject to approval of those plans by the appropriate jurisdiction and their approval to begin work.

6.0 PERSONNEL QUALIFICATIONS

The construction manager shall have experienced and knowledgeable personnel assigned to construction coordination, storm water BMP inspection, dust prevention, dewatering and the general construction within the Site. A description of minimum qualifications for these personnel is as follows.

6.1 Storm Water BMP Inspector - Paid for by Owner

The Town approved storm water BMP inspector shall be familiar with all project GESC plan, SWMP and CDPHE storm water permit requirements and experienced in storm water BMP inspection and reporting.

6.2 Air Pollution BMP Inspector – Paid for by Owner

The Town approved air pollution BMP inspector shall be familiar with all project GESC plans and CDPHE air pollution permit requirements and experienced in air pollution BMP inspection and reporting.

6.3 Dewatering Inspector – Paid for by Owner

The Town approved dewatering inspector shall be familiar with the project dewatering plan and CDPHE dewatering permit requirements.

6.4 General Construction

The contractor's full time, on site superintendent shall be intimately familiar with all project plans, Jurisdictional specifications, permits and restrictions. The superintendent shall be experienced 10+ years in managing development projects in the State of Colorado with experience managing state and local jurisdictional permits.

7.0 ENVIRONMENTAL MONITORING

Within the Site, soil disturbance activities will occur during the construction activities including demolition, clearing & grubbing, grading, trench excavation and backfill, road building and landscaping. Environmental control measures for the soil disturbance activities are described as follows.

7.1 Dust Control

Fugitive dust control will be managed during demolition, clearing & grubbing, grading, trench excavation and backfill, final grading and road construction in accordance with the CDPHE Land Disturbance Permit for Fugitive Dust, SWMP and GESC as outlined in Section 3 of the CMP. The contractor(s) completing the work shall be responsible for administering the permit and complying with permit requirements. Inspections for adherence to this permit may be made by the State, Town Representative and Owner assigned BMP inspector.

7.2 Run-on and Run-off Control

Surface water run-on and run-off control will be maintained during all construction activities in accordance with the SWMP and GESC as outlined in Section 3 of the CMP. A CDPHE Discharge Permit (CDP) will be issued prior to construction beginning. The contractor(s) shall be responsible for complying with both permit requirements and the requirements specified in the Project Storm Water Management Plan (SWMP) and GESC plan. The contractor(s) completing the work shall be responsible for administering the permit and complying with permit requirements. Inspections for adherence to this permit may be made by the State, Town Representative and Owner assigned BMP inspector.

7.3 Groundwater Management

Groundwater levels were recorded and are continuing to be monitored as noted in Section 3.10. Based on recorded depth to ground water elevations, maximum depth of utility trenching and proposed grading, groundwater may be encountered in the deeper trench excavations. Any groundwater dewatering shall be performed in accordance with the Project CDPS – Construction Dewatering Permit as outlined in Section 3 of the CMP. The contractor(s) completing the work shall be responsible for administering the permit and complying with permit requirements. Inspections for adherence to this permit may be made by the State, Town Representative and Owner assigned BMP inspector.

7.4 Weed Control

Land disturbance will mobilize seed bed for noxious weeds. Due to proximity of sensitive habitat and public lands, the construction management plan must take care to treat disturbed soil for weed germination. A noxious weed management approach must be approved in conjunction with demolition and grading permits. Herbicidal treatment, such as that required for pavement subgrade, shall be administered in accordance with all applicable city, county, and state regulations.

8.0 DOCUMENTATION

The construction manager shall be responsible for maintaining the project field logbook, SWMP inspections, dewatering inspections, APEN inspections and any other inspections associated with the documents outlined in Section 3 of the CMP. The purpose of the field logbook is to document a semi-narrative record of the field conditions, activities, and events relevant to the construction/development of the Site on a daily basis. Information to be documented in the logbook includes contractors and equipment on site, location of work performed, hours of operation, unexpected discoveries, daily progress, testing results, as-builts and any other pertinent information. Inspections for adherence to this permit may be made by the State, Town Representative and Owner assigned BMP inspector.

9.0 CONSTRUCTION TRAFFIC

The construction manager shall require construction traffic to enter and exit the Site as described in detail in Section 4.2. A traffic control plan shall be submitted to the Town of Columbine Valley and other governing jurisdictions (CDOT, etc.) at time of construction and in accordance with the requirements of Section 4.2. The majority of construction traffic will be taken from Hunter Run Lane. Hunter Run Lane will not be modified from its current configuration, including median before, during or after the development of Wild Plum. This will encourage slower and safer construction traffic speeds as well as reduce noise. Construction traffic speed along Hunter Run Lane and all other adjacent streets shall adhere to the Town of Columbine Valley posted speed limit.

A temporary traffic control signal will be installed, maintained, and removed (including repairs of all associated damages) by the Owner at Hunter Run and Thoroughbred. The Board of Trustees will determine when the light is to be removed. The Owner is not responsible or liable for any direction given by the Town regarding the traffic control device.

10.0 CONSTRUCTION HOURS

All construction activities shall be performed during the days and hours listed below:
Construction Hours of Operation: Monday – Thursday 7:00 am to 7:00 pm; Friday 7:00 am – 6:00 pm; Saturday 10:00 am – 5:00 pm
Construction equipment may not be started before working hours and must be shut off before the end of the posted working hours. Deliveries made outside of the posted hours are subject to violations/penalties per Section 14.

11.0 TRAFFIC AND SITE MONITORING

All on site and ingress/egress construction activities are subject to 24-hour on camera monitoring. All monitoring equipment will be provided, installed, operated and maintained by the Owner. Cameras will be used to identify vehicles entering/exiting the construction site and other impacted areas as outlined below.

- All cameras must be focused/aimed to record the license plates of vehicles entering and exiting the site.
- Cameras should be able to record and identify license plate numbers 24-hours per day.
- All footage must be archived for at least 96 hours.
- The Town must have access to all footage 24/7 and within 30 minutes of it being recorded.
- The Town must have the ability to permanently archive footage as required

- The following areas will be recorded: Hunter Run and Platte Canyon, Hunter Run and Thoroughbred, Hunter Run and the entrance to the development site, the temporary construction access between Streets A and C, the emergency access between Streets C and B, site connection to Fairway Lane at Street C, Fairway Lane near custom home lot 1,
- Violations of these requirements will be sited per camera/per day.

12.0 HUNTER RUN WALL

The Owner has agreed to construct a wall matching the existing brick wall at the rear property line of the residents in the Burning Tree HOA that abut Hunter Run Lane and do not currently have a wall, but have a fence solely at the expense of the Owner. The Owner has also agreed to extend the height of certain walls as requested by the individual home owners. In addition, the Owner has agreed to provide gates to the home owners that request one. An exhibit that illustrates the approximate location of the existing fence is included as an attachment to this CMP. The wall will be constructed prior to the initial land development. The Owner shall contact the Burning Tree HOA to understand which home owners would like the wall constructed. The Owner will provide written and certified documentation to the Town and Burning Tree HOA detailing which home owners have elected to have the wall constructed and which have not. In addition, a detail of the approved wall and anticipated construction schedule will be included with the documentation. A single detail will be used for each of the two applications that exist. The first application includes extending the height of an existing wall and reinforcing the footer as needed, and the second application includes replacing an existing fence with a newly constructed wall. The detail for each application will include information on the wall height (6'-8'), material, width, etc. Any and all landscaping damaged by the installation of the wall will be replaced with a type and size as allowed and approved by the residents at the expense of the Owner. The wall will be owned, inspected, and maintained by the Town of Columbine Valley.

13.0 REGULATIONS

All contractors working on the Wild Plum development shall adhere to all local, state and federal rules and regulations that include but are not limited to licensing, health and safety, environmental, construction and others.

14.0 VIOLATIONS

Violations of this CMP will be subject to a fine not to be less than \$100 per violation. Fines may increase for repeat violations up to \$500 per violation. Fines are in addition to any fee/fine required through the Town's Municipal Code. The Town will invoice the Owner each month and the Owner is responsible for paying all fines per the terms set on the monthly invoice. Failure to pay said fines may result in late

fees/penalties or a stop work order being issued by the Town. Appeals may be taken to the Board of Trustees. The burden of proof of violations does not fall on the Town. Violations will be assessed based on perimeter cameras, Town initiated site inspections, and/or CVPD observations.

15.0 REVIEW AND DEPARTURES

This Construction Management Plan may be subject to regular review and alteration as required throughout the construction process. Single instance/one-time departures from this plan may be requested by the Town or Owner and approved in writing by the Town Administrator. Any substantive or multiple-instance changes to this plan must be posted for consideration by the Board of Trustees at a regular meeting of that body.

ATTACHMENTS