

# GRADING, EROSION, and SEDIMENT CONTROL REPORT

JACK'S RESTAURANT  
9155 PARK MEADOWS DRIVE

PREPARED FOR

SLP JOP II, LLC  
8100 E. UNION, SUITE 700  
DENVER, COLORADO 80237  
Contact: John Lockton  
303-414-6084

PREPARED BY



DEVELOPMENT ENGINEERING CONSULTANTS, LLC  
5300 TOWN & COUNTRY BOULEVARD, SUITE 150  
FRISCO, TEXAS 75034  
Contact: Daniel Stewart, P.E.  
469-850-0060



## SIGNATURE PAGE

This Grading, Erosion and Sediment Control Plan has been placed in the Lone Tree file for this project and appears to fulfill the applicable Douglas County Grading, Erosion and Sediment Control Criteria, as amended. I understand that additional grading, erosion control and sediment control measures may be required of the Permittees, due to unforeseen erosion problems or if the submitted plan does not function as intended. The requirements of this plan shall run with the land and be the obligation of the Permittees until such time as the plan is properly completed, modified or voided.

Owner or Authorized Agent: \_\_\_\_\_

Authorized Signature: \_\_\_\_\_

I hereby attest that this Grading, Erosion, and Sediment Control (GESC) document for Jack's Restaurant has been prepared by me or under my direct supervision, and to the best of my knowledge and ability has been prepared in accordance with the latest version of the GESC Criteria. The signature and stamp affixed hereon certifies that this GESC document was prepared in accordance with the required regulations and criteria; however, the stamp and signature does not certify or guarantee future performance of the execution of the plan by the contractor. The contractor is responsible for executing the construction work according to the information set forth in the plan and in accordance with all applicable requirements.

Registered Professional Engineer: Daniel Stewart, P.E.  
State of Colorado No.: PE 0056679

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## PROJECT DESCRIPTION

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The subject site consists of an existing developed parcel located at 9155 Park Meadows Drive. The site was formerly a Mimi's Café restaurant but the building has been demolished recently. The total disturbance is expected to be approximately 0.49 acres. The building sits on a lot of 1.2 acres and is located within a large shopping center located at the northeast corner of S. Yosemite Street and Park Meadow Drive within the south half of Section 3, Township 6 South, Range 67 West of the 6<sup>th</sup> Principal Meridian.

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## EXISTING SITE CONDITIONS

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The existing paved parking area generally surface flows to the north/northeast toward an existing detention pond built with the shopping center. Existing ground surfaces within the project area and adjacent are largely paved with landscaped buffers and islands. Immediately northeast of the project area is an open-air detention basin with earthen side slopes. The pond area consists reeds, grass, and a few trees. There are no significant erosion areas visible. Grades on the site are generally 1%-5% with the exception of the landscape area between the former building and the streets. The building sits approximately 3-6 feet above the street level and the grade difference is taken up with approximately 5:1 slopes and an existing retaining wall. Soils are classified as RmE (Renohill-Buick complex) and consist generally of clays with some sand and gravel. Because of the previous development some soils appear to have been imported but are now stable.

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## AREA AND VOLUMES

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The work area is currently flat soils with limited vegetation as a result of the recent building demolition. Grading activities will be limited to minor fine grading operations and building pad preparation. Cut and fill is negligible and no significant import or export is expected.

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## CONTROL MEASURES

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Due to the small disturbance area and the paved surrounding areas, control measures for the site will be limited to silt fencing, inlet protection, concrete washout containment, and maintenance activities such as cleanup of surrounding pavement areas from soil tracking, trash and debris pickup, and monitoring of storage areas for leaks and spills. There will be runoff from the adjacent pavement areas that runs through the site and sheet flows into the existing detention pond but that is expected to have little to no disturbed area. Most of the disturbed area will flow to silt fencing and protected curb inlets. Silt fencing will be placed and reinforced to control surface erosion and will require regular inspection and maintenance to control effectiveness from being pushed over or build-up of silt. There is not expected to be any measurable export or import on the site.



A concrete washout area will be provided for concrete waste. This will be done with a surface placed, removable basin such as ECO-PAN or equivalent due to the limited work area and developed nature of the surrounding property. The concrete washout shall be located a minimum of 50 feet away from all storm conveyances. Inlet protection will be required for one curb inlet and will be traffic safe due to the location on a public street. One staging area will be located within the project limits and stabilized to reduce erosion and debris migration. Street Sweeping operations shall utilize a vacuum-type street sweeper, a brush style street sweeper, or manually using shovels and brooms. Pavement shall not be washed with water at any time unless all water is contained and collected and is not allowed to drain into existing storm conveyances, on or off-site. All operations will be required to be monitored throughout the entire construction schedule and silt fencing is to be removed only when all areas are fully stabilized. Stabilization will consist of hard surfaces such as vehicular paving, sidewalk, and building structures combined with some small landscaped areas. The landscaped areas shall be constructed per approved landscape plans and include surface stabilization of plantings, ground covers, and/or mulch and aggregates. There are no open areas that will be seeded to establish groundcover.

Temporary outdoor portable toilets should be placed on a stable surface and secured to prevent tipping.

Limited stormwater runoff will flow through the construction area. That small area that does flow through and surface water from the site itself will all surface flow to the limits of construction and be filtered with silt fence. The area is expected to be disturbed for approximately three months after which the building footprint will be stabilized with a concrete slab. Limited disturbed area around the perimeter will be present for the duration of the project (approximately an additional 6 months) and then be stabilized with permanent landscaping.

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## ENGINEER'S COST ESTIMATE

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GESC PERMIT						
No.	Control Measures	ID	Unit	Installation Unit Cost	Initial/Interim Quantity	Initial/Interim Cost
1	Construction Fence	CF	LF	\$ 2.00	684	\$ 1,368.00
2	Concrete Washout Area	CWA	EA	\$ 100.00	1	\$ 100.00
3	Curb Sock	CS	LF	\$ 8.00	332	\$ 2,656.00
4	Inlet Protection	IP	LF	\$ 20.00	10	\$ 200.00
5	Silt Fence	SF	LF	\$ 2.00	434	\$ 868.00
6	Vehicle Tracking Control	VTC	LS	\$ 1000.00	1	\$ 1000.00
	Sub-Total Cost					\$ 6,192.00
	15% Contingency					\$ 929.00
	GESC SURETY TOTAL					\$ 7,121.00

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## ESTIMATED SEQUENCING SCHEDULE

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Phase	Work	Start	End
1	Install Initial BMPs	5/1/24	5/9/24
2	Demolition/Grading	5/10/24	5/24/24
3	Underground Utilities	5/25/24	6/15/24
4	Paving	6/20/24	7/20/24
5	Building Construction	6/1/24	1/1/25
6	Landscaping	1/15/25	2/1/25
7	Remove Temporary BMPs	2/1/25	2/5/25