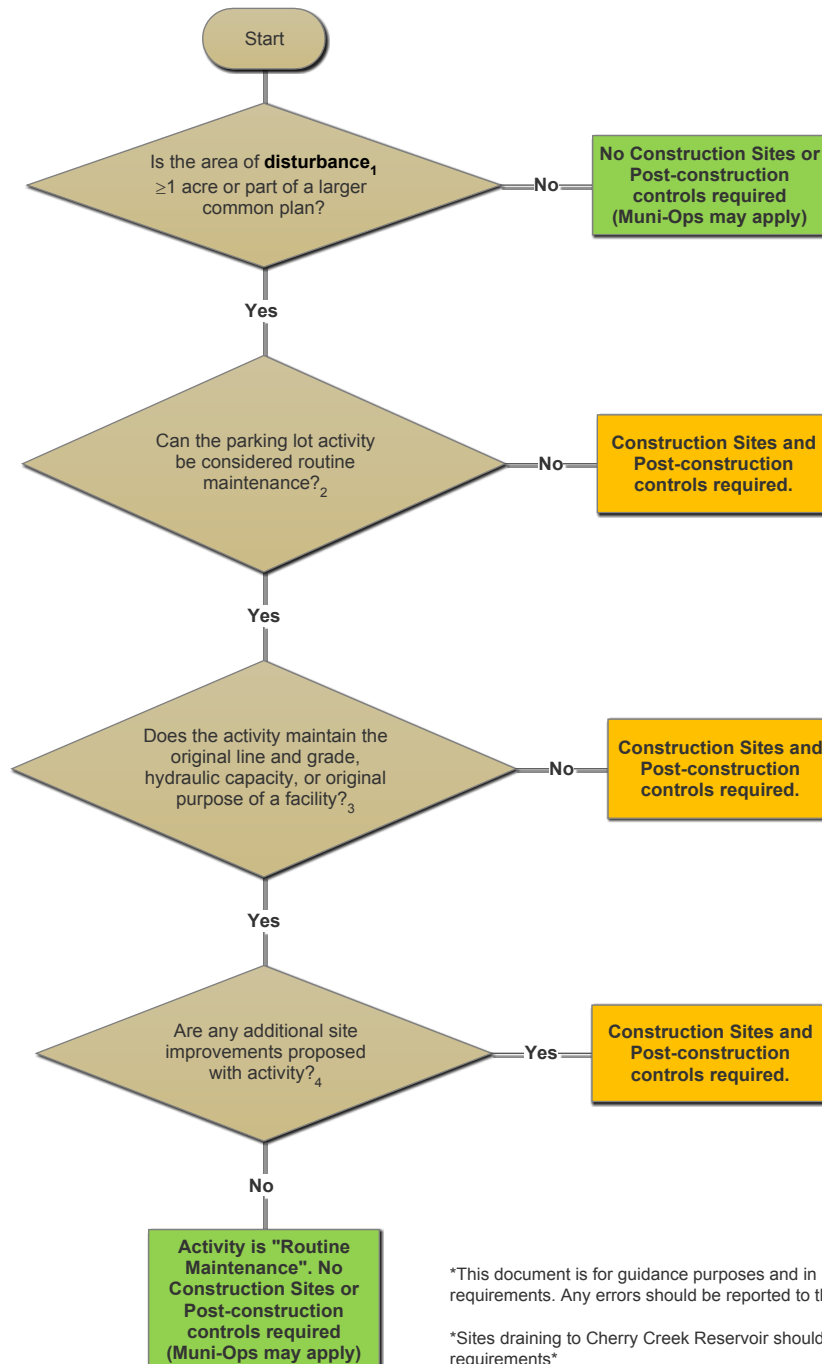


Parking Lot guidance tree

Activities described in "Pavement Management Sites" (roadway resurfacing, mill and overlay, white topping, black topping, etc.) should be disregarded when assessing parking lots as most of these activities are considered routine maintenance and do not meet the requirements of an "applicable development site". The common confusion in this matter is the language of "Areas primarily used for parking or access to parking are not roadways" and therefore cannot be considered a "Pavement Management Sites" and excluded from Post-construction requirements. Since these areas are not considered roadways then activities performed must meet the requirements of an "applicable development site" when determining Post-construction requirements.



1. The calculation for area of disturbance is the area in which "underlying and/or surrounding **soil** is cleared, graded, or excavated as part of the repaving operation". The disturbance of any base course or subbase materials should not be included in this calculation.

2. Maintenance is routine if it is either done frequently or it is the same activity done at uniform intervals that are typically at a set scheduled. Example: an oil change every 3,000 miles or a timing belt every 90,000 miles is routine car maintenance. The replacement of an engine with a larger engine is not routine.

3. Activities to conduct repairs that are not part of regular maintenance or for replacement are construction activities and are not routine maintenance.

4. Site improvements typically involve design, engineering, and/or additional features, such as infrastructure, added impervious area, etc. Projects that include both maintenance and site improvement(s) do not meet the definition of routine maintenance.

This document is for guidance purposes and in no way ensures compliance with MS4 permit requirements. Any errors should be reported to the CSC Permit Compliance Committee for correction

Sites draining to Cherry Creek Reservoir should consult Control Regulation 72 for any additional requirements

Parking Lot Guidance Tree Purpose: This tree offers guidance on determining whether a parking lot can be considered routine maintenance.

See Also:

Interpretative Fact Sheet - Routine Maintenance Decision Tree

Permit References (Permit Modification 4):

Part I.E.3 – “Construction Activity”, particularly note the sentences describing routine maintenance. Page 17 (COR090000), Page 18 (COR080000).

Part I.E.4 – “Applicable development sites” and “Redevelopment”, Page 26 (COR090000), Page 27-28 (COR080000).

Part I.E.4.a.i. – Excluded Sites: Pavement Management Sites. Page 27. COR090000

Part I.E.4.c.i., Page 28. COR080000