

Section 6. Project Acceptance and Close-Out

Overview of Section 6

6.0

Permit Steps 15 through 20: Project Acceptance and Close-Out

Section 6 addresses the following steps in the TESC Permit Process:

Step 15. Prepare the site for the Initial Close-out Inspection, complete TESC transfer(s) as needed and schedule the inspection at least two weeks prior to an anticipated request for a Temporary Certificate of Occupancy (TCO), Certificate of Occupancy (CO), Building Permit, or Initial Close-out Acceptance (see Figure 8.1 for Vertical Residential TESC requirements).

Section 6.1, **Preparation for the Initial Close-Out Inspection**, describes the tasks the permittee(s) must complete prior to the Close-Out Inspection.

Step 16. Attend Initial Close-Out Inspection, make any corrections requested by the Town, and obtain Initial Close-Out Acceptance.

Section 6.2, **Initial Close-Out Acceptance**, discusses the requirements for the Initial Close-Out Inspection and Acceptance.

Section 6.3, **Partial Acceptance of Phased Single-Family Residential Projects**, discusses the special requirements for detached single-family residential projects.

Step 17. Inspect the site monthly during the revegetation process. Make necessary corrections to the on-site control measures and control weeds as necessary. Make corrective actions as required by the Stormwater Inspector.

Section 6.4, **Establishment of Vegetation**, describes procedures for accepting the establishment of permanent vegetation; it also provides a definition of the required vegetation coverage, free of noxious weeds.

Section 6.5, **Control of Noxious Weeds**, describes the eleven types of weeds designated by the Town as noxious. Noxious weeds are to be eradicated from the project site as part of the Contractor's revegetation requirements.

Step 18. Schedule the Vegetation Acceptance Inspection when vegetative growth has reached the required coverage.

Section 6.6, **Acceptance of Vegetation**, requires that once vegetation has reached the required coverage as defined in Section 6.4, a Vegetation Acceptance Inspection should be scheduled.

Step 19. After receiving written acceptance of vegetation establishment from the Town, remove the on-site control measures and schedule the Final Close-Out Inspection.

Section 6.7, **Final Close-Out Inspection**, all on-site control measures shall be removed and the Final Close-Out

Step 20. After receiving written notice from the Town that all TESC requirements have been addressed, the TESC Permit will be closed, the Town will release Fiscal Surety and the project is complete.

Section 6.8, **Release of Fiscal Surety**, discusses the Procedures for releasing the project's Fiscal Surety.

Section 6.9, **Revocation of Fiscal Surety for Default by Permittee(s)**, procedures are described where the Town revokes the developer's Fiscal Surety and uses the funds to complete the TESC requirements.

Section 6.10, **Operation and Maintenance of Native and Landscaped Areas**

Permit Step 15: Prepare the site for the Initial Close-out Inspection, complete TESC transfer(s) as needed and schedule the inspection at least two weeks prior to an anticipated request for a Temporary Certificate of Occupancy (TCO), Certificate of Occupancy (CO), Building Permit, or Initial Close-out Acceptance. (See Figure 8.1 for Vertical Residential TESC requirements.)

Preparation for Initial Close-out Inspection

6.1

6.1.1 Preparing for Inspection. In preparation for the Initial TESC Acceptance Inspection prior to the Permittee(s) leaving the site, the TESC Manager shall undertake the following:

1. Clean all streets, sidewalks and flowlines of sediment with a street sweeper. **WASHING OF STREETS, SIDEWALKS AND FLOWLINES IS IN DIRECT VIOLATION OF TOWN OF CASTLE ROCK CRITERIA.** Clean all inlets, trickle channels and all other drainage features.
2. Remove temporary erosion and sediment controls (if directed by approved TESC Plan or Stormwater Inspector) and install/maintain erosion and sediment control measures per the Town of Castle Rock-approved Final TESC Plan.
3. Ensure all disturbed areas are drill seeded and crimp mulched, or otherwise stabilized, per Town of Castle Rock criteria.



6.1.2 Scheduling the Inspection.

Once all items are completed, the TESC Manager shall request an Initial TESC Acceptance Inspection. This inspection should be scheduled at the same general time as the Public Improvements Initial Acceptance walkthrough with a Public Works Inspector, if possible. To allow time for resolution of issues, the Initial Acceptance Inspections should be scheduled a minimum of two weeks prior to a scheduled request for a Building Permit, Temporary Certificate of Occupancy (TCO) or Certificate of Occupancy (CO).

Important!

It is imperative that the above-listed items are completed per this TESC Manual prior to the Initial Close-out Inspection. Failure to properly complete these items may result in a TESC hold being placed on the issuance of any Building Permits or Certificates of Occupancy. If all items are completed in accordance with TESC Criteria, the Town shall release any holds on issuance of Building Permits or Certificates of Occupancy.

Permit Step 16: Attend the Initial Close-out Inspection, make any corrections requested by the Town, and obtain Initial Close-out Acceptance.
Section 6.2 and Section 6.3 discuss Step 16.

Initial Close-Out Acceptance

6.2

6.2.1 Attendees. Representatives of the Permittee(s), including the TESC Manager, shall attend the Initial Close-out Inspection along with the Public Works Inspector and Stormwater Inspector.

6.2.2 General Meeting Agenda. The following agenda items are addressed at the Initial Close-out Inspection:

- **Inspection of final control measures.** Installation of all final control measures are inspected, including topsoil spreading, soil preparation, and drill seeding and crimp mulching.
- **Inspection of site cleanup.** Cleanup of the site and adjoining streets is checked.
- **Transition to the Vertical Residential TESC Program.** For residential construction, the transition to the Vertical Residential TESC Program is discussed.
- **Discussion of vegetation requirements.** The required vegetation inspections and coverage are described.

6.2.3 Residential Projects. Initial acceptance sign-offs are required from both the Public Works and Stormwater Inspectors and all applicable TESC Permit and surety transfers are to be complete, if applicable, per Section 4.13, prior to any release of holds on Building Permits. New land disturbing activities associated with residential construction are permitted under the Vertical Residential TESC Program. The intent of the TESC Permit during the residential construction phase is to ensure compliance until all individual lot construction is completed. *(Refer to Section 8 Vertical Residential TESC Permitting)*

If the filing is divided into separate grading phases, as discussed in Sections 2.4.4 and 3.7, Initial Close-out Acceptance (part of the TESC Permit Process) and Public Works Inspections are required for each phase until the entire filing is accepted. Additional information on partial acceptance of phased residential projects is provided in Section 6.3

6.2.4 Commercial and Industrial Projects. For commercial and industrial sites, the Public Works Inspector and the Stormwater Inspector must sign-off prior to release of a TCO or CO. An Initial Close-out Inspection shall be scheduled in accordance with Section 6.2. Prior to the inspections, the TESC Manager shall prepare the site in accordance with Section 6.1.

6.2.5 Corrections to Site. The Permittee(s) shall make any corrections to the site as requested by the Town Stormwater Inspector. If the corrections are substantial, the Stormwater Inspector may require a follow-up inspection to be scheduled prior to issuing Initial Close-out

Partial Acceptance of Phased Single-Family Residential Projects

Acceptance.

6.2.6 Public Improvements Acceptance. Public Improvements



Acceptance shall be in accordance with the *Transportation Design Criteria Manual*.

6.2.7 Permit Extension for Final Stabilization due to Weather

Projects seeking a Temporary Certificate of Occupancy (TCO), or release of Building Permits that are unable to complete final stabilization due to adverse weather conditions, may apply for an active permit extension. All temporary sediment controls are to be installed and functional and temporary stabilization measures are to be implemented. Additionally, application for a TESC Permit extension shall be submitted for a period of six (6) months and applicable inspection fees paid prior to release of Building Permits or TCO. Final Stabilization, including seeding, mulching, erosion control blanket or other means of permanent landscaping are to be installed within 14 days of weather conditions conducive of such activities or within six (6) months, whichever comes first. Until such time that final stabilization is completed, Permittee shall fulfill all inspection, maintenance and repair requirement of all temporary control measures.

6.3

6.3.1 Coordination with Public Improvement Plan. Phasing of the Public Improvements and lots shall be such that the streets and lots are accessible by a street that has already received preliminary acceptance by the Town of Castle Rock, or will receive preliminary acceptance as part of the accepted phase. As discussed in Section 3, careful consideration should be given when developing the Public Improvements Phasing Plan for TESC and Public Improvements, since the Public Improvements Phasing Plan will be the guide by which a phase will be released from the conveyance and building permit restriction. A phased TESC Plan that matches the phasing plan in the Public Improvement Plans, DA, SIA or PIA is required to be included with the approved construction plans. The phased TESC Plan includes erosion and sediment control measures for each phase in order to protect the phase that will obtain Initial Close-out Acceptance by the Town.

All site improvement requirements or subdivision improvement requirements shall be complete for each phase for which Initial Close-out Acceptance is applied for, including all drainage improvements

Partial Acceptance of Phased Single-Family Residential Projects, continued



Photo Courtesy of Michelle Delaria

An aerial view of a phased single-family residential subdivision.

necessary to serve that phase. Detention and water quality facilities that serve one or more phases shall be installed when the first phase that drains to the facility is constructed. Once all the streets, curb and gutter and storm sewer drainage improvements have been completed in a phase and all the erosion and sediment controls have been installed or repaired per the Final TESC Plan, inspections shall be made by the Public Works Inspector and Stormwater Inspector, per Section 5.9 of the *TESC Manual*. If both the Public Works and Stormwater Inspectors find all items to be compliant with the Town of Castle Rock requirements, a release of Public Works Department hold shall be granted and a request to the Town may be made to obtain building permits. If there are

Permit Step 17: Inspect the site monthly during the revegetation process. Make corrections to the site revegetation and other final control measures and control weeds as necessary. Section 6.4 and Section 6.5 discuss Step 17.

Inspection and maintenance requirements include the following:

1. Seeded and mulched areas shall be inspected monthly by the Permittee(s) for a period of two years following initial seeding. Repairs and reseeding and mulching shall be undertaken at least once per year, or as requested by the Stormwater Inspector for any areas failing to meet the required coverage.
2. Rill and gully erosion shall be filled with topsoil prior to reseeding. Reseeding method shall be approved by the Town.
3. Noxious weeds shall be controlled in a manner acceptable to the Town.

Establishment of Vegetation

deficient items, the Permittee(s) shall make the necessary corrections and reschedule an inspection.

6.4
6.4.1 Required Inspections and Maintenance. The Permittee(s) shall undertake the following inspections and maintenance operations: In addition, the Stormwater Inspector will make periodic inspections of the revegetation area.

Required coverage for permanent, temporary and low growth seed mixes shall be defined as follows:

1. A uniform vegetative cover with an individual plant density of at least 70 percent of pre-disturbance levels and no less than three plants per square foot with a minimum height of three inches. The plants shall be of the variety and species found in the Town of Castle Rock (same as Douglas County approved mix (Appendix E).
2. No bare areas larger than 4 square feet, 2 feet x 2 feet or equivalent.
3. Free of eroded areas.
4. Free from infestation of noxious weeds, in accordance with Section 6.5.

Required coverage for turf grass areas shall be defined as follows:

1. At least 80% vegetative cover of grass species planted.
2. No bare areas larger than 4 square feet, 2 feet x 2 feet or equivalent.
3. Free of eroded areas.
4. Free from infestation of noxious weeds, in accordance with Section 6.5.



Full vegetation coverage is required prior to release of Fiscal Surety.

Control of Noxious Weeds

6.4.2 Required Vegetation Coverage. Required vegetation coverage is defined as follows:

6.5

The Town of Castle Rock requires landowners to control noxious weeds on their property. Noxious weeds negatively impact agriculture, water quality, recreational opportunities, and wildlife. For these reasons, all projects subject to acceptance for final revegetation shall be free of noxious weed infestation.

The Town of Castle Rock has designated the following as noxious weeds:

1. Leafy spurge
2. Diffuse knapweed
3. Russian knapweed
4. Spotted knapweed
5. Musk thistle
6. Canada thistle
7. Scotch thistle
8. Hoary cress
9. Perennial pepperweed
10. Yellow toadflax
11. Dalmation toadflax

The following information is intended to be used as a guide for landowners, developers and contractors to identify noxious weeds on project sites and to take early measures to control the weeds in the early stages of infestation. This will reduce the likelihood of costly eradication measures prior to final acceptance by the Town. Help in controlling noxious weeds may be found by contacting the Town of Castle Rock Water Conservation Technician.

Contact information for the Town of Castle Rock Water Conservation Technician can be found in Appendix A.

Control of Noxious Weeds, continued

LEAFY SPURGE (*Euphorbia esula*) is a perennial, up to 3-feet tall; reproducing by vigorous rootstalks and seeds. Leaves are alternate, narrow, and 1 to 4-inches long. Stems are thickly clustered. Flowers are yellowish-green, very small, arranged in numerous small clusters. Roots are brown, containing numerous pink buds which may produce new shoots or roots. The entire plant contains a caustic milky sap, which has been known to cause dermatitis. Seeds are oblong, grayish to purple, contained in a three-celled capsule, each cell with a single seed.



Yellow flowered Leafy Spurge



Spurge sprout by quarter



Spurge buds in spring

DIFFUSE KNAPWEED (*Centaurea diffusa*) is a diffusely branched annual or biennial, 1- to 2-feet tall. Stems are rough to the touch. Leaves are small, divided; flowering heads are numerous and narrow. Ray flowers are white to rose or sometimes purplish; leaflets around base of flower head are divided like the teeth of a comb, tipped with definite slender spines.



Pink and white flowered diffuse knapweed

SPOTTED KNAPWEED (*Centaurea maculosa*) is a short-lived perennial with a stout taproot, (like a dandelion). It can have one or more stems, branched 1 to 3-feet tall. Base leaves are up to six inches long, blades are narrowly oblong to lance shaped tapering at both ends, with feather-like ends; principal stem leaves are also featherlike. Flowering head is solitary, with

Control of Noxious Weeds, continued

terminating branches; the circle of leaflets below flower is stiff and tipped with a dark comb-like fringe. The flowers are pinkish-purple, or on rare occasions, cream colored.



Spotted Knapweed

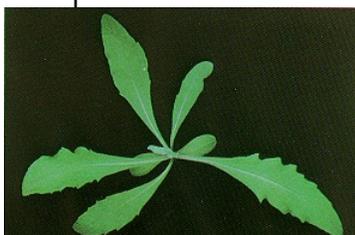


Russian Knapweed

RUSSIAN KNAPWEED

(*Centaurea repens*) is a creeping perennial that reproduces from seed and vegetative buds in its root system. Stems wither away annually. Shoots are erect, about 18 to 36 inches tall, and many branched. Lower leaves are 2 to 4 inches long and deeply lobed; upper leaves are smaller generally with smooth margins, but can be slightly lobed. Shoots and leaves are covered with dense gray hairs. The cone-shaped flowering heads are solitary and occur on shoot tips; they generally are ¼- to ½-inches in diameter and have smooth papery bracts. Flower color can be pink, lavender, or white. Russian knapweed has horizontal roots that

have a brown to black, scaly appearance. Russian knapweed forms dense, single species stands over time due to release of toxins and competition.



CANADA THISTLE

(*Cirsium arvense*) is a colony-forming perennial from deep underground and extensive horizontal roots. Stems are 1- to 4-foot tall, ridged, and branching. Leaves are alternate, lacking stalks, oblong or lance-shaped, divided into spiny tipped irregular lobes. Flowers are purple in heads ½- to ¾-inches in diameter; with a circle of leaflets below the flowers.



Canada Thistle

Control of Noxious Weeds, continued

SCOTCH THISTLE
(*Cirsium arvense*) Scotch thistle is a biennial, producing a large rosette of spiny leaves the first year. The second year the weed transforms into a coarse branching plant up to eight feet tall and five feet in diameter. Under poor growing conditions, the plants may stand less than a foot tall, but can produce nearly as many seeds as the larger plant.



Scotch Thistle

Scotch thistle leaves are deeply lobed or serrated with long, stiff spines along the margins. The leaves have winged appearance that continues down the stems of the plant. Fine hairs give the plant a grayish appearance. Purple flowers, more than an inch in diameter, are produced in the summer. Flower heads remain upright, rather than nodding as Musk thistle flowers do. Stocks supporting the flowers are leafy.



Scotch Thistle

MUSK THISTLE
(*Carduus nutans*) is biennial or sometimes a winter annual, which grows up to six feet tall. Leaves are dark green with light green mid-rib, deeply lobed, serrated or with spiny margins. Edges of leaves are often a grayish-silver color. The leaves extend onto the stem giving a winged appearance. Flower ends each branch, solitary, 1½- to 3-inches in diameter. It is usually bent over. Flowers are deep rose, violet, or purple, and occasionally white. Flowers have a base of long narrow, spine-tipped leaflets.



Musk Thistle

Control of Noxious Weeds, continued



Hoary Cress

HOARY CRESS (*Cardaria spp.*) is a colony-forming perennial from deep underground and extensive horizontal roots. Stems are 1- to 4-feet tall, ridged and branching. Leaves are alternate, lacking stems or stalks of a leaf, oblong or lance-shaped, and divided into spiny tipped irregular lobes. Flowers are purple in heads 1/2- to 3/4-inches in diameter with clusters of spineless leaflets.



Hoary Cress



Perennial Pepperweed

Photo-Steve Dewey, Utah State University

PERENNIAL PEPPERWEED (*Lepidium latifolium*) is a colony-forming perennial from deep underground and extensive horizontal roots. Stems are 1- to 4-feet tall, ridged, and branching. Leaves are alternate, oblong or lance-shaped, divided into spiny tipped irregular lobes. Flowers are purple in heads 1/2- to 3/4-inches in diameter; with spineless leaflets.

YELLOW TOADFLAX (*Linaria vulgaris*) is a perennial, often over 3-feet tall. Numerous long and narrow pale green leaves are smooth and pointed. Flowers are snapdragon type 1- to 1 1/2-inches long, bright yellow with deep orange centers. Vigorous roots are woody, creeping, and well branched, with multiple laterals. Yellow toadflax spreads by seeds and roots.



Yellow Toadflax

Control of Noxious Weeds, continued

DALMATION TOADFLAX (*Linaria dalmatica*) is a colony-forming perennial from deep underground and extensive horizontal roots. Stems are 1 to 4-feet tall, ridged, and branching. Leaves are alternate, oblong or lance-shaped, divided into spiny tipped irregular lobes. Flowers are purple in heads ½- to ¾-inches in diameter; with a circle of leaflets below the flower.



Dalmation Toadflax
Photos by the British Columbia Ministry of Agriculture



Dalmation Toadflax

Permit Step 18: Schedule the Vegetation Acceptance Inspection when vegetative growth has reached the required coverage.
Section 6.6 discusses Step 18.

Acceptance of Vegetation

6.6

6.6.1 Vegetation Acceptance Inspection. Once vegetation has reached the required coverage as defined in Section 6.4, the Permittee (s) shall call Castle Rock Water (contact information is shown in Appendix A) to schedule a Vegetation Acceptance Inspection.

6.6.2 Written Acceptance. The Stormwater Inspector will confirm that vegetation has met the required coverage and that noxious weeds have been controlled or all disturbed areas are permanently landscaped. If the required coverage has been met, the Stormwater Inspector will issue written acceptance of the vegetation and give the Permittee(s) instructions to remove remaining on-site control measures. If the required coverage is not met, repairs or corrections will have to be made by the Permittee(s) and a follow-up Vegetation Acceptance Inspection scheduled once the vegetation meets the required coverage.

Permit Step 19: After receiving written acceptance of vegetation establishment from the Town, remove the on-site control measures and schedule the Final Close-out Inspection.
 Section 6.7 discusses Step 19.

Final Close-Out Inspection

6.7

6.7.1 Removal of On-site Control Measures. After obtaining written acceptance of the vegetation coverage, the remaining on-site control measures shall be removed and properly disposed. The site shall be cleaned up and any areas disturbed as a result of the control measure removal shall be seeded and mulched. The Final Close-out Inspection shall then be scheduled with the Town.

For Vertical Residential TESC Permits, temporary control measures other than those required on individual lots may be removed. This generally includes inlet protection, concrete washouts and vehicle tracking control. Contact your Stormwater Inspector for direction.

6.7.2 Final Close-out Inspection. The Stormwater Inspector will check the removal of control measures and either accept the work or stipulate the corrections that have to be made. If corrections are substantial, the Stormwater Inspector may require that a follow-up inspection be scheduled with the Town.

Permit Step 20: After receiving written notice from the Town that all TESC requirements have been addressed, the Town will release Fiscal Surety and , the project is complete.
 Section 6.8 and Section 6.9 discuss Step 20.

Release of Fiscal Surety

6.8

Once Final Close-out Acceptance has been obtained, the project's Fiscal Surety will be released and the permit will be closed.

Revocation of Fiscal Surety for Default by Permittee(s)

6.9

6.9.1 Default by Permittee(s). In the event there is a default by the Permittee(s) of any of the requirements of the TESC Permit, TESC Plan and/or *TESC Manual*, remedies will be in accordance with the remedies identified in this *TESC Manual*, remedies set forth in the Transportation Design Criteria Manual, remedies listed in the Development Agreement, Subdivision Improvement Agreement, Public Improvement Agreement, and any other remedies provided by law. A Default by Permittee(s) shall be based on conditions including, but not limited to, the following:

6.9.2 Notice of Default. If the Castle Rock Water or Public Works Directors, or their designated representatives, give notice that a Default by Permittee(s) exists, and if the Permittee(s) fails to cure such default within the time specified, the Town shall be entitled to: (a) make a draw on the Fiscal Surety for the amount reasonably determined by the Town to be necessary to cure the default in a manner consistent with the approved TESC Plan up to the face amount of the Fiscal Surety; (b) sue the Permittee(s) for recovery of any amount necessary

Revocation of Fiscal Surety for Default by Permittee(s), continued

A Default by Permittee(s) shall be based on conditions including, but not limited to, the following:

- (a) Permittee(s) fails to construct the improvements in substantial compliance with the TESC Plan and the other requirements of the TESC permit;
- (b) Permittee(s) fails to complete construction of the TESC improvements by the completion date provided in the TESC Plan or Permit as the same may be extended; Permittee(s) fails to cure any noncompliance specified in any written notice of noncompliance within the timeframe specified in the notice of noncompliance; Permittee(s) otherwise breaches or fails to comply with any obligation of the TESC Permit;
- (c) Permittee(s) becomes insolvent, files a voluntary petition of bankruptcy, is adjudicated as bankrupt pursuant to an involuntary petition in bankruptcy, or a receiver is appointed for the Permittee;
- (d) Permittee(s) fails to maintain in full force and effect a letter of credit in the amounts specified above or in the TESC Permit. Notice of default as to any phase of the TESC improvements must be given prior to expiration of the warranty period for such phase of the Improvements as hereinafter provided;
- (e) Permittee(s) and/or property owner(s) fail to transfer the TESC Permit and provide new fiscal surety within thirty (30) days of all or a portion of the project being sold to a new owner.

to cure the default over and above the amount available under the Fiscal Surety; and (c) place a lien on the property for recovery of any amount necessary to cure the default absent of sufficient fiscal surety provided by the property owner.

6.9.3 Town Right to Complete Improvements. The Town shall have the right to complete the TESC Improvements, in substantial accordance with the TESC Plan, the opinion of probable costs, and other requirements of this *TESC Manual*, either itself or by contract with a third-party or by assignment of its rights to a successor Permittee(s) who has acquired the subdivision/project by purchase, foreclosure, or otherwise. The Town, any Contractor under contract with the Town, or any such successor Permittee(s), their agents, subcontractors and employees shall have the non-exclusive right to enter upon the subject property for the purpose of completing the TESC Improvements.

Revocation of Fiscal Surety for Default by Permittee(s), continued

Operation and Maintenance of Native and Landscaped Areas

6.9.4 Use of Funds by Town. Any funds obtained by the Town under the Fiscal Surety, or recovered by the Town from the permittee(s) by suit or otherwise, will be used by the Town to pay the costs of completion of the TESC Improvements substantially in accordance with the TESC Plan and the other requirements of this *TESC Manual*, and to pay the reasonable costs and expenses of the Town in connection with the Default by Permittee(s), including reasonable attorneys' fees with the surplus, if any, to be returned to the Permittee(s).

6.10 Operation and Maintenance of Native and Landscaped Areas

6.10.1 Long-term Maintenance. Once Final Close-out Acceptance has been obtained and the Fiscal Surety is released to the permittee, erosion and sediment control becomes the sole responsibility of the property owner. Because native grass cover is the primary means of controlling soil erosion in native non-irrigated areas, proper maintenance of native grass areas is critical after the establishment of vegetation under the TESC permit. It is to be noted that for non-irrigated native grass areas in the Town of Castle Rock, some effort may be required to maintain or enhance the minimum vegetative cover as set forth in this chapter and to address rill and gully erosion as it may occur over time. The property owner shall conduct periodic inspections of their property throughout the year and after major rain and snow events to address any bare areas or visible soil erosion.

6.10.2 Violations. The criteria set forth in this chapter shall apply to all man-made vegetated slopes and landscape areas resulting from land disturbing activities, as set forth in Section 1.4 of this manual after close of any TESC permit. Any such property found to be in non-compliance with the standards of this Manual shall be in violation of the Town of Castle Rock Municipal Code.