

**MITIGATION AND MAINTENANCE PLAN
FOR
HILLCAMP TRAIL FILING NO. 1**

Prepared For:

Rampart Range Metropolitan District No. 1

2001 16th Street, Suite 1700

Denver, CO 80202

Contact: Nic Carlson

(303) 779-5710

Prepared By:

JR Engineering, LLC

7200 South Alton Way Suite C400

Centennial, CO 80112

(303) 267-6220

Contact: Kevin Rohrbough, PE

September 2026

TABLE OF CONTENTS

I.	INTRODUCTION.....	1
II.	LOCATION	1
III.	ACCESS AND EASEMENTS.....	1
IV.	SAFETY	1
V.	EQUIPMENT.....	1
VI.	INSPECTION PROCEDURES.....	2

APPENDIX:

Appendix A – Hillcamp Trail Filing No. 1 Mitigation & Maintenance Map



I. INTRODUCTION

The purpose of this Plan is to provide a Mitigation and Maintenance Plan for Hillcamp Trail Filing No. 1. This Mitigation and Maintenance Plan includes guidance for inspection, routine maintenance, major and minor work to allow the infrastructure facilities to function as designed. The Plan identifies procedures and recommendations to minimize maintenance operations and maintain site features so that the infrastructure operates as designed and intended. This Plan shall be accessible to all maintenance staff and their contractors.

II. LOCATION

The Site is located in Sections 22, Township 6 South, Range 67 West of the 6th Principal Meridian, City of Lone Tree, Douglas County, Colorado. The site is located west of Interstate Highway 25 (I-25), south of existing open space and residential lots, and northeast of the proposed Hillcamp residential development. This project serves to be the main point of access for the proposed Hillcamp residential development. The site is shown on the map in Appendix A. The property is currently undeveloped.

III. ACCESS AND EASEMENTS

Hillcamp Trail is a public roadway. The retaining walls and pedestrian bridge abutments are located in tracts to be owned and maintained by Rampart Range Metro District No. 1 (RRMD). Hydrodynamic separators will be utilized to provide water quality to the storm water runoff and are located within drainage easements. These will also be maintained by RRMD.

IV. SAFETY

Keep safety considerations at the forefront of inspection procedures at all times. Likely hazards should be anticipated and avoided. Never enter a confined space (outlet structure, manhole, etc.) without proper training or equipment. A confined space should never be entered without at least one additional person present.

If a highly toxic or flammable substance is discovered, the inspector(s) should leave the immediate area and contact the Police Department at 911. If there is any question about a substance, leave the area immediately and contact the Police Department. Also, never open a sealed container to check the contents. Potentially dangerous (e.g., fuel, chemicals, hazardous materials) substances found in the areas must be referred to the Police Department immediately for response by the Hazardous Materials Unit. The emergency contact number is 911.

Vertical drops may be encountered in areas located within and around the facility. Avoid walking on top of retaining walls or other structures that have a significant vertical drop.

If any hazard is found within the facility area that poses an immediate threat to public safety, contact the Police Department Office immediately!

V. EQUIPMENT

It is imperative that the appropriate equipment is taken to the field with the inspector(s). This is to ensure the safety of the inspector and allow the inspections to be performed as efficiently as possible. Below is a list of the equipment that may be necessary to perform the inspections of all Hillcamp Trail Filing No. 1 infrastructure improvements:

- Protective clothing and boots

- Safety equipment (vest, hard hat, confined space entry equipment)
- Communication equipment
- This *Mitigation and Maintenance for Hillcamp Trail Filing No. 1*, including Mitigation & Maintenance Map (See **Appendix A**)
- Clipboard
- Manhole Lid Remover
- Shovel
- Flashlight
- First Aid Kit

Some of the items identified above need not be carried by the inspector (manhole lid remover, shovel, and confined space entry equipment). However, this equipment should be available in the vehicle driven to the site.

VI. INSPECTION PROCEDURES

Minimum Stormwater Inspection Schedule: A thorough inspection of the site shall be performed in accordance with one of the following frequencies:

- During construction: Follow the recommendations as provided in the *Grading, Erosion, and Sediment Control Plan for Hillcamp Trail*, dated September 2026, prepared by JR Engineering.
- Post Construction: Frequencies stated below.

Mowing

- Frequency: *Shall be done twice annually*
- Looking For: *Excessive grass height/aesthetics*
- Action Needed: *Mow to 4" to 6" for native grass*

Trash/Debris Removal

- Frequency: *Shall be done twice annually.*
- Looking For: *Trash & debris in storm structures, swales, or anything that would affect water flow.*
- Action Needed: *Remove and dispose of trash and debris properly.*

Sediment Removal

- Frequency: *Shall be done annually.*
- Looking For: *Sediment Build-up; decrease in the storm system flow rate.*
- Action Needed: *Remove and dispose of sediment properly.*

Check Slopes/Erosion Repair

- Frequency: *Shall be done annually.*
- Looking For: *Rills/gullies forming on side slopes, other areas that have diverted from the original construction.*



- Action Needed: *Repair the eroded area; revegetate; address source of erosion.*

Erosion & Sediment Control Measures

- Follow the recommendations as provided in the *Grading, Erosion, and Sediment Control Plan for Hillcamp Trail*, dated September 2026, prepared by JR Engineering.

Structural Components (Including Retaining Walls)

- Frequency: *Shall be done annually.*
- Looking For: *Deterioration and/or damage to structural components-broken concrete, damaged pipes, riprap, and retaining walls.*
- Action Needed: *Structural repair/replace to restore the structure to its original design.*

Surface Drainage Features

- Frequency: *Shall be done annually.*
- Looking For: *Blockage, ponding/stagnate water in swale or other design drainageways.*
- Action Needed: *Repair/replace to restore the drainageway to its original design. Revegetate if needed.*

Sub-Fill Drains

- Frequency: *Shall be done annually.*
- Looking For: *Deterioration and/or damage to structural components or sediment inside system.*
- Action Needed: *Structural repair/replace to restore the structure to its original design. Remove sediment.*

Subgrade Protection

- Follow the recommendations as provided in the *Grading, Erosion, and Sediment Control Plan for Hillcamp Trail*, dated September 2026, prepared by JR Engineering.

Hydrodynamic Separators\

- Frequency: *For the first year: Inspect bi-monthly to determine the local rate of pollutant accumulation. Then inspect at least once or twice per year after the initial operational period. Immediate service if sediment reaches 75% of the sump's capacity or if you notice standing oil, surface scum, or bypass clogging.*
- Looking For: *Sump capacity is reached, standing oil, surface scum, or bypass clogging.*
- Action Needed: *Vacuum out surface oils, grease, trash, and floating debris through the access shaft. Then spray internal walls, baffles, and screens with a high-pressure water nozzle to wash remaining residues down into the sump for final extraction.*

