



**STORMWATER QUALITY BEST MANAGEMENT PRACTICE
MAINTENANCE AGREEMENT AND EASEMENT**

This PRIVATE DETENTION BASIN / STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT (Agreement) is made by and between EL PASO COUNTY by and through THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO (Board or County) and SR LAND, LLC (Developer) and Rhetoric, LLC and STERLING RANCH METROPOLITAN DISTRICT (Metro District), a quasi-municipal corporation and political subdivision of the State of Colorado. The above may occasionally be referred to herein singularly as "Party" and collectively as "Parties."

Recitals

A. WHEREAS, the District provides various municipal services to certain real property in El Paso County, Colorado referred to as Sterling Ranch; and

B. WHEREAS, Developer is the owner of certain real estate (the Property or Subdivision) in El Paso County, Colorado, which Property is legally described in Exhibit A attached hereto and incorporated herein by this reference; and

C. WHEREAS, Developer desires to plat and develop on the Property a subdivision to be known as STERLING RANCH FILING NO. 2; and

D. WHEREAS, the development of this Property will substantially increase the volume of water runoff and will decrease the quality of the stormwater runoff from the Property, and, therefore, it is in the best interest of public health, safety and welfare for the County to condition approval of this subdivision on Developer's promise to construct adequate drainage, water runoff control facilities, and stormwater quality structural Best Management Practices ("BMPs") for the subdivision; and

E. WHEREAS, Chapter 8, Section 8.4.5 of the El Paso County Land Development Code, as periodically amended, promulgated pursuant to Section 30-28-133(1), Colorado Revised Statutes (C.R.S.), requires the County to condition approval of all subdivisions on a developer's promise to so construct adequate drainage, water runoff control facilities, and BMPs in subdivisions; and

F. WHEREAS, the Drainage Criteria Manual, Volume 2, as amended by Appendix I of the El Paso County Engineering Criteria Manual (ECM), as each may be periodically amended, promulgated pursuant to the County's Colorado Discharge Permit System General Permit (MS4 Permit) as required by Phase II of the National Pollutant Discharge Elimination System (NPDES), which MS4 Permit requires that the County take measures to protect the quality of stormwater from sediment and other contaminants, requires subdividers, developers, landowners, and owners of facilities located in the County's rights-of-way or easements to provide adequate permanent stormwater quality BMPs with new development or significant redevelopment; and

G. WHEREAS, Section 2.9 of the El Paso County Drainage Criteria Manual provides for a developer's promise to maintain a subdivision's drainage facilities in the event the County does not assume such responsibility; and

H. WHEREAS, developers in El Paso County have historically chosen water runoff detention basins as a means to provide adequate drainage and water runoff control in subdivisions, which basins, while effective, are less expensive for developers to construct than other methods of providing drainage and water runoff control; and

I. WHEREAS, Developer desires to construct for the subdivision Two (2) detention basin/stormwater quality BMP(s) and associated/appurtenant storm drainage infrastructure ("detention basin/BMP(s)") as the means for providing adequate drainage and stormwater runoff control and to meet requirements of the County's MS4 Permit, and to provide for operating, cleaning, maintaining and repairing such detention basin/BMP(s); and

J. WHEREAS, Developer desires to construct the detention basin/BMP(s) on Tract D, Highland Park Filing No. 2 (Pond W-4) and the Offsite Easement Area legally described and depicted in Exhibit B attached hereto (Pond W-5); and

K. WHEREAS, Developer shall be charged with the duty of constructing the detention basin/BMP(s) and the Metro District shall be charged with the duties of operating, maintaining and repairing the detention basin/BMP(s) on the Tract D, Highland Park Filing No. 2 and the Offsite Easement Area described in Exhibit B; and

L. WHEREAS, it is the County's experience that subdivision developers and property owners historically have not properly cleaned and otherwise not properly maintained and repaired these detention basins/BMPs, and that these detention basins/BMPs, when not so properly cleaned, maintained, and repaired, threaten the public health, safety and welfare; and

M. WHEREAS, the County, in order to protect the public health, safety and welfare, has historically expended valuable and limited public resources to so properly clean, maintain, and repair these detention basins/BMPs when developers and property owners have failed in their responsibilities, and therefore, the County desires the means to recover its costs incurred in the event the burden falls on the County to so clean, maintain and repair the detention basin/BMP(s) serving this Subdivision due to the Developer's or the Metro District's failure to meet its obligations to do the same; and

N. WHEREAS, the County conditions approval of this Subdivision on the Developer's promise to so construct the detention basin/BMP(s), and further conditions approval on the Metro District's promise to reimburse the County in the event the burden falls upon the County to so clean, maintain and/or repair the detention basin/BMP(s) serving this Subdivision; and

O. WHEREAS, the County could condition subdivision approval on the Developer's promise to construct a different and more expensive drainage, water runoff control system and BMPs than those proposed herein, which more expensive system would not create the possibility of the burden of cleaning, maintenance and repair expenses falling on the County; however, the County is willing to forego such right upon the performance of Developer's and the Metro District's promises contained herein; and

P. WHEREAS, the County, in order to secure performance of the promises contained herein, conditions approval of this Subdivision upon the Developer's grant herein of a perpetual Easement over the Offsite Easement Area described in Exhibit B for the purpose of allowing the County

to periodically access, inspect, and, when so necessary, to clean, maintain and/or repair the detention basin/BMP(s); and

Q. WHEREAS, Pursuant to Colorado Constitution, Article XIV, Section 18(2) and Section 29-1-203, Colorado Revised Statutes, governmental entities may cooperate and contract with each other to provide any function, services, or facilities lawfully authorized to each.

Agreement

NOW, THEREFORE, in consideration of the mutual Promises contained herein, the sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Incorporation of Recitals: The Parties incorporate the Recitals above into this Agreement.

2. Covenants Running with the Land: Developer and the Metro District agree that this entire Agreement and the performance thereof shall become a covenant running with the land, which land is legally described in Exhibit A attached hereto, and that this entire Agreement and the performance thereof shall be binding upon themselves, their respective successors and assigns.

3. Construction: Developer shall construct on Tract D, Highland Park Filing No. 2 and on the Offsite Easement Area described in Exhibit B attached hereto and incorporated herein by this reference the detention basin/BMP(s). Developer shall not commence construction of the detention basin/BMP(s) until the El Paso County Planning and Community Development Department (PCD) has approved in writing the plans and specifications for the detention basin/BMP(s) and this Agreement has been signed by all Parties and returned to the PCD. Developer shall complete construction of the detention basin/BMP(s) in substantial compliance with the County-approved plans and specifications for the detention basin/BMP(s). Failure to meet these requirements shall be a material breach of this Agreement and shall entitle the County to pursue any remedies available to it at law or in equity to enforce the same. Construction of the detention basin/BMP(s) shall be substantially completed within one (1) year (defined as 365 days), which one year period will commence to run on the date the approved plat of this Subdivision is recorded in the records of the El Paso County Clerk and Recorder. Rough grading of the detention basin/BMP(s) must be completed and inspected by the El Paso County Planning and Community Development Department prior to paving roads within the contributing drainage basin.

In the event construction is not substantially completed within the one (1) year period, then the County may exercise its discretion to complete the project and shall have the right to seek reimbursement from the Developer and its respective successors and assigns, for its actual costs and expenses incurred in the process of completing construction. The term actual costs and expenses shall be liberally construed in favor of the County, and shall include, but shall not be limited to, labor costs, tool and equipment costs, supply costs, and engineering and design costs, regardless of whether the County uses its own personnel, tools, equipment and supplies, etc. to correct the matter. In the event the County initiates any litigation or engages the services of legal counsel in order to enforce the Provisions arising herein, the County shall be entitled to its damages and costs, including reasonable attorney fees, regardless of whether the County contracts with outside legal counsel or utilizes in-house legal counsel for the same.

4. Maintenance: The Metro District agrees for itself and its successors and assigns, that it will regularly and routinely inspect, clean and maintain the detention basin/BMP(s) and otherwise keep the same in good repair, all at its own cost and expense. No trees or shrubs that will impair the structural integrity of the detention basin/BMP(s) shall be planted or allowed to grow on the detention basin/BMP(s).

5. Creation of Easement: Developer hereby grants the County and the Metro District a non-exclusive perpetual easement upon and across the Offsite Easement Area described in Exhibit B. The purpose of the easement is to allow the County and the Metro District to access, inspect, clean, repair and maintain the detention basin/BMP(s); however, the creation of the easement does not expressly or implicitly impose on the County a duty to so inspect, clean, repair or maintain the detention basin/BMP(s).

The County hereby grants the Developer and the Metro District a non-exclusive perpetual easement upon and across Tract D, Highland Park Filing No. 2 to access, construct, inspect, clean, repair, and maintain the detention basin/BMP(s). The County shall have the right, but not the obligation, to inspect, clean, repair, or maintain the detention basin/BMP(s).

6. County's Rights and Obligations: Any time the County determines, in the sole exercise of its discretion, that the detention basin/BMP(s) are not properly cleaned, maintained and/or otherwise kept in good repair, the County shall give reasonable notice to the Developer, the Metro District and their respective successors and assigns, that the detention basin/BMP(s) needs to be cleaned, maintained and/or otherwise repaired. The notice shall provide a reasonable time to correct the problem(s). Should the responsible parties fail to correct the specified problem(s), the County may enter upon the Offsite Easement Area, if applicable, or its own property to so correct the specified problem(s). Notice shall be effective to the above by the County's deposit of the same into the regular United States mail, postage pre-paid. Notwithstanding the foregoing, this Agreement does not expressly or implicitly impose on the County a duty to so inspect, clean, repair or maintain the detention basin/BMP(s).

7. Reimbursement of County's Costs / Covenant Running With the Land: The Developer and the Metro District agree and covenant, for themselves, their respective successors and assigns, that they will reimburse the County for its costs and expenses, incurred in the process of completing construction of, cleaning, maintaining, and/or repairing the detention basin/BMP(s) pursuant to the provisions of this Agreement.

The term "actual costs and expenses" shall be liberally construed in favor of the County, and shall include, but shall not be limited to, labor costs, tools and equipment costs, supply costs, and engineering and design costs, regardless of whether the County uses its own personnel, tools, equipment and supplies, etc. to correct the matter. In the event the County initiates any litigation or engages the services of legal counsel in order to enforce the provisions arising herein, the County shall be entitled to its damages and costs, including reasonable attorney's fees, regardless of whether the County contracts with outside legal counsel or utilizes in-house legal counsel for the same.

8. Contingencies of Subdivision Approval: Developer's and the Metro District's execution of this Agreement is a condition of subdivision approval. Additional conditions of this Agreement include, but are not limited to, the following:

- a. Reserved.
- b. A copy of the Covenants of the Subdivision, if applicable, establishing that the Metro District is obligated to inspect, clean, maintain, and repair the detention basin/BMP(s).

The County shall have the right, in the sole exercise of its discretion, to approve or disapprove any documentation submitted to it under the conditions of this Paragraph, including but not limited to, any separate agreement or amendment, if applicable, identifying any specific maintenance responsibilities not addressed herein. The County's rejection of any documentation submitted hereunder shall mean that the appropriate condition of this Agreement has not been fulfilled.

9. Agreement Monitored by El Paso County Planning and Community Development Department and/or El Paso County Department of Public Works: Any and all actions and decisions to be made hereunder by the County shall be made by the Director of the El Paso County Planning and Community Development Department and/or the Director of the El Paso County Department of Public Works. Accordingly, any and all documents, submissions, plan approvals, inspections, etc. shall be submitted to and shall be made by the Director of the Planning and Community Development Department and/or the Director of the El Paso County Department of Public Works.

10. Indemnification and Hold Harmless: To the extent authorized by law, Developer and the Metro District agree, for themselves, their respective successors and assigns, that they will indemnify, defend, and hold the County harmless from any and all loss, costs, damage, injury, liability, claim, lien, demand, action and causes of action whatsoever, whether at law or in equity, arising from or related to their respective intentional or negligent acts, errors or omissions or that of their agents, officers, servants, employees, invitees and licensees in the construction, operation, inspection, cleaning (including analyzing and disposing of any solid or hazardous wastes as defined by State and/or Federal environmental laws and regulations), maintenance, and repair of the detention basin/BMP(s), and such obligation arising under this Paragraph shall be joint and several. Nothing in this Paragraph shall be deemed to waive or otherwise limit the defense available to the County pursuant to the Colorado Governmental Immunity Act, Sections 24-10-101, *et seq.* C.R.S., or as otherwise provided by law.

11. Severability: In the event any Court of competent jurisdiction declares any part of this Agreement to be unenforceable, such declaration shall not affect the enforceability of the remaining parts of this Agreement.

12. Third Parties: This Agreement does not and shall not be deemed to confer upon or grant to any third party any right to claim damages or to bring any lawsuit, action or other proceeding against either the County, the Developer, the Metro District, or their respective successors and assigns, because of any breach hereof or because of any terms, covenants, agreements or conditions contained herein.

13. Solid Waste or Hazardous Materials: Should any refuse from the detention basin/BMP(s) be suspected or identified as solid waste or petroleum products, hazardous substances or hazardous materials (collectively referred to herein as "hazardous materials"), the Developer and the Metro District shall take all necessary and proper steps to characterize the solid waste or hazardous materials and properly dispose of it in accordance with applicable State and/or Federal environmental laws and regulations, including, but not limited to, the following: Solid Wastes Disposal Sites and Facilities Acts, §§ 30-20-100.5 – 30-20-119, C.R.S., Colorado Regulations Pertaining to Solid Waste Disposal Sites and Facilities, 6 C.C.R. 1007-2, *et seq.*, Solid Waste Disposal Act, 42 U.S.C. §§ 6901-6992k, and Federal

Solid Waste Regulations 40 CFR Ch. I. The County shall not be responsible or liable for identifying, characterizing, cleaning up, or disposing of such solid waste or hazardous materials. Notwithstanding the previous sentence, should any refuse cleaned up and disposed of by the County be determined to be solid waste or hazardous materials, the Developer and the Metro District, but not the County, shall be responsible and liable as the owner, generator, and/or transporter of said solid waste or hazardous materials.

14. Applicable Law and Venue: The laws, rules, and regulations of the State of Colorado and El Paso County shall be applicable in the enforcement, interpretation, and execution of this Agreement, except that Federal law may be applicable regarding solid waste or hazardous materials. Venue shall be in the El Paso County District Court.

15. Limitation on Developer's Obligation and Liability: The obligation and liability of the Developer hereunder shall only continue until such time as the Final Plat as described in Paragraph Three (3) of the Recitals set forth above is recorded and the Developer completes the construction of the detention basin/BMP(s) and transfers all applicable maintenance and operation responsibilities to the Metro District. By execution of this agreement, the Metro District agrees to accept all responsibilities and to perform all duties assigned to it, including those of the Developer, as specified herein, upon transfer of maintenance and operation responsibilities for the detention basin/BMP(s) from Developer to the Metro District.

IN WITNESS WHEREOF, the Parties affix their signatures below.

Executed this 1st day of December, 2021, by:

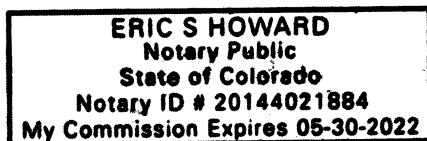
SR LAND, LLC

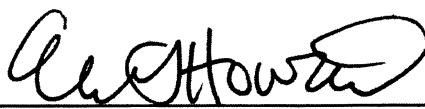
By: 
James Morley, Manager

The foregoing instrument was acknowledged before me this 1st day of December, 2021, by James Morley, Manager, SR LAND, LLC.

Witness my hand and official seal.

My commission expires: MAY 30, 2022




Notary Public

Executed this 1st day of DECEMBER, 2021, by:

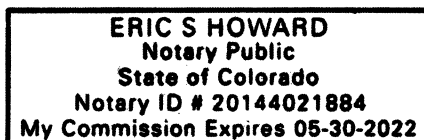
RHETORIC, LLC

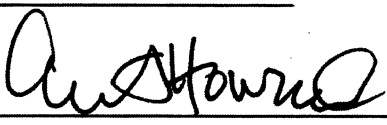
By: 
Charles R. Collins, Manager

The foregoing instrument was acknowledged before me this 1st day of DECEMBER, 2021, by Charles R. Collins, Manager, RHETORIC, LLC.

Witness my hand and official seal.

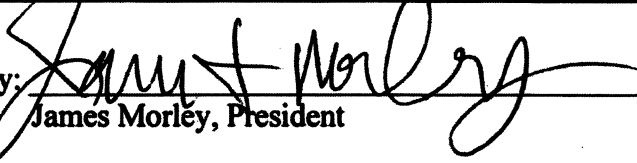
My commission expires: MAY 30, 2022




Notary Public

Executed this _____ day of _____, 20____, by:

STERLING RANCH METROPOLITAN DISTRICT

By: 
James Morley, President

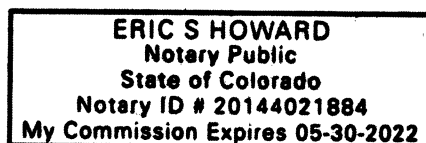
Attest:


By: 
Charles R. Collins, Secretary

The foregoing instrument was acknowledged before me this 1st day of DECEMBER, 2021, by James Morley, President, and Charles R. Collins, Secretary, Sterling Ranch Metropolitan District

Witness my hand and official seal.

My commission expires: MAY 30, 2022




Notary Public

Executed this 11TH day of January, 2022 by:

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

By: _____

Craig Dossey
Craig Dossey, Executive Director
Planning and Community Development Department
Authorized signatory pursuant to LDC

The foregoing instrument was acknowledged before me this 11 day of January, 2022, by Craig Dossey, Executive Director of El Paso County Planning and Community Development Department.

Witness my hand and official seal.

My commission expires: 9/2/2024

Petra Rangel
Notary Public

Approved as to Content and Form:

Sori L. Seagr
Assistant County Attorney

PETRA RANGEL NOTARY PUBLIC - STATE OF COLORADO Notary ID #20164033815 My Commission Expires 9/2/2024
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Exhibit A

STERLING RANCH FILING NO. 2 PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN A PORTION OF THE E1/2 SE1/4 OF SECTION 32 AND THE S1/2 SW1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST AND THE NW1/4 OF NW1/4 OF SECTION 4 AND THE NE1/4 OF NE1/4 OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST, BOTH OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N89°14'14"E, A DISTANCE OF 2,722.69 FEET.

COMMENCING AT SAID SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 34; THENCE N77°08'03"W, A DISTANCE OF 3,334.61 FEET TO THE SOUTHWESTERLY CORNER OF DINES BOULEVARD AS PLATTED IN STERLING RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 218714151 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE SOUTHERLY LINE OF SAID DINES BOULEVARD, N76°19'20"E A DISTANCE OF 85.00 FEET;

THENCE DEPARTING SAID SOUTHERLY LINE, S13°40'40"E A DISTANCE OF 80.00 FEET TO A POINT ON THE NORTHERLY LINE OF THAT 20' ELECTRIC EASEMENT RECORDED UNDER RECEPTION NO. 218054783;

THENCE ON SAID NORTHERLY EASEMENT LINE, S76°19'20"W A DISTANCE OF 80.00 FEET;

THENCE S13°40'40"E A DISTANCE OF 20.00 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID ELECTRIC EASEMENT;

THENCE ON SAID SOUTHERLY LINE, S76°19'20"W A DISTANCE OF 852.10 FEET;

THENCE N13°40'40"W A DISTANCE OF 20.00 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID ELECTRIC EASEMENT;

THENCE ON SAID NORTHERLY LINE, S76°19'20"W A DISTANCE OF 50.00 FEET;

THENCE S13°40'40"E A DISTANCE OF 20.00 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID ELECTRIC EASEMENT;

THENCE ON SAID SOUTHERLY LINE, THE FOLLOWING FIVE (5) COURSES:

1. S76°19'20"W A DISTANCE OF 386.99 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 23°53'20" AND AN ARC LENGTH OF 391.92 FEET, TO A POINT OF NON-TANGENT;
3. S41°03'23"W A DISTANCE OF 60.19 FEET, TO A POINT OF NON-TANGENT CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S41°12'17"E, HAVING A RADIUS OF 930.00 FEET, A CENTRAL ANGLE OF 08°26'12" AND AN ARC LENGTH OF 136.94 FEET, TO A POINT OF TANGENT;
5. S40°21'31"W A DISTANCE OF 402.59 FEET, TO A POINT ON THE EASTERLY LINE OF THAT ACCESS AND UTILITY EASEMENT RECORDED UNDER RECEPTION NO. 214100440;

THENCE ON SAID EASTERLY LINE, S49°38'29"E A DISTANCE OF 16.00 FEET;

THENCE S40°21'31"W A DISTANCE OF 160.00 FEET, TO A POINT ON THE WESTERLY LINE OF SAID ACCESS AND UTILITY EASEMENT;

THENCE ON THE WESTERLY LINE OF THAT ACCESS AND UTILITY EASEMENT RECORDED UNDER RECEPTION NOS 214100440 & 214100441, N49°38'29"W A DISTANCE OF 1459.89 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF VOLLMER ROAD;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, N40°24'51"E A DISTANCE OF 1808.03 FEET, TO A POINT ON THE SOUTHERLY LINE OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 217080112 AND SHOWN ON THE AMENDED PLAT BARBARICK SUBDIVISION RECORDED UNDER RECEPTION NO. 217713910;

THENCE ON SAID SOUTHERLY LINE THE FOLLOWING TWO (2) COURSES:

1. S51°21'50"E A DISTANCE OF 13.67 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 38°41'48" AND AN ARC LENGTH OF 87.80 FEET, TO A POINT OF NON-TANGENT ON THE WESTERLY LINE OF SAID AMENDED PLAT BARBARICK SUBDIVISION;

THENCE ON THE WESTERLY AND SOUTHERLY LINES OF SAID AMENDED PLAT BARBARICK SUBDIVISION, THE FOLLOWING TWO (2) COURSES:

1. S00°06'01"E A DISTANCE OF 631.46 FEET;
2. N89°17'25"E A DISTANCE OF 279.65 FEET;

THENCE DEPARTING SAID AMENDED PLAT BARBARICK SUBDIVISION, THE FOLLOWING COURSES:

1. S00°42'35"E A DISTANCE OF 241.35 FEET;
2. S02°02'55"W A DISTANCE OF 130.48 FEET;
3. S05°37'53"W A DISTANCE OF 90.96 FEET;
4. S01°55'19"W A DISTANCE OF 307.22 FEET;
5. N73°29'47"E A DISTANCE OF 11.27 FEET;

S16°30'13"E A DISTANCE OF 179.19 FEET, TO A POINT OF NON-TANGENT CURVE ON THE NORTHERLY LINE OF SAID 20' ELECTRIC EASEMENT RECORDED UNDER RECEPTION NO. 218054783;

THENCE ON SAID NORTHERLY LINE, THE FOLLOWING TWO (2) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S33°39'44"E, HAVING A RADIUS OF 1060.00 FEET, A CENTRAL ANGLE OF 19°59'04" AND AN ARC LENGTH OF 369.72 FEET, TO A POINT OF TANGENT;
2. N76°19'20"E A DISTANCE OF 381.99 FEET;

THENCE S13°40'40"E A DISTANCE OF 20.00 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID ELECTRIC EASEMENT;

THENCE ON SAID SOUTHERLY LINE, N76°19'20"E A DISTANCE OF 60.00 FEET;

THENCE N13°40'40"W A DISTANCE OF 20.00 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID ELECTRIC EASEMENT;

THENCE ON SAID NORTHERLY LINE, N76°19'20"E A DISTANCE OF 842.10 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF DINES BOULEVARD AS SHOWN ON SAID PLAT OF STERLING RANCH FILING NO. 1;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, S13°40'40"E A DISTANCE OF 20.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2,157,908 SQUARE FEET OR 49.5387 ACRES.

Exhibit B
Offsite Easement Area



J-R ENGINEERING

EXHIBIT B

STERLING RANCH
DRAINAGE POND
AND ACCESS

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 10376 2006" AT THE NORTHEAST CORNER AND BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AT THE SOUTHEAST CORNER, SAID LINE BEING ASSUMED TO BEAR S01°30'51"W.

BEGINNING AT THE SOUTHWEST CORNER OF PAWNEE RANCHEROS FILING NO. 2 RECORDED IN PLAT BOOK U-2 AT PAGE 45 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 4, S89°16'22"W A DISTANCE OF 718.87 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE DEPARTING SAID SOUTH LINE, THE FOLLOWING THREE (3) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N89°43'18"W, HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 49°55'10" AND AN ARC LENGTH OF 784.13 FEET, TO A POINT OF TANGENT;
2. N49°38'29"W A DISTANCE OF 305.34 FEET;
3. N40°21'31"E A DISTANCE OF 30.00 FEET, TO A POINT ON THE EASTERLY LINE OF THAT ACCESS AND UTILITY EASEMENT RECORDED UNDER RECEPTION NOS. 214100440 AND 215051140;

THENCE ON SAID EASTERLY LINE, THE FOLLOWING TWO (2) COURSES:

1. S49°38'29"E A DISTANCE OF 305.34 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 830.00 FEET, A CENTRAL ANGLE OF 32°04'12" AND AN ARC LENGTH OF 520.55 FEET, TO A POINT ON THE NORTHERLY LINE OF THAT DETENTION POND EASEMENT RECORDED UNDER RECEPTION NO. 215051140 AND A POINT OF NON-TANGENT;

THENCE ON SAID NORTHERLY LINE, N75°06'16"E A DISTANCE OF 757.44 FEET, TO A POINT ON THE WESTERLY LINE OF SAID PAWNEE RANCHEROS FILING NO. 2;

2201 S Allen Way, Suite C400, Centennial, CO 80112
303-745-8195 • Fax: 303-721-4619 • www.jr-engineering.com
11/30/2021

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SHEET 1 OF 3

THENCE ON SAID WESTERLY LINE, S00°13'07"W A DISTANCE OF 470.74 FEET, TO THE POINT OF BEGINNING.

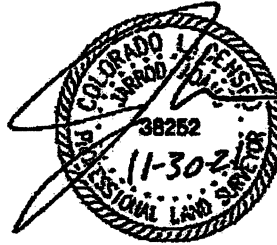
CONTAINING A CALCULATED AREA OF 300,996 SQUARE FEET OR 6.9099 ACRES.

EXHIBIT ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.

PROPERTY DESCRIPTION STATEMENT

I, JARROD ADAMS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38252
FOR AND ON BEHALF OF JR ENGINEERING, LLC



2205 Allen Way, Suite C404, Channahon, IL 60012
815-740-9392 • Fax 815-711-8019 • www.jrengineering.com
11/30/2021

X:\2610000\2610000\Word\Legal\2610000\X-DRAINAGE POND.docx

SHEET 2 OF 3

EXHIBIT

NE COR. SEC. 33
T.12S, R.65W, 6TH P.M.
RECOVERED 3.25" ALUMINUM CAP
STAMPED "LS 10376 2006"

20' ACCESS EASEMENT RECOVERED
REC. NO. 211091268 #6 REBAR

N. LINE, NW 1/4, NW 1/4, SEC. 4
T.13S, R.65W, 6TH P.M.

NW 1/4, NW 1/4 SEC. 4
T.13S, R.65W, 6TH P.M.

ACCESS EASEMENT
REC. NO. 219019375
PARTIAL RELEASE AND
GRANT OF RIGHT-OF-WAY
REC. NO. 221100397

20' ELECTRIC EASEMENT
REC. NO. 218034783
30' ACCESS AND
UTILITY EASEMENT
REC. NO. 215051140

DETENTION POND EASEMENT
REC. NO. 215051140

ACCESS AND UTILITY EASEMENT
REC. NO. 215051140

POINT OF BEGINNING

250 125 0 250
ORIGINAL SCALE: 1" = 250'

J.R. ENGINEERING
A Wharton Company

Consulted 800-340-0288 • Colorado Springs 719-590-8888
Fax Office 719-590-8888 • www.jrengineering.com

NOTES: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

DETENTION POND
STERLING RANCH
PROJECT NO.: 25188.00
DATE: 11/30/2021

SHEET: 3 OF 3

TEMPORARY GRADING EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that **CHALLENGER COMMUNITIES, LLC**, a Colorado limited liability company, whose mailing address is 8605 Explorer Dr., Suite 205, Colorado Springs, CO 80920, hereinafter called the GRANTOR, for and in consideration of the sum of Ten Dollars and No Cents, (\$10.00), and other good and valuable consideration in hand paid by **STERLING RANCH METROPOLITAN DISTRICT NO. 1**, a special district and political subdivision of the State of Colorado whose address is 20 Boulder Crescent, Colorado Springs, CO 80903, hereinafter called the GRANTEE, the receipt and sufficiency is hereby acknowledged, has given and granted and by these presents does hereby give and grant unto said GRANTEE, its heirs, successors or assigns, a non-exclusive easement ("Easement") for the purpose of grading, including constructing and maintaining a temporary storm water drainage diversion structure only along, over and across the following described premises (hereinafter the "Premises"):

See attached Exhibit A.

This Easement is made subject to the following terms and conditions:

1. GRANTEE accepts the Premises in its current "As Is" condition, and GRANTOR makes no warranties of any kind with respect to the Premises.
2. The purpose of this Easement is to permit GRANTEE to grade, and to the extent necessary, to construct, install and maintain a temporary storm water drainage diversion structure and related improvements, extending not more than 90' wide along the drainage diversion area, as more particularly identified on the attached Exhibit A (collectively, the "Improvements").
3. The term of the Easement shall commence on the date of this Agreement and shall automatically terminate two years from the date of this Agreement (the "Term") unless the Term is extended or terminated earlier by the parties' mutual written agreement.
4. In the performance of any future maintenance or improvement of the Premises, GRANTEE shall maintain the Improvements within the Premises in a reasonable condition for its intended purposes and shall protect against erosion and perform all work in a manner consistent with protecting the environment. Prior to termination or expiration of this Easement, GRANTEE, at its sole cost and expense, shall restore and repair any damage or alteration to the Premises as nearly as practicable to its former condition.

5. GRANTOR hereby reserves for itself and its successors and assigns, the right to use the Premises for such purposes and for such improvements as GRANTOR may elect, so long as said uses and purposes do not unreasonably interfere with or obstruct the Improvements, or the Easement and rights granted herein.

6. GRANTEE shall secure all permits, licenses and approvals required by any governmental authority for the use, construction upon or improvement of the Premises prior to such construction of the Improvements within the Premises by GRANTEE, and GRANTEE shall comply with all laws and regulations concerning the use of or improvement of the Premises.

7. In no event shall GRANTEE allow any mechanic's or materialmen's liens to attach against the Premises for materials supplied or work performed at the request of, or for the benefit of, GRANTEE, and GRANTEE shall indemnify and hold GRANTOR harmless from and cost or expense, including reasonable attorneys' fees incurred by GRANTOR to release any such mechanic's or materialmen's liens against the Premises.

8. GRANTOR hereby covenants with the GRANTEE that it has good title to the afore-described Premises, that it has good and lawful right to grant this Easement, that it will warrant and defend the title and quiet possession thereof against the lawful claims of all persons whomever.

9. The GRANTOR agrees to indemnify, defend and hold harmless, to the extent allowed by law, the GRANTEE, its respective agents, officers, servants and employees of and from any and all loss, costs, damage, injury, liability, claims, liens, demands, actions and causes of action whatsoever, arising out of or related to the GRANTOR'S intentional or negligent acts, errors or omissions or that of its agents, officers, servants and employees, whether contractual or otherwise that occur on the Easement or that arise from GRANTOR'S activities on the Easement. Likewise, the GRANTEE agrees to indemnify, defend and hold harmless, to the extent allowed by law, the GRANTOR, its respective agents, officers, servants and employees of and from any and all loss, costs, damage, injury, liability, claims, liens, demands, actions and causes of action whatsoever, arising out of or related to the GRANTEE'S intentional or negligent acts, errors or omissions or that of its agents, officers, servants and employees, whether contractual or otherwise that occur on the Easement or that arise from GRANTEE'S activities on the Easement.

10. GRANTEE shall maintain general liability insurance, including property damage, insuring against liability for injury to persons or damage to property arising out of or related to the GRANTEE'S intentional or negligent acts, errors or omissions or that of its agents, officers, servants and employees, whether contractual or otherwise that occur on the Easement or that arise from GRANTEE'S activities on the Easement, in an amount with a combined single limit of not less than \$1,000,000.00 per occurrence and \$2,000,000.00 in the aggregate for bodily injury and property damage.

11. The Easement is for the benefit of GRANTEE, the successors and assigns of GRANTEE. All provisions of this Easement, including all benefits and burdens, shall run with the land described in Exhibit A hereto and shall be binding upon and shall inure to the benefit of GRANTEE, its successors and assigns.

12. In the event that any party to this Easement (including any successors and assigns of the original parties) shall breach this Easement, the non-breaching party may recover all reasonable costs and expenses of enforcement including but not limited to attorneys' fees.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal, this 20th day of December 2021.

GRANTOR:

CHALLENGER COMMUNITIES, LLC
a Colorado limited liability company

By: [Signature]

Name: Vanessa Amoroso

Its: VP of Land Acquisition

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 20th day of December 2021, by Vanessa Amoroso, VP of Land Acquisition of CHALLENGER COMMUNITIES, LLC, a Colorado limited liability company

My Commission Expires:

11/09/2024

Notary Public

[Signature]

MICHELLE L COOPER
Notary Public
State of Colorado
Notary ID # 20124032797
My Commission Expires 11-09-2024



EXHIBIT A

J-R ENGINEERING
TEMPORARY GRADING EASEMENT

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 217105379 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHEAST CORNER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE NORTH QUARTER CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "LS 10376 2006", BEARING S89°09'33"W.

COMMENCING FROM THE NORTH QUARTER CORNER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4, S89°04'30"W A DISTANCE OF 1,471.83 FEET, TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID NORTH LINE, THE FOLLOWING FOUR (4) COURSES:

1. S00°55'30"E A DISTANCE OF 43.65 FEET;
2. S36°08'14"E A DISTANCE OF 78.40 FEET;
3. S00°13'07"W A DISTANCE OF 386.18 FEET;
4. S89°46'53"E A DISTANCE OF 15.00 FEET, TO A POINT ON THE WESTERLY LINE OF THAT 30' ACCESS AND UTILITY EASEMENT RECORDED UNDER RECEPTION NO. 215051140 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE ON SAID EASEMENT LINE, S00°13'07"W A DISTANCE OF 102.30 FEET;

THENCE DEPARTING SAID EASEMENT LINE, THE FOLLOWING THREE (3) COURSES:

1. S46°43'56"W A DISTANCE OF 99.29 FEET;
2. S89°58'22"W A DISTANCE OF 689.16 FEET;
3. N01°54'36"E A DISTANCE OF 653.27 FEET, TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4;

THENCE ON SAID NORTH LINE, N89°04'30"E A DISTANCE OF 15.02 FEET;

THENCE DEPARTING SAID NORTH LINE, THE FOLLOWING THIRTEEN (13) COURSES:

1. S01°54'36"W A DISTANCE OF 552.67 FEET;
2. S33°08'00"E A DISTANCE OF 30.16 FEET;
3. N58°36'41"E A DISTANCE OF 109.57 FEET;
4. N45°13'13"E A DISTANCE OF 76.75 FEET;
5. S44°46'47"E A DISTANCE OF 32.28 FEET;
6. S02°19'29"W A DISTANCE OF 55.04 FEET;
7. S64°13'41"E A DISTANCE OF 134.78 FEET;
8. N89°58'22"E A DISTANCE OF 226.64 FEET;
9. N68°53'47"E A DISTANCE OF 96.16 FEET;
10. N51°14'32"E A DISTANCE OF 19.82 FEET;
11. N00°13'07"E A DISTANCE OF 430.42 FEET;
12. N36°08'14"W A DISTANCE OF 77.41 FEET;
13. N00°55'30"W A DISTANCE OF 72.21 FEET, TO A POINT ON THE NORTH LINE OF SAID SECTION 4;

THENCE N89°04'30"E A DISTANCE OF 90.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 123,016 SQUARE FEET OR 2.8241 ACRES.

PROPERTY DESCRIPTION STATEMENT

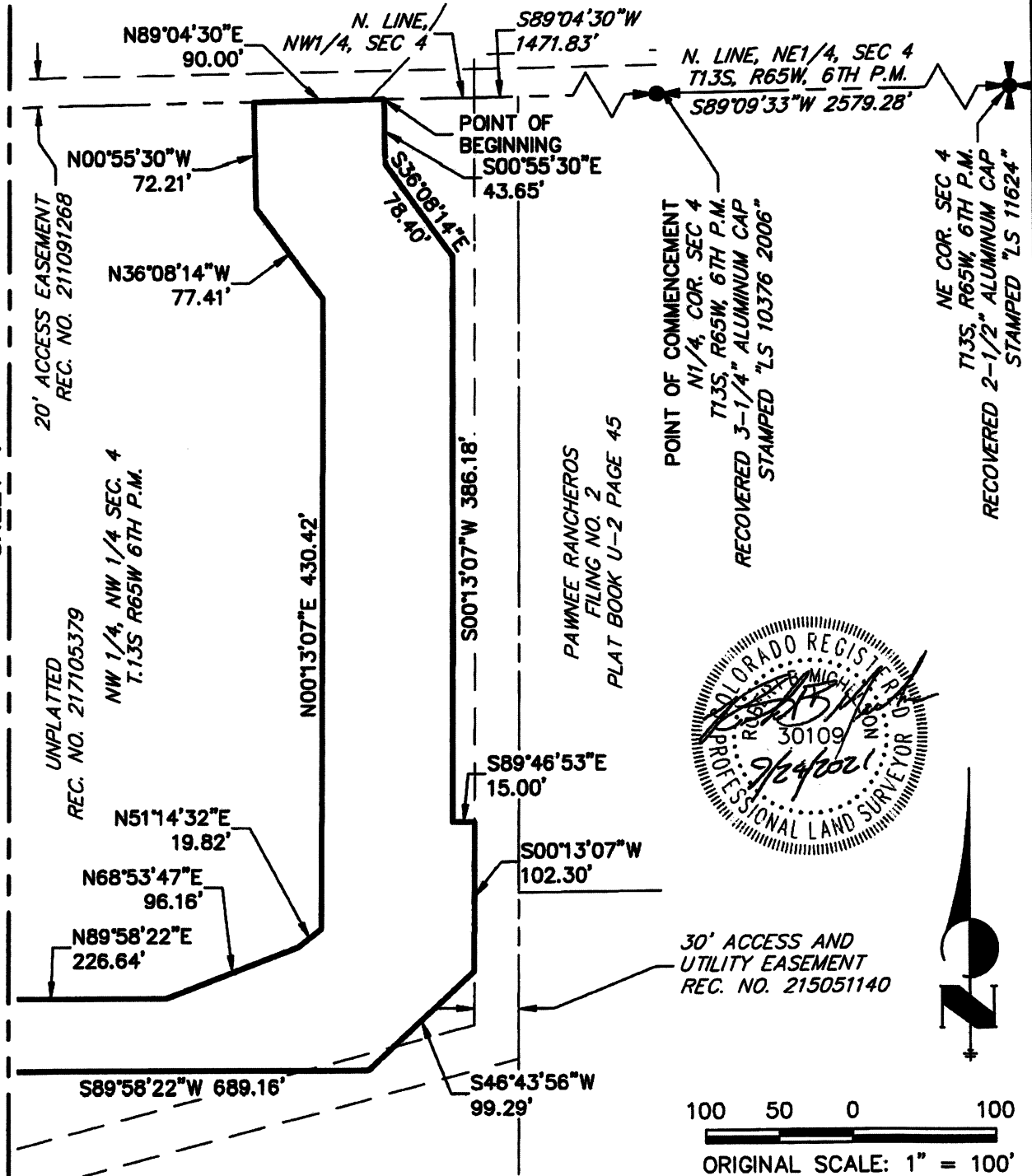
I, ROBERT B. MICHELSON, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

ROBERT B. MICHELSON, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 30109
FOR AND ON BEHALF OF JR ENGINEERING, LLC



EXHIBIT

SHEET 4



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

TEMPORARY GRADING EASEMENT
STERLING RANCH
PROJECT NO.: 25188.01
DATE: 09/21/2021

SHEET: 3 OF 4

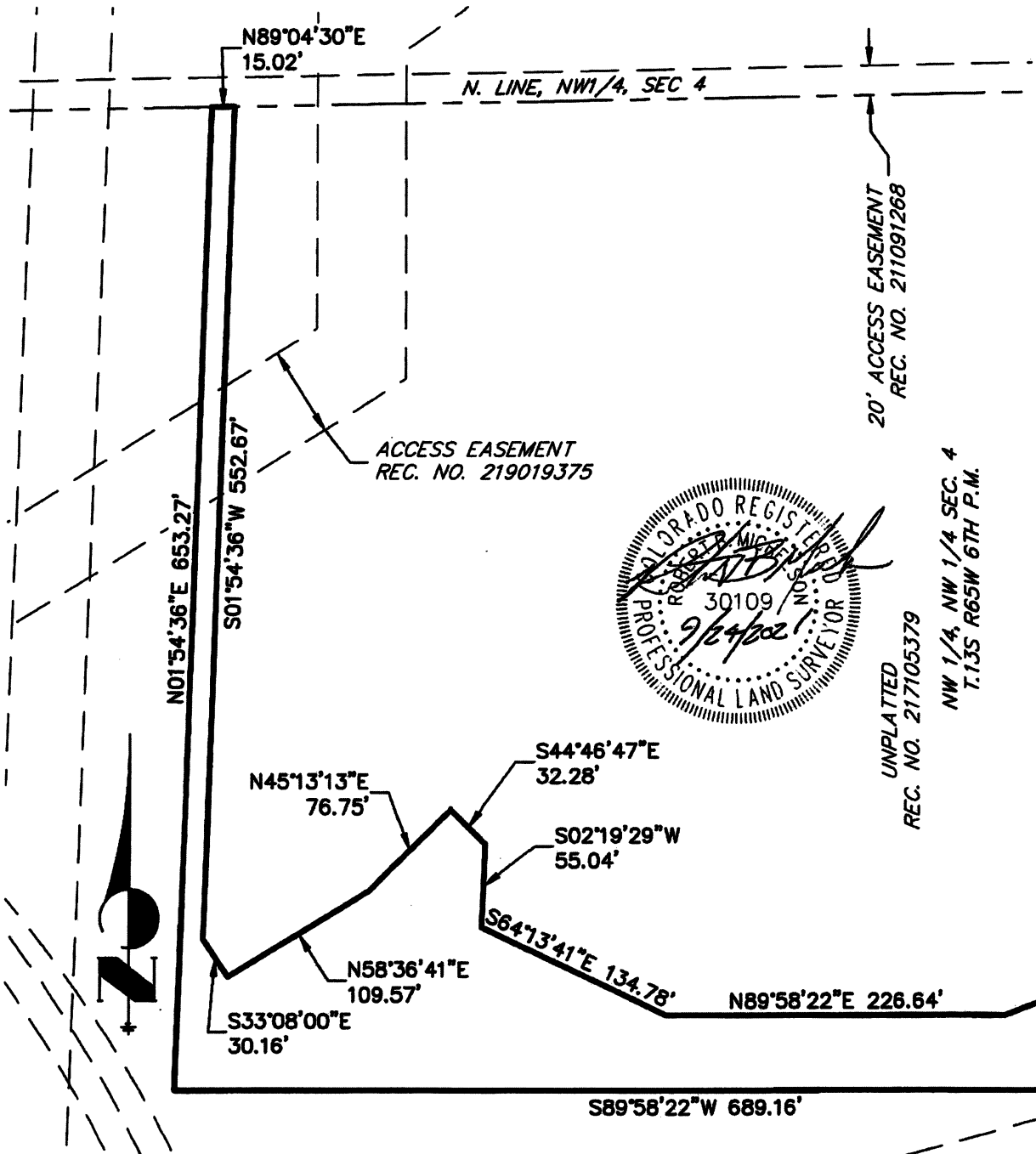


J-R ENGINEERING

A Westrian Company

Centennial 303-740-8888 • Colorado Springs 719-588-2588
Fort Collins 970-481-8888 • www.jrendeering.com

EXHIBIT



SHEET 3

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

TEMPORARY GRADING EASEMENT
STERLING RANCH
PROJECT NO.: 25188.01
DATE: 09/21/2021

SHEET: 4 OF 4



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Fort Collins 970-481-8888 • www.jrengineering.com



**Stormwater Management Facility
Operation and Maintenance (O&M) Plan
Template**

for:

Sterling Ranch Filing No.2

Located at:

***Southeast of the intersection of
Marksheffel Road and Sterling Ranch Road &
the Northwest corner of the intersection
of Marksheffel Road and Vollmer Road***

Prepared for:

***SR Land, LLC
20 Boulder Crescent, Suite 210
Colorado Springs, CO 80903***

Prepared by:

Mike Bramlett; 5475 Tech Center Drive, Colorado Springs, CO 80919

06/01/2020

**Stormwater Management Facility
Inspection and Maintenance (I&M) Plan**

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- I. Compliance with Stormwater Facility Maintenance Requirements**
- II. Inspection & Maintenance- Annual Reporting**
- III. Preventative Measures to Reduce Maintenance Costs**
- IV. Access and Easements**
- V. Safety**
- VI. Field Inspection Equipment**
- VII. Inspecting Stormwater Management Facilities**
 - A. Inspection Procedures
 - B. Inspection Report
 - C. Verification of Inspection and Form Submittal
- VIII. Maintaining Stormwater Management Facilities**
 - A. Maintenance Categories
 - B. Maintenance Personnel
 - C. Maintenance Forms

Appendices

- Appendix A - Maintenance Agreement(s)**
- Appendix B - Description of Stormwater Management Facilities**
- Appendix C - Standard Operation Procedures (SOP) for Extended Detention Basins; Grass Buffers and Grass Swales**
- Appendix D - Inspection Form(s)**
- Appendix E - Maintenance Form(s)**
- Appendix F- Stormwater Facilities Map; Facility plan and detail sheets**

Stormwater Management Facility Inspection and Maintenance (I&M) Plan

I. Compliance with Stormwater Facility Maintenance Requirements

All property owners are responsible for ensuring stormwater facilities installed on their property are properly maintained and function as designed. Sterling Ranch Metro District may elect to assign many of the management and maintenance functions described in this plan to a third party. Sterling Ranch Metro District is aware of their responsibilities regarding stormwater facility maintenance. Maintenance agreement(s) associated with this property are provided in Appendix A.

II. Inspection & Maintenance – Annual Reporting

Requirements for the inspection and maintenance of stormwater facilities, as well as reporting requirements are included in this Stormwater Management Facility Inspection and Maintenance (I&M) Plan.

Verification that the Stormwater facilities have been properly inspected and maintained; submittal of the required Inspection and Maintenance Forms and Inspector qualifications shall be provided to the Owners Representative, and to El Paso County upon request.

Copies of the Inspection and Maintenance forms for each of the stormwater facilities are located in Appendix D and E. A standard annual reporting form is provided in Appendix F. Each form shall be reviewed and submitted by the property owner or property manager to:

El Paso County
Department of Public Works - Stormwater
3275 Akers Drive
Colorado Springs, CO 80922

III. Preventative Measures to Reduce Maintenance Costs

The most effective way to maintain your water quality facility is to prevent the pollutants from entering the facility in the first place. Common pollutants include sediment, trash & debris, chemicals, dog wastes, runoff from stored materials, illicit discharges into the storm drainage system and many others. Sterling Ranch Metro District's maintenance program includes measures to address these potential contaminants. Depending on the storm water quality facilities installed on the site the maintenance program includes:

- Educate property owners/residents to be aware of how their actions affect water quality, and how they can help reduce maintenance costs.
- Keep properties, streets and gutters, and parking lots free of trash, debris, and lawn clippings.
- Ensure the proper disposal of hazardous wastes and chemicals.
- Plan lawn care to minimize the use of chemicals and pesticides.

- Sweep paved surfaces regularly and dispose the sweepings properly.
- Be aware of automobiles leaking fluids. Use absorbents such as cat litter to soak up drippings – dispose of properly.
- Re-vegetate disturbed and bare areas to maintain vegetative stabilization.
- Clean out the upstream components of the storm drainage system, including inlets, storm sewers and outfalls.
- Do not store materials outdoors (including landscaping materials) unless properly protected from runoff.

IV. Access and Easements

Sterling Ranch Metro District shall prepare a drawing showing all stormwater management facilities located on the site including designated access locations as well as required easements. Refer to the Stormwater Facilities Map located in Appendix F for access and easement locations.

V. Safety

Keep safety considerations at the forefront of inspection procedures at all times. Likely hazards should be anticipated and avoided. Sterling Ranch Metro District personnel should 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 and without using appropriate personal protection equipment.

If a toxic or flammable substance is discovered, leave the immediate area and call 911.

Vertical drops and fall hazards may be encountered in areas located within and around the facility. Sterling Ranch Metro District shall avoid walking on top of retaining walls or other structures that have a significant vertical drop. If a vertical drop is identified that is greater than 48" in height, make the appropriate note/comment on the maintenance inspection form.

If any hazard is found within the facility area that poses an immediate threat to public safety, call 911.

VI. Field Inspection Equipment

Sterling Ranch Metro District's inspectors shall have the appropriate equipment to take to the field. 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 Stormwater Management Facilities:

- Protective clothing and boots.
- Safety equipment (vest, hard hat, confined space entry equipment).
- Communication equipment.

- Inspection and Maintenance Plan for the site including stormwater management facility location maps.
- Clipboard.
- Stormwater Facility Maintenance Inspection Forms (See Appendix D).
- Manhole Lid Remover
- Shovel.

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.

VII. Inspecting Stormwater Management Facilities

The quality of stormwater entering the waters of the state relies heavily on the proper operation and maintenance of permanent best management practices. Stormwater management facilities shall be periodically inspected to ensure they function as designed. The inspection will determine the appropriate maintenance required for the facility.

A. Inspection Procedures

All stormwater management facilities shall be inspected by a qualified individual at a minimum of once per year. See the *City of Colorado Springs/El Paso County Drainage Criteria Manual* for general guidelines for an inspector. Inspections will follow the inspection guidance found in the SOP for the specific type of facility. (Appendix C of this plan).

B. Inspection Report

Sterling Ranch Metro District's personnel or inspector conducting the inspection activities shall complete the appropriate inspection report for the specific facility. Inspection reports are located in Appendix D.

The following information explains how to fill out the Inspection Forms:

General Information

This section identifies the facility location, person conducting the inspection, the date and time the facility was inspected, and approximate days since the last rainfall. Property classification is identified as single-family residential, multi-family residential, commercial, or other.

The reason for the inspection is also identified on the form depending on the nature of the inspection. All facilities shall be inspected on an annual basis at a minimum. In addition, all facilities shall be inspected after a significant precipitation event to ensure the facility is draining appropriately and to identify any damage that occurred as a result of the increased runoff.

Inspection Scoring

For each inspection item, a score must be given to identify the urgency of required maintenance. The scoring is as follows:

- 0 = No deficiencies identified.
- 1 = Monitor – Although maintenance may not be required at this time, a potential problem exists that will most likely need to be addressed in the future. This can include items like minor erosion, concrete cracks/spalling, or minor sediment accumulation. This item should be revisited at the next inspection.
- 2 = Routine Maintenance Required – Some inspection items can be addressed through the routine maintenance program (See SOP in appendix C). This can include items like vegetation management or debris/trash removal.
- 3 = Immediate Repair Necessary – This item needs immediate attention because failure is imminent or has already occurred. This could include items such as structural failure of a feature (outlet works, forebay, etc), significant erosion, or significant sediment accumulation. This score should be given to an item that can significantly affect the function of the facility.
- N/A This is checked by an item that may not exist in a facility. Not all facilities have all of the features identified on the form (forebay, micro-pool, etc.).

Inspection Summary/Additional Comments

Additional explanations to inspection items, and observations about the facility not covered by the form, are recorded in this section.

Overall Facility Rating

An overall rating must be given for each facility inspected. The overall facility rating should correspond with the highest score (0, 1, 2, 3) given to any feature on the inspection form.

C. Verification of Inspection and Form Submittal

The Stormwater Management Facility Inspection Form provides a record of inspection of the facility. Inspection Forms for each facility type are provided in Appendix D. Verification of the inspection of the stormwater facilities, the facility inspection form(s), and Inspector Qualifications shall be provided to the Owners Representative, and to El Paso County if requested. The verification and the inspection form(s) shall be reviewed and submitted by Sterling Ranch Metro District or his property manager.

Refer to Section II of this Plan regarding the annual reporting of inspections.

VIII. Maintaining Stormwater Management Facilities

Stormwater management facilities shall be properly maintained to ensure they operate correctly and provide the water quality treatment for which they were designed. Routine maintenance performed on a frequently scheduled basis, can help avoid more costly rehabilitative maintenance that results when facilities are not adequately maintained.

A. Maintenance Categories

Stormwater management facility maintenance programs are separated into three broad categories of work. These categories are based largely on the Urban Drainage and Flood Control District's Maintenance Program for regional drainage facilities. The categories are separated based upon the magnitude and type of the maintenance activities performed. A description of each category follows:

Routine Work

The majority of this work consists of scheduled mowings and trash and debris pickups for stormwater management facilities during the growing season. This includes items such as the removal of debris/material that may be clogging the outlet structure well screens and trash racks. It also includes activities such as weed control, mosquito treatment, and algae treatment. These activities normally will be performed numerous times during the year. These items can be completed without any prior correspondence with El Paso County; however, completed inspection and maintenance forms shall be submitted to El Paso County for each inspection and maintenance activity with the annual report.

Restoration Work

This work consists of a variety of isolated or small-scale maintenance and work needed to address operational problems. Most of this work can be completed by a small crew, with minor tools, and small equipment. The Sterling Ranch Metro District shall correspond with El Paso County and submit completed maintenance forms to the owner's representative & El Paso County, if requested, for each maintenance activity.

Rehabilitation Work

This work consists of large-scale maintenance and major improvements needed to address failures within the stormwater management facilities. This work requires consultation with El Paso County and may require an engineering design with construction plans to be prepared for review and approval. This work may also require more specialized maintenance

equipment, surveying, construction permits or assistance through private contractors and consultants. If these items are needed the Sterling Ranch Metro District shall correspond with El Paso County and submit completed maintenance forms to El Paso County for each maintenance activity.

B. Maintenance Personnel

Sterling Ranch Metro District's maintenance personnel shall be qualified to properly maintain stormwater management facilities. Inadequately trained personnel can cause additional problems resulting in additional maintenance costs.

C. Maintenance Forms

The Stormwater Management Facility Maintenance Form provides a record of maintenance activities. Maintenance Forms for each facility type are provided in Appendix E. Maintenance Forms shall be completed by the Sterling Ranch Metro District's contractor completing the required maintenance items. The form shall then be reviewed by the Sterling Ranch Metro District or an authorized agent of the property owner and submitted to El Paso County, when requested.

Refer to Section II of this Plan regarding the annual reporting of inspections and maintenance activities performed.

A P P E N D I X A

Stormwater Maintenance Agreement Template

A P P E N D I X B

General Location and Description of Stormwater Management Facilities Example

Appendix B

General Location and Description of Stormwater Management Facilities

A. General Site Description

The Sterling Ranch Filing 2 site is comprised of 49.64 acres of single family residential lots. The site is located east of Vollmer Road and north of Marksheffel Road. There are two ponds associated with the Sterling Ranch Filing No.2 development. The first pond is located on the northwest corner of Marksheffel Road and Vollmer Road, the second pond is located southeast of the intersection of Sterling Ranch Road and Marksheffel Road.

B. General Stormwater Management Description

All stormwater is conveyed via swales and conventional reinforced concrete pipe (RCP) to one of two detention basins that provide detention and water quality treatment. Developed runoff is released to Sand Creek at or below historic rates.

C. Stormwater Facilities Site Plan

Inspection or maintenance personnel may utilize the Stormwater Facilities Map located in Appendix F for locating the stormwater facilities within this development.

D. On-Site Stormwater Management Facilities

Volume Reduction Facilities

Residential Site utilizes Level I MDCIA –Impervious surfaces are routed through grass-covered areas.

Storage Facilities (Detention)

Detention for the site is provided in two full spectrum water quality and detention ponds. See the Facilities Map located in Appendix F for location of ponds.

Water Quality Facilities

Water quality is provided in the two full spectrum ponds.

Source Control Best Management Practices

Residential Site does not include any nonstructural BMPs.

A P P E N D I X C

Standard Operating Procedures

For:

Extended Detention Basins (EDBs)

A P P E N D I X C – 1

Extended Detention Basins

Standard Operation Procedures for Inspection and Maintenance

Extended Detention Basins (EDBs)

September 2010

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EDB-1 BACKGROUND

Extended Detention Basins (EDBs) are one of the most common types of Stormwater Management Facilities utilized within the Front Range of Colorado. An EDB is a sedimentation basin designed to “extend” the runoff detention time, but to drain completely dry sometime after stormwater runoff ends. The EDB’s drain time for the water quality portion of the facility is typically 40 hours. The basins are considered to be “dry” because the majority of the basin is designed not to have a significant permanent pool of water remaining between runoff events.

EDBs are an adaptation of a detention basin used for flood control, with the primary difference is the addition of forebays, micro-pools and a slow release outlet design. Forebays are shallow concrete “pans” located at the inflow point to the basin and are provided to facilitate sediment removal within a contained area prior to releasing into the pond. These forebays collect and briefly hold stormwater runoff resulting in a process called sedimentation, dropping sediment out of the stormwater. The stormwater is then routed from the forebay into the concrete trickle channel and upper basin, the large grassy portion of the basin. The EDB uses a much smaller outlet that extends the emptying time of the more frequently occurring runoff events to facilitate pollutant removal. An EDB should have a small micro-pool just upstream of the outlet. This micro-pool is designed to hold a small amount of water to keep sediment and floatables from blocking the outlet orifices.

EDB-2 INSPECTING EXTENDED DETENTION BASINS (EDBs)

EDB-2.1 Access and Easements

Inspection or maintenance personnel may utilize the stormwater facility map located in Appendix F containing the location(s) of the access points and maintenance easements of the EDB(s) within this development.

EDB-2.2 Stormwater Management Facilities Locations

Inspection or maintenance personnel may utilize the stormwater facility map located in Appendix F containing the location(s) of the EDB(s) within this development.

EDB-2.3 Extended Detention Basin (EDB) Features

EDBs have a number of features that are designed to serve a particular function. Many times the proper function of one feature depends on another. For example, if a forebay is not properly maintained, it could negatively affect the performance of a feature downstream (trickle channel, micro-pool, etc.). Therefore, it is critical that each feature of the EDB is properly inspected and maintained to ensure the overall facility functions as it was intended. Below is a list and description of the most common features within an EDB and the corresponding maintenance inspection items that can be anticipated:

Table EDB-1
Typical Inspection & Maintenance Requirements Matrix

EDB Features	Sediment Removal	Mowing/ Weed control	Trash & Debris Removal	Erosion	Overgrown Vegetation Removal	Standing Water (mosquito/ algae control)	Structure Repair
Inflow Points (outfalls)	X		X				X
Forebay	X		X				X
Low-flow channel	X		X	X	X		X
Bottom Stage	X	X	X	X	X	X	
Micro-pool	X		X		X	X	X
Outlet Works	X		X				X
Emergency Spillway			X	X	X		X
Upper Stage			X	X			
Embankment		X		X	X		

EDB-2.3.1 Inflow Points

Inflow Points or Outfalls into EDBs are the point source of the stormwater discharge into the facility. An inflow point is commonly a storm sewer pipe with a flared end section that discharges into the EDB. In some instances, an inflow point could be a drainage channel or ditch that flows into the facility.

An energy dissipater (riprap or hard armor protection) is typically immediately downstream of the discharge point into the EDB to protect from erosion. In some cases, the storm sewer outfall can have a toe-wall or cut-off wall immediately below the structure to prevent undercutting of the outfall from erosion.

The typical maintenance items found with inflow points are as follows:

a. Riprap Displaced – Many times, because the repeated impact/force of water, the riprap can shift and settle. If any portion of the riprap apron appears to have settled, soil is present between the riprap, or the riprap has shifted, maintenance may be required to ensure future erosion is prevented. Depending on the nature of the maintenance the use of heavy equipment and proper bedding material may be required to repair the riprap. See Section EDB-3.5 – EDB-3.8.

b. Erosion Present/Outfall Undercut – In some situations, the energy dissipater may not have been sized, constructed, or maintained appropriately and erosion has occurred. Any erosion within the vicinity of the inflow point will require maintenance to prevent damage to the structure(s) and sediment transport within the facility. If there is any

question to whether the original design is inadequate, a qualified engineer should review the situation to avoid chronic maintenance repairs if it is a design issue.

c. Sediment Accumulation – Because of the turbulence in the water created by the energy dissipater, sediment often deposits immediately downstream of the inflow point. To prevent a loss in hydraulic performance of the upstream infrastructure, sediment that accumulates in this area must be removed in a timely manner.

d. Structural Damage – Structural damage can occur at anytime during the life of the facility. Typically, for an inflow, the structural damage occurs to the pipe flared end section (concrete or steel). Structural damage can lead to additional operating problems with the facility, including loss of hydraulic performance.

e. Woody Growth/Weeds Present – Undesirable vegetation can grow in and around the inflow area to an EDB that can significantly affect the performance of the drainage facilities discharging into the facility. This type of vegetation includes trees (typically cottonwoods) and dense areas of shrubs (willows). If woody vegetation is not routinely mowed/removed, the growth can cause debris/sediment to accumulate, resulting in blockage of the discharge. Also, tree roots can cause damage to the structural components of the inflow. Routine maintenance is essential for trees (removing a small tree/sapling is much cheaper and “quieter” than a mature tree). In addition, noxious weeds growing in the facility can result in the loss of desirable native vegetation and impact adjacent open spaces/land.

EDB-2.3.2 Forebay

A forebay is a solid surface (pad), typically constructed of concrete, immediately downstream of the inflow point. The forebay is designed to capture larger particles and trash to prevent them from entering the main portion of the EDB. The solid surface is designed to facilitate mechanical sediment removal (skid steer). The forebay typically includes a small diameter discharge pipe or v-notch weir on the downstream end and designed to drain the forebay in a specified period of time to promote sedimentation. The forebays vary in size and depth depending on the design and site constraints.

The typical maintenance items found with forebays are as follows:

a. Sediment/Debris Accumulation – Because this feature of the EDB is designed to provide the initial sedimentation, debris and sediment frequently accumulate in this area. If the sediment and debris is not removed from the forebay on a regular basis, it can significantly affect the

function of other features within the EDB. Routine sediment removal from the forebay can **significantly** reduce the need for dredging of the main portion of the EDB using specialized equipment (long reach excavators). Routine removal of sediment from the forebay can **substantially** decrease the long-term sediment removal costs of an EDB.

b. Concrete Cracking/Failing – The forebay is primarily constructed of concrete, which cracks, spalls, and settles. Damage to the forebay can result in decreased performance and impact maintenance efforts.

c. Drain Pipe/Weir Clogged – Many times the drainpipe or weir can be clogged with debris, and prevent the forebay from draining properly. If standing water is present in the forebay (and there is not a base flow), the forebay is most likely not draining properly. This can result in a decrease in performance and create potential nuisances with stagnant water (mosquitoes).

d. Weir/Drain Pipe Damaged – Routine maintenance activities, vandalism, or age may cause the weir or drain pipe in the forebay to become damaged. Weirs are typically constructed of concrete, which cracks and spalls. The drainpipe is typically smaller in diameter and constructed with plastic, which can fracture.

EDB-2.3.3 Trickle Channel (Low-Flow)

The trickle channel conveys stormwater from the forebay to the micro-pool of the EDB. The trickle channel is typically made of concrete. However, grass lined (riprap sides protected) is also common and can provide for an additional means of water quality within the EDB. The trickle channel is typically 6-9 inches in depth and can vary in width.

The typical maintenance items found with trickle channels are as follows:

a. Sediment/Debris Accumulation – Trickle channels are typically designed with a relatively flat slope that can promote sedimentation and the collection of debris. Also, if a trickle channel is grass lined it can accumulate sediment and debris at a much quicker rate. Routine removal of accumulated sediment and debris is essential in preventing flows from circumventing the trickle channel and affecting the dry storage portion of the pond.

b. Concrete/Riprap Damage – Concrete can crack, spall, and settle and must be repaired to ensure proper function of the trickle channel. Riprap can also shift over time and must be replaced/repared as necessary.

c. Woody Growth/Weeds Present – Because of the constant moisture in the area surrounding the trickle channel, woody growth (cottonwoods/willows) can become a problem. Trees and dense shrub type vegetation can affect the capacity of the trickle channel and can allow flows to circumvent the feature.

d. Erosion Outside of Channel – In larger precipitation events, the trickle channel capacity will likely be exceeded. This can result in erosion immediately adjacent to the trickle channel and must be repaired to prevent further damage to the structural components of the EDB.

EDB-2.3.4 Bottom Stage

The bottom stage is at least 1.0 to 2.0 feet deeper than the upper stage and is located in front of the outlet works structure. The bottom stage is designed to store the smaller runoff events, assists in keeping the majority of the basin bottom dry resulting in easier maintenance operations, and enhances the facilities pollutant removal capabilities. This area of the EDB may develop wetland vegetation.

The typical maintenance items found with the bottom stage are as follows:

a. Sediment/Debris Accumulation – The bottom stage can frequently accumulate sediment and debris. This material must be removed to maintain pond volume and proper function of the outlet structure.

b. Woody Growth/Weeds Present - Because of the constant moisture in the soil surrounding the micro-pool, woody growth (cottonwoods/willows) can create operational problems for the EDB. If woody vegetation is not routinely mowed/removed, the growth can cause debris/sediment to accumulate outside of the micro-pool (see EDB 2.3.5), which can cause problems with other EDB features. Also, tree roots can cause damage to the structural components of the outlet works. Routine management is essential for trees (removing a small tree/sapling is much cheaper and “quieter” than a mature tree).

c. Bank Erosion – The bottom stage is usually a couple feet deeper than the other areas of the ponds. Erosion can be caused by water dropping into the bottom stage if adequate protection/armor is not present. Erosion in this area must be mitigated to prevent sediment transport and other EDB feature damage.

d. Mosquitoes/Algae Treatment – Nuisance created by stagnant water can result from improper maintenance/treatment of the bottom stage. Mosquito larvae can be laid by adult mosquitoes within the permanent pool. Also, aquatic vegetation that grows in shallow pools of water can decompose causing foul odors. Chemical/mechanical treatment of the

bottom stage may be necessary to reduce these impacts to adjacent homeowners.

e. Petroleum/Chemical Sheen – Many indicators of illicit discharges into the storm sewer systems will be present in the bottom stage area of the EDB. These indicators can include sheens, odors, discolored soil, and dead vegetation. If it is suspected that an illicit discharge has occurred, contact the supervisor immediately. Proper removal/mitigation of contaminated soils and water in the EDB is necessary to minimize any environmental impacts downstream.

EDB-2.3.5 Micro-pool

The micro-pool is a concrete or grouted boulder walled structure directly in front of the outlet works. At a minimum, the micro-pool is 2.5 feet deep and is designed to hold water. The micro-pool is critical in the proper function of the EDB; it allows suspended sediment to be deposited at the bottom of the micro-pool and prevents these sediments from being deposited in front of the outlet works causing clogging of the outlet structure, which results in marshy areas within the top and bottom stages.

The typical maintenance items found with micro-pools are as follows:

a. Sediment/Debris Accumulation – The micro-pool can frequently accumulate sediment and debris. This material must be removed to maintain the micro pool volume, depth, and proper function of the outlet structure.

b. Woody Growth/Weeds Present - Because of the constant moisture in the soil surrounding the micro-pool, woody growth (cottonwoods/willows) can create operational problems for the EDB. If woody vegetation is not routinely mowed/removed, the growth can cause debris/sediment to accumulate outside of the micro-pool, which can cause problems with other EDB features. Also, tree roots can cause damage to the structural components of the outlet works. Routine management is essential for trees (removing a small tree/sapling is much cheaper and “quieter” than a mature tree).

c. Mosquitoes/Algae Treatment – Nuisance created by stagnant water can result from improper maintenance/treatment of the micro-pool. Mosquito larvae can be laid by adult mosquitoes within the permanent pool. If mosquitoes are breeding within the micro-pool this may also be an indication there is significant sediment build-up that is reducing the depth of the micro-pool. Also, aquatic vegetation that grows in shallow pools of water can decompose causing foul odors. Chemical/mechanical treatment of the micro-pool may be necessary to reduce these impacts to adjacent homeowners.

d. Petroleum/Chemical Sheen – Many indicators of illicit discharges into the storm sewer systems will be present in the micro-pool area of the EDB. These indicators can include sheens, odors, discolored soil, and dead vegetation. If it is suspected that an illicit discharge has occurred, contact the supervisor immediately. Proper removal/mitigation of contaminated soils and water in the EDB is necessary to minimize any environmental impacts downstream.

EDB-2.3.6 Outlet Works

The outlet works is the feature that drains the EDB in specified quantities and periods of time. The outlet works is typically constructed of reinforced concrete into the embankment of the EDB. The concrete structure typically has steel orifice plates anchored/embedded into it to control stormwater release rates. The larger openings (flood control) on the outlet structure typically have trash racks over them to prevent clogging. The water quality orifice plate (smaller diameter holes) will typically have a well screen covering it to prevent smaller materials from clogging it. The outlet structure is the single most important feature in the EDB operation. Proper inspection and maintenance of the outlet works is essential in ensuring the long-term operation of the EDB.

The typical maintenance items found with the outlet works are as follows:

a. Trash Rack/Well Screen Clogged – Floatable material entering the EDB will most likely make its way to the outlet structure. This material is trapped against the trash racks and well screens on the outlet structure (which is why they are there). This material must be removed on a routine basis to ensure the outlet structure drains in the specified design period.

b. Structural Damage - The outlet structure is primarily constructed of concrete, which can crack, spall, and settle. The steel trash racks and well screens are also susceptible to damage.

c. Orifice Plate Missing/Not Secure – Many times residents, property owners, or maintenance personnel will remove or loosen orifice plates if they believe the pond is not draining properly. Any modification to the orifice plate(s) will significantly affect the designed discharge rates for water quality and/or flood control. Modification of the orifice plates is not allowed without approval from El Paso County Public Works Department, Engineering Control Division.

d. Manhole Access – Access to the outlet structure is necessary to properly inspect and maintain the facility. If access is difficult or not available to inspect the structure, chances are it will be difficult to maintain as well.

e. Woody Growth/Weeds Present - Because of the constant moisture in the soil surrounding the outlet works, woody growth (cottonwoods/willows) can create operational problems for the EDB. If woody vegetation is not routinely mowed/removed, the growth can cause debris/sediment to accumulate around the outlet works, which can cause problems with other EDB features. Also, tree roots can cause damage to the structural components of the outlet works. Routine management is essential for trees (removing a small tree/sapling is much cheaper and “quieter” than a mature tree).

EDB-2.3.7 Emergency Spillway

An emergency spillway is typical of all EDBs and designed to serve as the overflow in the event the volume of the pond is exceeded. The emergency spillway is typically armored with riprap (or other hard armor) and is sometimes buried with soil. The emergency spillway is typically a weir (notch) in the pond embankment. Proper function of the emergency spillway is essential to ensure flooding does not affect adjacent properties.

The typical maintenance items found with emergency spillways are as follows:

a. Riprap Displaced – As mentioned before, the emergency spillway is typically armored with riprap to provide erosion protection. Over the life of an EDB, the riprap may shift or dislodge due to flow. Depending on the nature of the maintenance the use of heavy equipment and proper bedding material may be required to repair the riprap. See Section EDB-3.5 – EDB-3.8.

b. Erosion Present – Although the spillway is typically armored, stormwater flowing through the spillway can cause erosion damage. Erosion must be repaired to ensure the integrity of the basin embankment, and proper function of the spillway.

c. Woody Growth/Weeds Present – Management of woody vegetation is essential in the proper long-term function of the spillway. Larger trees or dense shrubs can capture larger debris entering the EDB and reduce the capacity of the spillway.

d. Obstruction Debris – The spillway must be cleared of any obstruction (man-made or natural) to ensure the proper design capacity.

EDB-2.3.8 Upper Stage (Dry Storage)

The upper stage of the EDB provides the majority of the water quality flood detention volume. This area of the EDB is higher than the bottom stage and

typically stays dry, except during storm events. The upper stage is the largest feature/area of the basin. Sometimes, the upper stage can be utilized for park space and other uses in larger EDBs. With proper maintenance of the bottom stage, micro-pool, and forebay(s), the upper stage should not experience much sedimentation; however, bottom elevations should be monitored to ensure adequate volume.

The typical maintenance items found with upper stages are as follows:

a. Vegetation Sparse – The upper basin is the most visible part of the EDB, and therefore aesthetics is important. Adequate and properly maintained vegetation can greatly increase the overall appearance and acceptance of the EDB by the public. In addition, vegetation can reduce the potential for erosion and subsequent sediment transport to the other areas of the pond.

b. Woody Growth/Undesirable Vegetation – Although some trees and woody vegetation may be acceptable in the upper basin, some thinning of cottonwoods and willows may be necessary. Remember, the basin will have to be dredged to ensure volume, and large trees and shrubs will be difficult to protect during that operation.

c. Standing Water/Boggy Areas – Standing water or boggy areas in the upper stage is typically a sign that some other feature in the pond is not functioning properly. Routine maintenance (mowing, trash removal, etc) can be extremely difficult for the upper stage if the ground is saturated. If this inspection item is checked, make sure you have identified the root cause of the problem.

d. Sediment Accumulation – Although other features within the EDB are designed to capture sediment, the upper storage area will collect sediment over time. Excessive amounts of sedimentation will result in a loss of storage volume. It may be more difficult to determine if this area has accumulated sediment without conducting a field survey.

Below is a list of indicators:

1. Ground adjacent to the trickle channel appears to be several inches higher than the concrete/riprap trickle channel.
2. Standing water or boggy areas in upper stage
3. Uneven grades or mounds
4. Bottom Stage, Micro-pool, or Forebay has excessive amounts of sediment

e. Erosion (banks and bottom) – The bottom grades of the dry storage area are typically flat enough that erosion should not occur. However, inadequate vegetative cover may result in erosion of the upper stage. Erosion that occurs in the upper stage can result in increased

dredging/maintenance of the bottom stage/micro-pool.

f. Trash/Debris – Trash and debris can accumulate in the upper area after large events, or from illegal dumping. Over time, this material can accumulate and clog the EDB outlet works.

g. Maintenance Access – Most EDBs typically have a gravel/concrete maintenance access path to either the upper stage or forebay. This access path should be inspected to ensure the surface is still drivable. Some of the smaller EDBs may not have maintenance access paths; however, the inspector should verify that access is available from adjacent properties.

EDB-2.3.9 Miscellaneous

There are a variety of inspection/maintenance issues that may not be attributed to a single feature within the EDB. This category on the inspection form is for maintenance items that are commonly found in the EDB, but may not be attributed to an individual feature.

a. Encroachment in Easement Area – Private lots/property can sometimes be located very close to the EDBs, even though they are required to be located in tracts with drainage easements. Property owners may not place landscaping, trash, fencing, or other items within the easement area that may adversely affect maintenance or the operation of the facility.

b. Graffiti/Vandalism – Damage to the EDB infrastructure can be caused by vandals. If criminal mischief is evident, the inspector should forward this information to the El Paso County Police Department.

c. Public Hazards – Public hazards include items such as vertical drops of greater than 4-feet, containers of unknown/suspicious substances, exposed metal/jagged concrete on structures. **If any hazard is found within the facility area that poses an immediate threat to public safety, call 911 immediately!**

d. Burrowing Animals/Pests – Prairie dogs and other burrowing rodents may cause damage to the EDB features and negatively affect the vegetation within the EDB.

e. Other – Any miscellaneous inspection/maintenance items not contained on the form should be entered here.

EDB-2.4 Inspection Forms

EDB Inspection forms are located in Appendix D. Inspection forms shall be completed by the person(s) conducting the inspection activities. Each form shall be reviewed and submitted by the property owner or property manager to El Paso County per the requirements of the Inspection and Maintenance Plan. These inspection forms shall be kept indefinitely and made available to El Paso County upon request.

EDB-3 MAINTAINING EXTENDED DETENTION BASINS (EDBS)

EDB-3.1 Maintenance Personnel

Maintenance personnel must be qualified to properly maintain EDBs. Inadequately trained personnel can cause additional problems resulting in additional maintenance costs.

EDB-3.2 Equipment

It is imperative the appropriate equipment and tools are taken to the field with the operations crew. The types of equipment/tools will vary depending on the task at hand. Below is a basic list of tools, equipment, and material(s) that may be necessary to perform maintenance on an EDB:

- 1.) Loppers/Tree Trimming Tools
- 2.) Mowing Tractors
- 3.) Trimmers (extra string)
- 4.) Shovels
- 5.) Rakes
- 6.) All Surface Vehicle (ASVs)
- 7.) Skid Steer
- 8.) Back Hoe
- 9.) Track Hoe/Long Reach Excavator
- 10.) Dump Truck
- 11.) Jet-Vac Machine
- 12.) Engineers Level (laser)
- 13.) Riprap (Minimum - Type M, or as shown on the approved civil plans)
- 14.) Filter Fabric
- 15.) Erosion Control Blanket(s)

- 16.) Seed Mix (See seed mix in the *Rules and Regulations Regarding Stormwater (Quality) Discharge for Construction Activities*, Std Det. SM, Seeding & Mulching)
- 17.) Illicit Discharge Cleanup Kits
- 18.) Trash Bags
- 19.) Tools (wrenches, screw drivers, hammers, etc)
- 20.) Chain Saw
- 21.) Confined Space Entry Equipment
- 22.) Approved Stormwater Facility Inspection and Maintenance Plan

Some of the items identified above may not be needed for every maintenance operation. However, this equipment should be available to the maintenance operations crews should the need arise.

EDB-3.3 Safety

Vertical drops may be encountered in areas located within and around the facility. Avoid walking on top of retaining walls or other structures having a significant vertical drop. If a vertical drop within the EDB is identified as greater than 48" in height, make the appropriate note/comment on the maintenance inspection form.

EDB-3.4 Maintenance Forms

The EDB Maintenance Form provides a record of each maintenance operation performed by maintenance contractors. The EBD Maintenance Form shall be filled out in the field after the completion of the maintenance operation. Each form shall be reviewed and submitted by the property owner or property manager to El Paso County per the requirements of the Inspection and Maintenance Plan. The EDB Maintenance form is located in Appendix E.

EDB-3.5 Maintenance Categories and Activities

A typical EDB Maintenance Program will consist of three broad categories of work. Within each category of work, a variety of maintenance activities can be performed on an EDB. A maintenance activity can be specific to each feature within the EDB, or general to the overall facility. This section of the SOP explains each of the categories and briefly describes the typical maintenance activities for an EDB.

A variety of maintenance activities are typical of EDBs. The maintenance activities range in magnitude from routine trash pickup to the reconstruction of drainage infrastructure. Below is a description of each maintenance activity, the objectives, and frequency of actions:

EDB-3.6 Routine Maintenance Activities

The majority of this work consists of regularly scheduled mowing and trash and debris pickups for stormwater management facilities during the growing season. This includes items such as the removal of debris/material that may be clogging the outlet structure well screens and trash racks. It also includes activities such as weed control, mosquito treatment, and algae treatment. These activities normally will be performed numerous times during the year. These items can be completed without any prior correspondence with El Paso County; however, completed inspection and maintenance forms shall be submitted to El Paso County for each inspection and maintenance activity in accordance with the Inspection and Maintenance Plan.

The Maintenance Activities are summarized below, and further described in the following sections.

TABLE – EDB-2
Summary of Routine Maintenance Activities

Maintenance Activity	Minimum Frequency	Look for:	Maintenance Action
Mowing	Twice annually	Excessive grass height/aesthetics	Mow grass to a height of 4" to 6"
Trash/Debris Removal	Twice annually	Trash & debris in EDB	Remove and dispose of trash and debris
Outlet Works Cleaning	As needed - after significant rain events – twice annually min.	Clogged outlet structure; ponding water	Remove and dispose of debris/trash/sediment to allow outlet to function properly
Weed control	Minimum twice annually	Noxious weeds; Unwanted vegetation	Treat w/ herbicide or hand pull; Consult the local weed specialist
Mosquito Treatment	As needed	Standing water/mosquito habitat	Treat w/ EPA approved chemicals
Algae Treatment	As needed	Standing water/ Algal growth/green color	Treat w/ EPA approved chemicals

EDB-3.6.1 Mowing

Occasional mowing is necessary to limit unwanted vegetation and to improve the overall appearance of the EDB. Native vegetation should be mowed to a height of 4-to-6 inches tall. Grass clippings should be collected and disposed of properly.

Frequency – Routine - Minimum of twice annually or depending on aesthetics.

EDB-3.6.2 Trash/Debris Removal

Trash and debris must be removed from the entire EDB area to minimize outlet clogging and to improve aesthetics. This activity must be performed prior to mowing operations.

Frequency – Routine – Prior to mowing operations and minimum of twice annually and should be done after significant storm events.

EDB-3.6.3 Outlet Works Cleaning

Debris and other materials can clog the outlet work's well screen, orifice plate(s) and trash rack. This activity must be performed anytime other maintenance activities are conducted to ensure proper operation.

Frequency - Routine – After significant rainfall event or concurrently with other maintenance activities.

EDB-3.6.4 Weed Control

Noxious weeds and other unwanted vegetation must be treated as needed throughout the EDB. This activity can be performed either through mechanical means (mowing/pulling) or with herbicide. Consultation with the local Weed Inspector is highly recommended prior to the use of an herbicide. All herbicide applications should be applied in accordance with the manufacturer's recommendations.

Frequency – Routine – As needed based on inspections.

EDB-3.6.5 Mosquito/Algae Treatment

Treatment of permanent pools is necessary to control mosquitoes and undesirable aquatic vegetation that can create nuisances. Only EPA approved chemicals/materials can be used in areas that are warranted.

Frequency – As needed.

EDB- 3.7 Minor Maintenance Activities

This work consists of a variety of isolated or small-scale maintenance or operational problems. Most of this work can be completed by a small crew, tools, and small equipment. These items require prior correspondence with El Paso County Water Staff and require completed inspection and maintenance forms to be submitted to the El Paso County Water Staff for each inspection and maintenance activity.

Table – EDB-3
Summary of Minor Maintenance Activities

Maintenance Activity	Minimum Frequency	Look for:	Maintenance Action
<u>Sediment Removal*</u>	As needed; typically every 1 –2 years	Sediment build-up; decrease in pond volume	Remove and dispose of sediment
Erosion Repair	As needed, based upon inspection	Rills/gullies forming on side slopes, trickle channel, other areas	Repair eroded areas Revegetate; address source of erosion
Vegetation Removal/Tree Thinning	As needed, based upon inspection	Large trees/wood vegetation in lower chamber of pond	Remove vegetation; restore grade and surface
Drain Cleaning/Jet Vac	As needed, based upon inspection	Sediment build-up /non draining system	Clean drains; Jet Vac if needed

*Usually from the forebay, trickle channel, and/or micro-pool

EDB-3.7.1 Sediment Removal

Sediment removal is necessary to maintain the original design volume of the EDB and to ensure proper function of the infrastructure. Regular sediment removal (minor) from the forebay, inflow(s), and trickle channel can significantly reduce the frequency of major sediment removal activities (dredging) in the upper and lower stages. The minor sediment removal activities can typically be addressed with shovels and smaller equipment.

Stormwater sediments removed from EDBs do not meet the criteria of “hazardous waste”. However, these sediments are contaminated with a wide array of organic and inorganic pollutants and handling must be done with care. Sediments from permanent pools must be carefully removed to minimize turbidity, further sedimentation, or other adverse water quality impacts. Sediments should be transported by motor vehicle only after they are dewatered. All sediments must be taken to a landfill for proper disposal. Prompt and thorough cleanup is important should a spill occur during transportation.

Frequency – Nonroutine – As necessary based upon inspections. Sediment removal in the forebay, trickle channel, and micro-pool may be necessary as frequently as every 1-2 years.

EDB-3.7.2 Erosion Repair

The repair of eroded areas is necessary to ensure the proper function of the EDB, minimize sediment transport, and to reduce potential impacts to other features. Erosion can vary in magnitude from minor repairs to trickle channels, energy dissipaters, and rilling to major gullies in the embankments

and spillways. The repair of eroded areas may require the use of excavators, earthmoving equipment, riprap, concrete, erosion control blankets, and turf reinforcement mats. Major erosion repair to the pond embankments, spillways, and adjacent to structures will require consultation with El Paso County Stormwater and Engineering Staff.

Frequency – Nonroutine – As necessary based upon inspections.

EDB-3.7.3 Vegetation Removal/Tree Thinning

Dense stands of woody vegetation (willows, shrubs, etc) or trees can create maintenance problems for the infrastructure within an EDB. Tree roots can damage structures and invade pipes/channels thereby blocking flows. Also, trees growing in the upper and lower stages of the EDB will most likely have to be removed when sediment/dredging operations occur. A small tree is easier to remove than a large tree, therefore, regular removal/thinning is imperative. All trees and woody vegetation that is growing in the bottom of the EDB or near structures (inflows, trickle channels, outlet works, emergency spillways, etc) should be removed. Any trees or woody vegetation in the EDB should be limited to the upper portions of the pond banks.

Frequency – Nonroutine – As necessary based upon inspections.

EDB-3.7.4 Clearing Drains/Jet-Vac

An EDB contains many structures, openings, and pipes that can be frequently clogged with debris. These blockages can result in a decrease of hydraulic capacity and create standing water in areas outside of the micro-pool. Many times the blockage to this infrastructure can be difficult to access and/or clean. Specialized equipment (jet-vac machines) may be necessary to clear debris from these difficult areas.

Frequency – Nonroutine – As necessary based upon inspections.

EDB-3.8 Major Maintenance Activities

This work consists of larger maintenance/operational problems and failures within the stormwater management facilities. All of this work requires consultation with El Paso County to ensure the proper maintenance is performed. This work requires El Paso County Stormwater Staff review the original design before approval of the proposed maintenance. **A ESQCP permit shall be required for all major maintenance activities.** This work may also require more specialized maintenance equipment, design/details, submittal of plans to El Paso County for review and approval, surveying, or assistance through private contractors and consultants.

**Table – EDB-4
Summary of Major Maintenance Activities**

Maintenance Activity	Minimum Frequency	Look for:	Maintenance Action
Major Sediment Removal	As needed – based upon scheduled inspections	Large quantities of sediment; reduced pond capacity	Remove and dispose of sediment. Repair vegetation as needed
Major Erosion Repair	As needed – based upon scheduled inspections	Severe erosion including gullies, excessive soil displacement, areas of settlement, holes	Repair erosion – find cause of problem and address to avoid future erosion
Structural Repair	As needed – based upon scheduled inspections	Deterioration and/or damage to structural components – broken concrete, damaged pipes, outlet works	Structural repair to restore the structure to its original design

EDB-3.8.1 Major Sediment Removal

Major sediment removal consists of removal of large quantities of sediment or removal of sediment from vegetated areas. Care shall be given when removing large quantities of sediment and sediment deposited in vegetated areas. Large quantities of sediment need to be carefully removed, transported and disposed of. Vegetated areas need special care to ensure design volumes and grades are preserved.

Major sediment removal activities will require larger and more specialized equipment. The major sediment activities will also require surveying with an engineer's level, and consultation with El Paso County Stormwater and Engineering Staff to ensure design volumes/grades are achieved. Pond volume recertification will be required in accordance with El Paso County's drainage criteria manual.

Frequency – Nonroutine – Repair as needed based upon inspections.

EDB-3.8.2 Major Erosion Repair

Major erosion repair consists of filling and revegetating areas of severe erosion. Determining the cause of the erosion as well as correcting the condition that caused the erosion should also be part of the erosion repair. Care should be given to ensure design grades and volumes are preserved. Any condition/repair affecting design grades or pond volumes requires consultation with El Paso County Stormwater and Engineering Staff.

Frequency – Nonroutine – Repair as needed based upon inspections.
EDB-3.8.3 Structural Repair

An EDB includes a variety of structures that can deteriorate or be damaged during the course of use and routine maintenance. These structures are constructed of steel and concrete that can degrade or be damaged and may need to be repaired or re-constructed from time to time. These structures include items like outlet works, trickle channels, forebays, inflows and other features. In-house operations staff can perform some of the minor structural repairs. Major repairs to structures may require input from a structural engineer and specialized contractors. Consultation with El Paso County and Engineering Staff shall take place prior to all structural repairs.

Frequency – Nonroutine – Repair as needed based upon inspections.

A P P E N D I X D

Inspection Forms

**EXTENDED DETENTION BASIN (EDB)
INSPECTION FORM**

Date: _____

Subdivision/Business Name: _____ Inspector: _____

Subdivision/Business Address: _____

Weather: _____

Date of Last Rainfall: _____ Amount: _____ Inches

Property Classification: Residential Multi Family Commercial Other: _____
(Circle One)

Reason for Inspection: Routine Complaint After Significant Rainfall Event
(Circle One)

INSPECTION SCORING - For each facility inspection item, insert one of the following scores:
0 = No deficiencies identified 2 = Routine maintenance required
1 = Monitor (potential for future problem) 3 = Immediate repair necessary
N/A = Not applicable

FEATURES

1.) Inflow Points

- ___ Riprap Displaced
- ___ Erosion Present/Outfall Undercut
- ___ Sediment Accumulation
- ___ Structural Damage (pipe, end-section, etc.)
- ___ Woody Growth/Weeds Present

2.) Forebay

- ___ Sediment/Debris Accumulation
- ___ Concrete Cracking/Failing
- ___ Drain Pipe/Wier Clogged (not draining)
- ___ Wier/Drain Pipe Damage

3.) Trickle Channel (Low-flow)

- ___ Sediment/Debris Accumulation
- ___ Concrete/Riprap Damage
- ___ Woody Growth/Weeds Present
- ___ Erosion Outside Channel

4.) Bottom Stage (Micro-Pool)

- ___ Sediment/Debris Accumulation
- ___ Woody Growth/Weeds Present
- ___ Bank Erosion
- ___ Mosquitoes/Algae Treatment
- ___ Petroleum/Chemical Sheen

5.) Outlet Works

- ___ Trash Rack/Well Screen Clogged
- ___ Structural Damage (concrete, steel, subgrade)
- ___ Orifice Plate(s) Missing/Not Secure
- ___ Manhole Access (cover, steps, etc.)
- ___ Woody Growth/Weeds Present

6.) Emergency Spillway

- ___ Riprap Displaced
- ___ Erosion Present
- ___ Woody Growth/Weeds Present
- ___ Obstruction/Debris

7.) Upper Stage (Dry Storage)

- ___ Vegetation Sparse
- ___ Woody Growth/Undesirable Vegetation
- ___ Standing Water/Boggy Areas
- ___ Sediment Accumulation
- ___ Erosion (banks and bottom)
- ___ Trash/Debris
- ___ Maintenance Access

8.) Miscellaneous

- ___ Encroachment in Easement Area
- ___ Graffiti/Vandalism
- ___ Public Hazards
- ___ Burrowing Animals/Pests
- ___ Other

Inspection Summary / Additional Comments: _____

OVERALL FACILITY RATING (Circle One)

0 = No Deficiencies Identified 2 = Routine Maintenance Required
1 = Monitor (potential for future problem exists) 3 = Immediate Repair Necessary

This inspection form shall be kept indefinitely and made available to the City of Aurora upon request.

APPENDIX E

Maintenance Forms

**EXTENDED DETENTION BASIN (EDB)
MAINTENANCE FORM**

Subdivision/Business Name: _____ Completion Date: _____
Subdivision/Business Address: _____ Contact Name: _____

Maintenance Category: Routine Restoration Rehabilitation
(Circle All That Apply)

MAINTENANCE ACTIVITIES PERFORMED

ROUTINE WORK

- ___ MOWING
- ___ TRASH/DEBRIS REMOVAL
- ___ OUTLET WORKS CLEANING (TRASH RACK/WELL SCREEN)
- ___ WEED CONTROL (HERBICIDE APPLICATION)
- ___ MOSQUITO TREATMENT
- ___ ALGAE TREATMENT

RESTORATION WORK

- ___ SEDIMENT REMOVAL
 - ___ FOREBAY
 - ___ TRICKLE CHANNEL
 - ___ INFLOW
- ___ EROSION REPAIR
 - ___ INFLOW POINT
 - ___ TRICKLE CHANNEL
- ___ VEGETATION REMOVAL/TREE THINNING
 - ___ INFLOW(S)
 - ___ TRICKLE CHANNEL
 - ___ UPPER STAGE
 - ___ BOTTOM STAGE
- ___ REVEGETATION
- ___ JET-VAC/CLEARING DRAINS
 - ___ FOREBAY
 - ___ OUTLET WORKS
 - ___ INFLOWS

REHABILITATION WORK

- ___ SEDIMENT REMOVAL (DREDGING)
 - ___ BOTTOM STAGE
 - ___ UPPER STAGE
- ___ EROSION REPAIR
 - ___ OUTLET WORKS
 - ___ UPPER STAGE
 - ___ BOTTOM STAGE
 - ___ SPILLWAY
- ___ STRUCTURAL REPAIR
 - ___ INFLOW
 - ___ OUTLET WORKS
 - ___ FOREBAY
 - ___ TRICKLE CHANNEL

OTHER _____

ESTIMATED TOTAL MANHOURS: _____

EQUIPMENT/MATERIAL USED: _____

COMMENTS/ADDITIONAL INFO: _____

This Maintenance Activity Form shall be kept indefinitely and made available to the City of Aurora upon request.

A P P E N D I X F

Inspection and Maintenance Site Plan(s)

Check Lists

Facilities Map Checklist

EDB Checklist

**INSPECTION AND MAINTENANCE SITE PLANS
STORMWATER FACILITIES MAP
CHECKLIST FOR REQUIRED ITEMS**

Stormwater facilities map shall include:

- ☐ Labels for all streets (includes line work for edge of street and street name)
- ☐ Line work for right-of-way lines, lot lines, and tracts
- ☐ Line work and labels for all major drainage ways
- ☐ Label roadways, developments, etc adjacent to project site
- ☐ Labels for all BMPs being constructed on project site including a summary table when multiple BMPs are present
- ☐ Legend for identifying features/line types on drawing (optional)

INSPECTION AND MAINTENANCE SITE PLANS EXTENDED DETENTION BASIN (EDB) CHECKLIST FOR REQUIRED ITEMS

PLAN AND PROFILE SHEET

Plan view shall include:

- ☐ Location and labels for all major features of EDB (inflow structure(s), forebay, micro-pool, trickle channel, access road, outlet work(s), spillway, maintenance access ramps, embankment, etc.)
- ☐ Contours
- ☐ Other utilities in vicinity of EDB
- ☐ Cross-reference to EDB Operation and Maintenance Details sheet
- ☐ Line work for right-of-way lines, lot lines, easements, and tracts
- ☐ Hatch indicating permanent water elevation in micro-pool.

Profile view shall include:

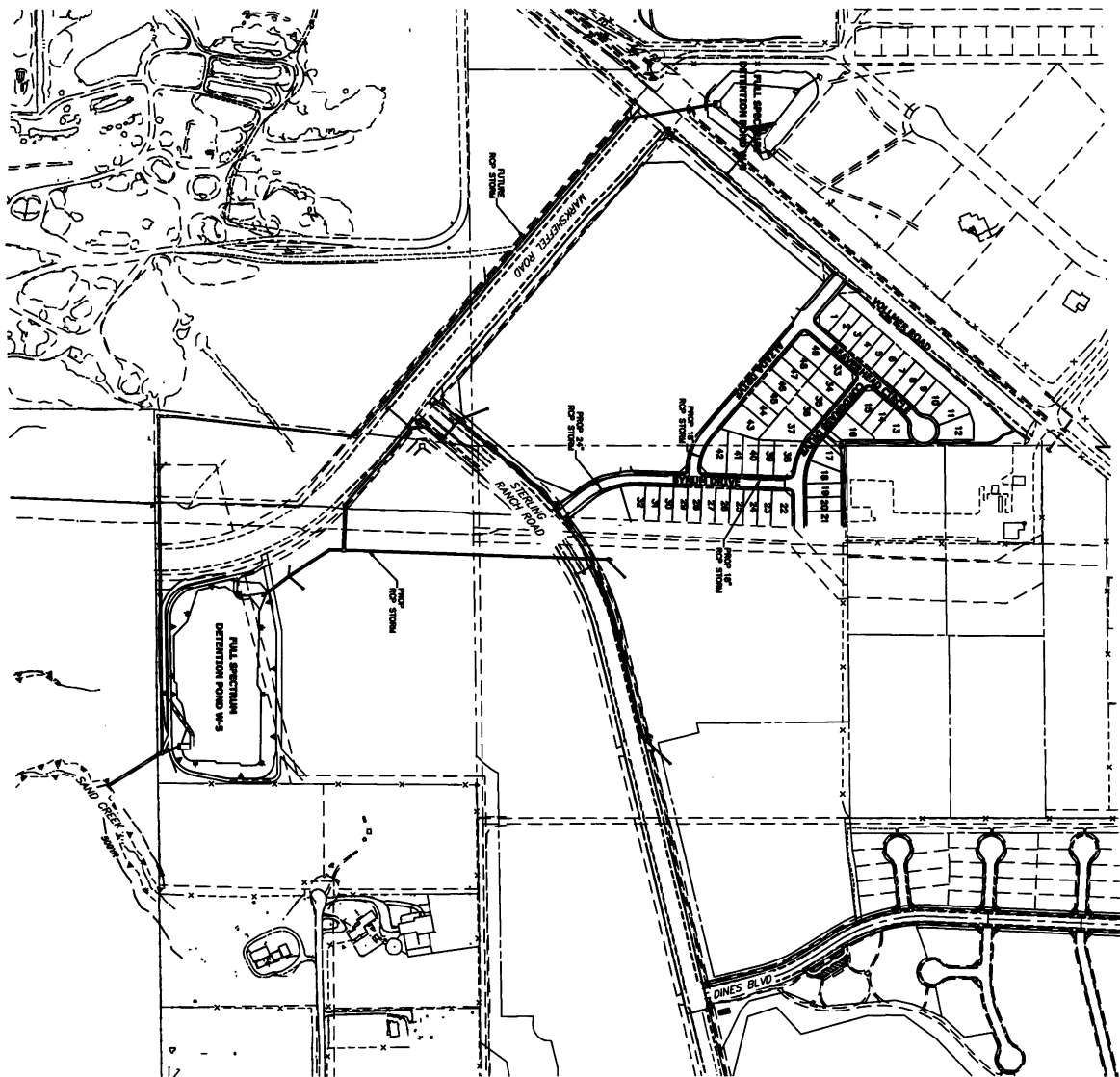
- ☐ Location and labels for all major features of EDB (inflow structure(s), forebay, micro-pool, trickle channel, access road, outlet work(s), spillway, maintenance access ramps, embankment, etc.)
- ☐ Invert elevations at major features of EDB (inflow structure(s), forebay, micro-pool, outlet work(s))
- ☐ Permanent pool elevation of micro-pool
- ☐ Water quality water surface elevation
- ☐ Water surface elevation of all applicable storm events
- ☐ Label for upper and bottom stages for EDB

DETAIL SHEET

Detail sheet shall include:

- ☐ Volume provided by the EDB forebay and micro-pool, including the WQCV
- ☐ WQCV drain time
- ☐ Seed mix
- ☐ Total mow area including approximate mow boundaries on each side of EDB
- ☐ Duplicate the following tables from the "Standard Operation Procedure for Extended Detention Basin Inspection and Maintenance" document:
 - Inspection and Maintenance Requirements at Specific EDB Features

- Summary of Routine Maintenance Activities for an EDB
 - Summary of Minor Maintenance Activities for an EDB
 - Summary of Major Maintenance Activities for an EDB
- ☐ Water quality outlet works detail
- ☐ Water quality plate detail
- ☐ Maintenance access road detail
- ☐ Trickle channel typical section
- ☐ Forebay edge detail (or cross section) which includes maximum allowed sediment depth in forebay
- ☐ Forebay release structure detail
- ☐ Spillway detail(s), including cutoff wall



Keep up to date.
Call before you dig.



STERLING RANCH FILING NO. 2

FACILITIES MAP

H-SCALE	1"=50'	No.	REVISION	BY	DATE
V-SCALE	N/A				
DATE	06/01/20				
DESIGNED BY	BAB				
DRAWN BY	ARJ				
CHECKED BY					



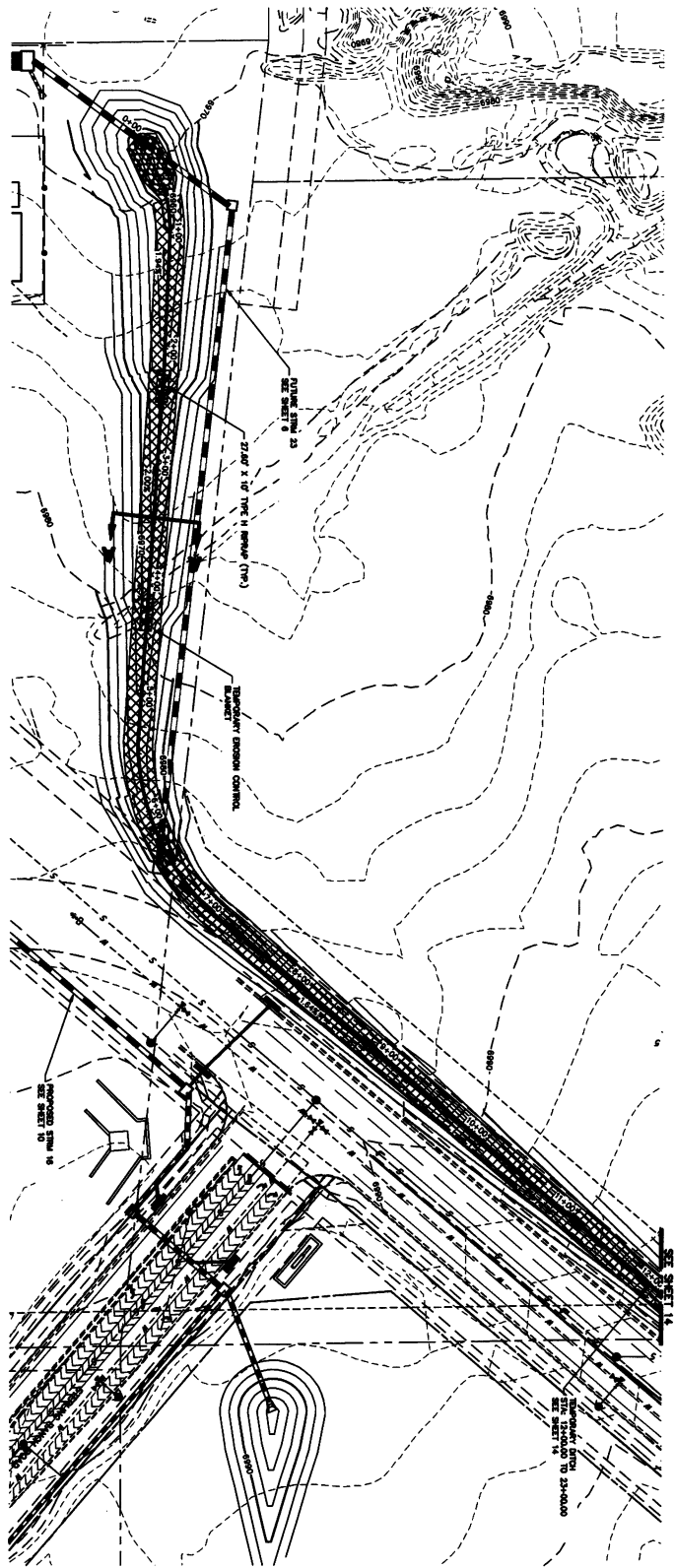
J-R ENGINEERING
A Western Company

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Fort Collins 970-484-0888 • www.jr-engineering.com

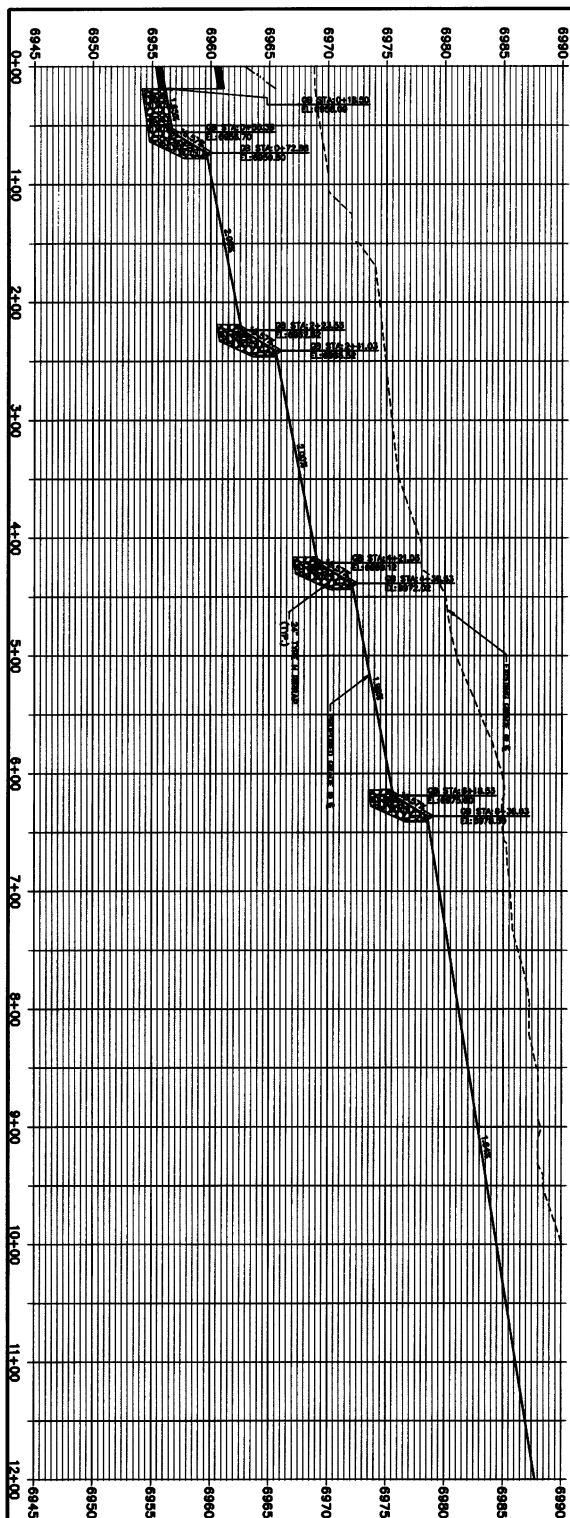
PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

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AUTHORIZATION.

SHEET 5 OF 4
JOB NO. 23186-01



TEMPORARY DITCH PROFILE
STA 0+00.00 TO 12+00.00



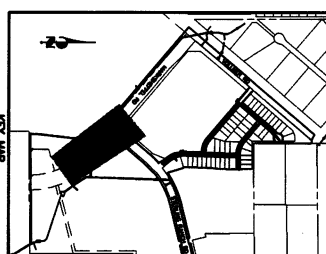
TYPICAL DITCH CROSS SECTION A-A




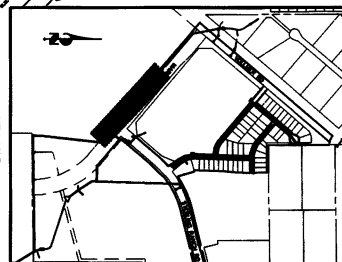
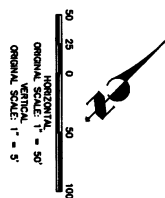
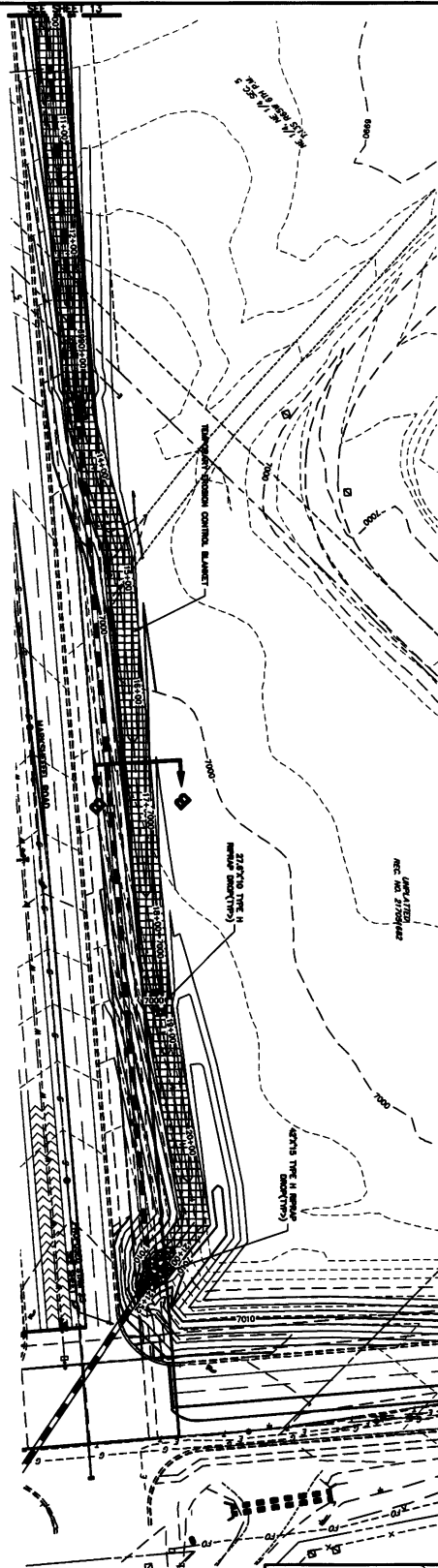
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 ORIGINAL SCALE: 1" = 50'
 VERTICAL SCALE: 1" = 5'
 VELOCITY: 1.48 FT/S
 DESIGN SPEED: 215 MI/HR

ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION
 I, *James F. Morley*
 JAMES F. MORLEY, P.E.
 COLORADO P.E. 22314
 FOR AND ON BEHALF OF AN ENGINEERING FIRM

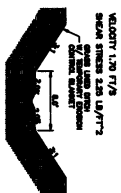
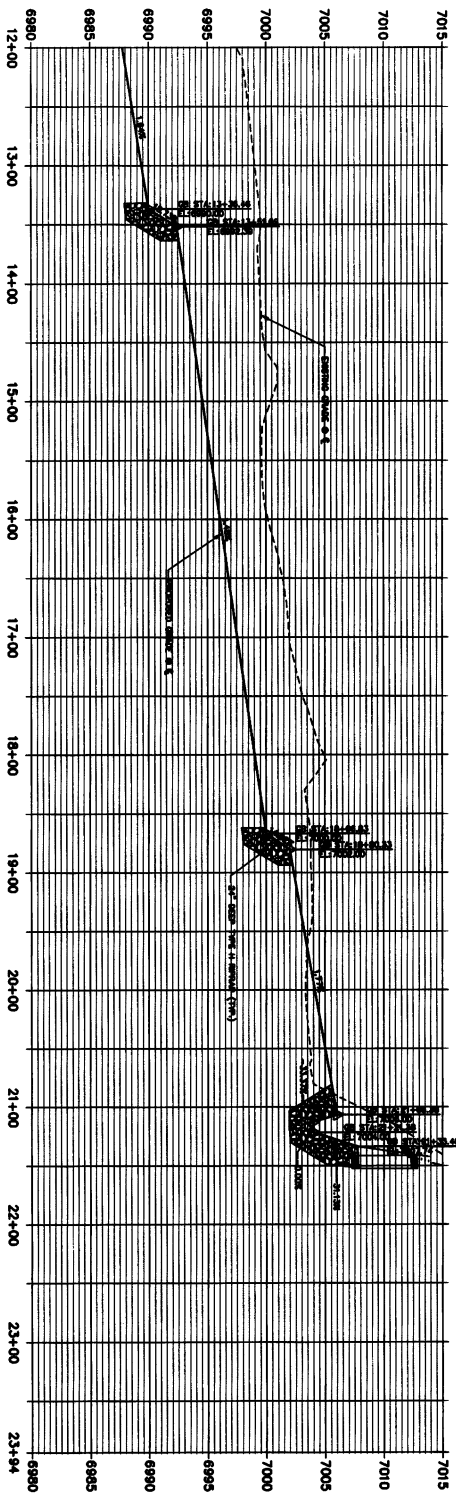
Keep what's below.
 Call before you dig.



JOB NO. 25188.01	SHEET 13 OF 26	STERLING RANCH FILING NO.2	H-SCALE	1"=50'	No.	REVISION	BY	DATE	 J-R ENGINEERING A Wharton Company Central 303-740-0303 • Colorado Springs 765-585-2568 Fort Collins 970-481-8888 • www.jr-engineering.com	PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCY, AN ENGINEERING PROFESSIONAL APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.
			V-SCALE	1"=5'							
			DATE	08/18/21							
			DESIGNED BY	RAB							
			DRAWN BY	RAB							
			CHECKED BY								



TEMPORARY DITCH PROFILE STA 12+00.00 TO 23+93.57



TYPICAL DITCH CROSS SECTION B-B



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION
DATE: 08/18/21
BY: J. BRADLEY, P.E.
FOR: SR LAND, LLC
PROJECT: TEMPORARY DITCH

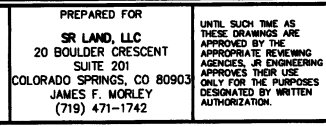
STERLING RANCH FILING NO.2		H-SCALE 1"=50'		V-SCALE 1"=5'		DATE		DESIGNED BY		DRAWN BY		CHECKED BY		BY		DATE	
TEMPORARY DITCH		1"=50'		1"=5'		08/18/21		RAB		RAB							
SHEET 14 OF 26																	
JOB NO. 25184.01																	



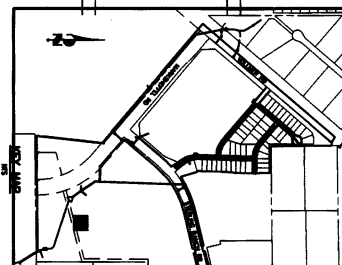
Central 303-740-0383 • Colorado Springs 719-593-2590
Fax 719-593-2590 • www.jr-engineering.com

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20 BOULDER CRESCENT
SUITE 201
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JAMES F. MORLEY
(719) 471-1742

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811



POND DETAILS

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V-SCALE	1"=5'
DATE	08/18/2
DESIGNED BY	RAB
DRAWN BY	KRW
CHECKED BY	

No.	REVISION

	BY	DATE


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 A Wharton Company

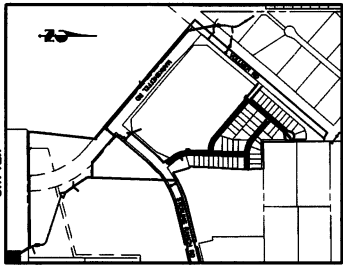
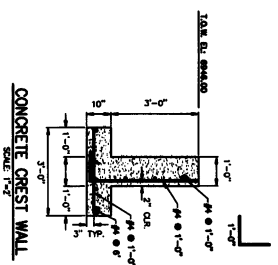
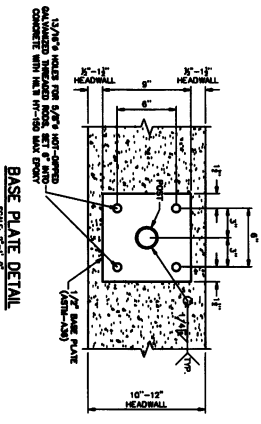
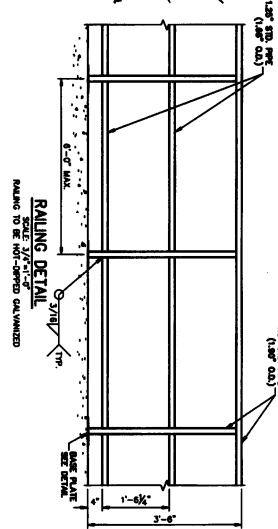
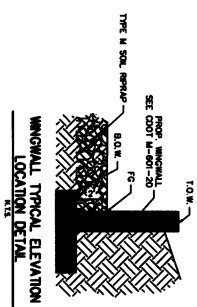
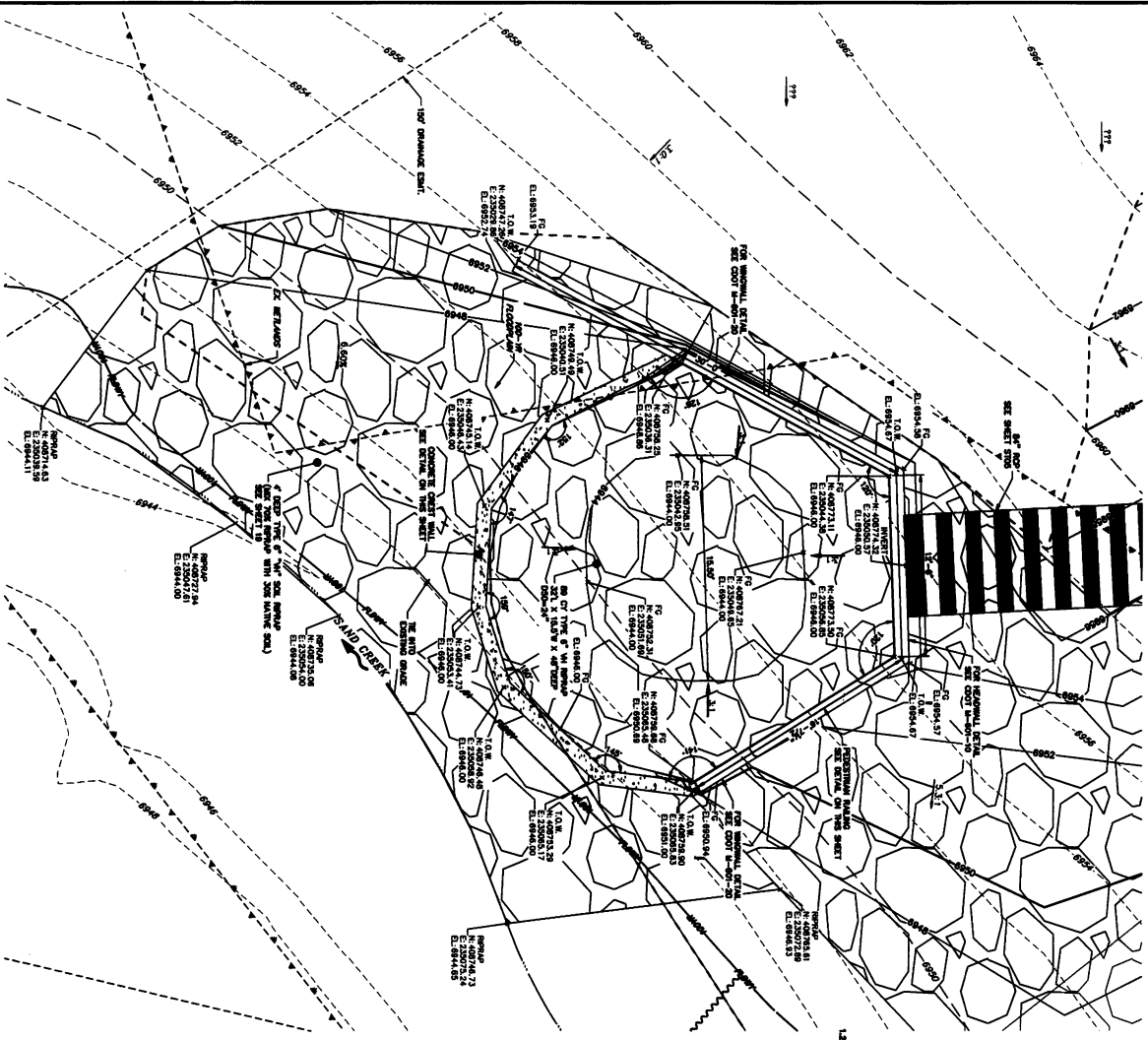
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STORM 23 - 6" CIRCULAR STILLING BASIN W/ HEADWALL & WINGWALL
SCALE 1" = 4'



ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION
DATE: 08/16/21
DESIGNED BY: RAB
DRAWN BY: KRW
CHECKED BY: [Signature]
JAMES F. MORLEY, P.E.
COLORADO P.E. 3314
FOR AND ON BEHALF OF J.F. MORLEY ENGINEERING, INC.

NO.	REVISION	BY	DATE
1	AS NOTED		
2	AS NOTED		
3	AS NOTED		
4	AS NOTED		
5	AS NOTED		
6	AS NOTED		
7	AS NOTED		
8	AS NOTED		
9	AS NOTED		
10	AS NOTED		

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A Wharton Company
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Fax 303-740-0300 • www.jr-engineering.com

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COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

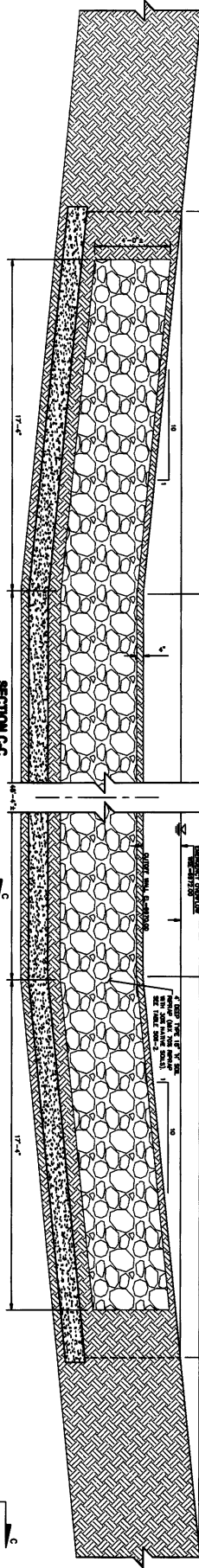
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SECTION AA CONCRETE CUTOFF WALL - ELEVATION

NOT TO SCALE

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ORIGINAL SCALE: 1" = 5'

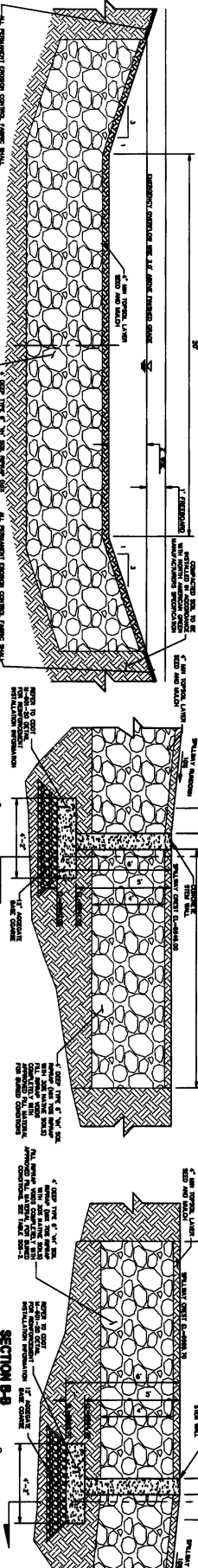


SECTION C-C

NOT TO SCALE

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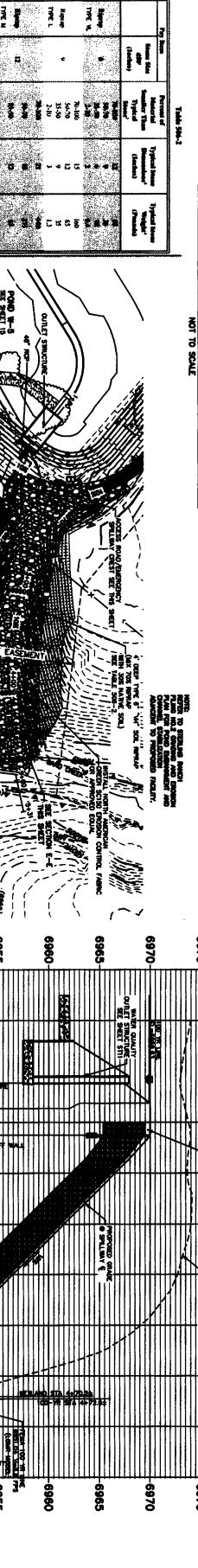


SECTION E-E

NOT TO SCALE

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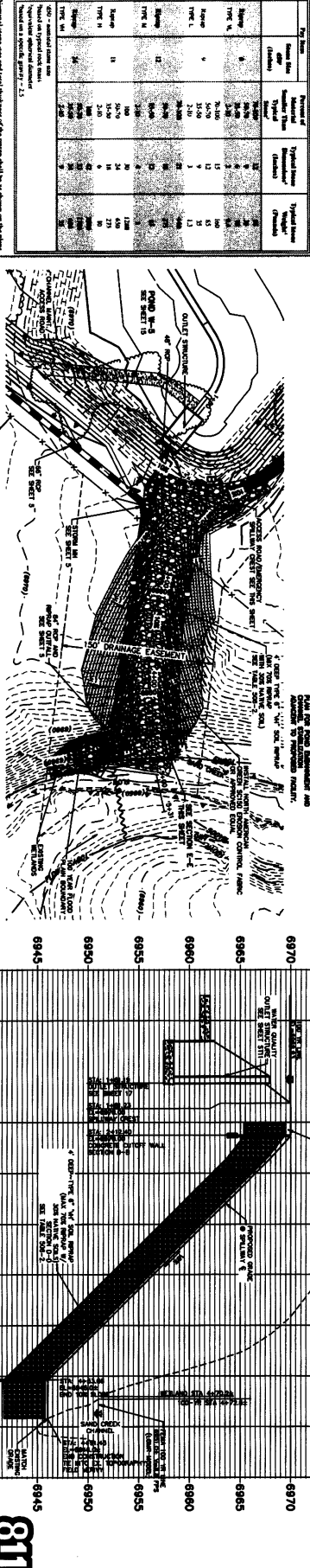


SPILLWAY RUNDOWN INTO SAND CREEK - SECTION D-D

NOT TO SCALE

ORIGINAL SCALE: 1" = 5'

ORIGINAL SCALE: 1" = 5'



EMERGENCY SPILLWAY AND RUNDOWN ALIGNMENT

NOT TO SCALE

ORIGINAL SCALE: 1" = 5'

ORIGINAL SCALE: 1" = 5'



STERLING RANCH FILING NO.2

POND DETAILS

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V-SCALE	1"=5'
DATE	08/18/21
DESIGNED BY	RAB
DRAWN BY	KRW
CHECKED BY	

No.	REVISION	BY	DATE
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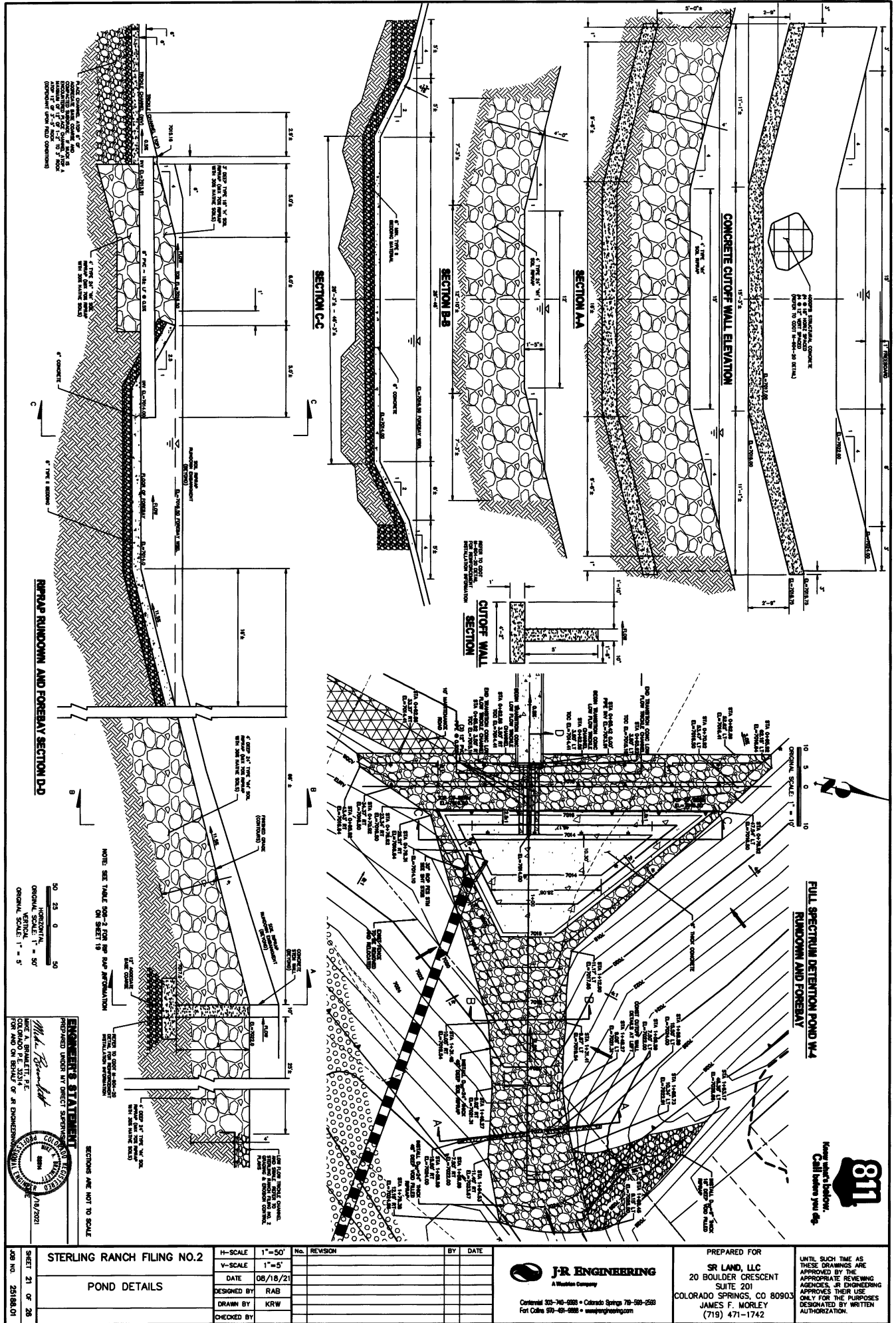


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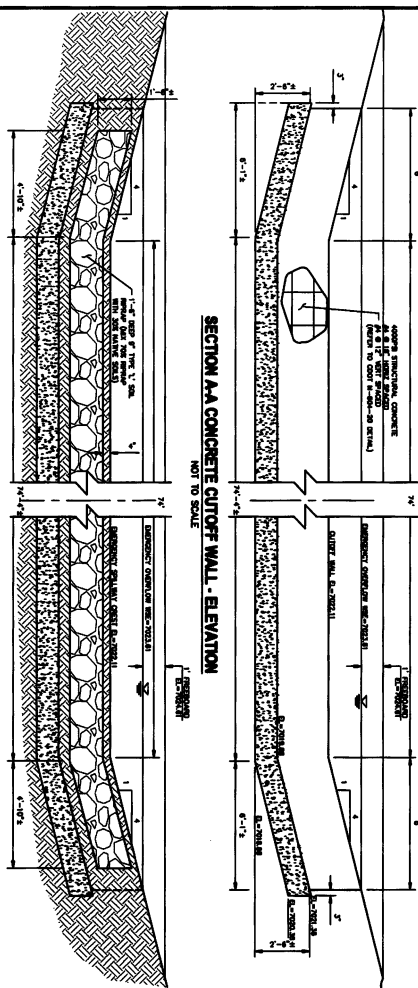
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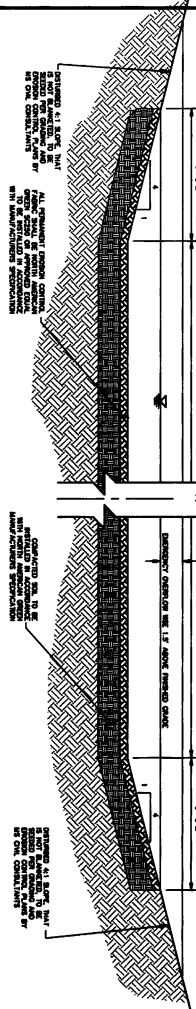
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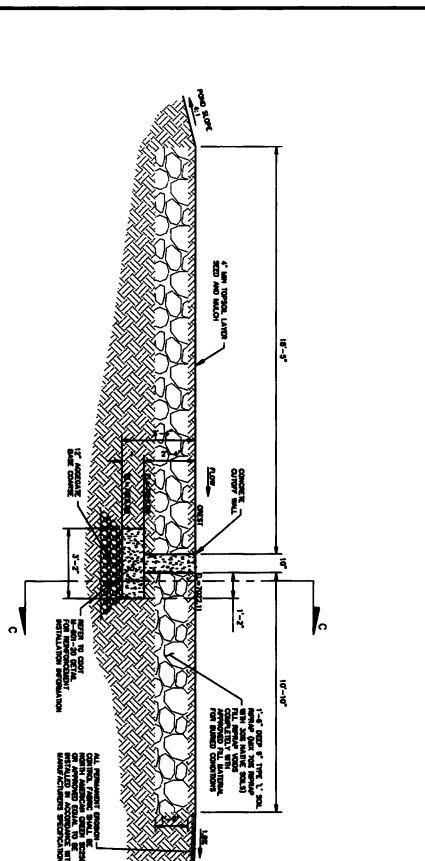
SECTION CC

NOT TO SCALE



SECTION DD SWALE RUNDOWN INTO VOLLIER DITCH

NOT TO SCALE

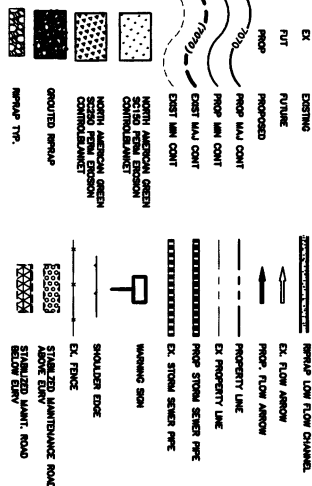


SECTION BB

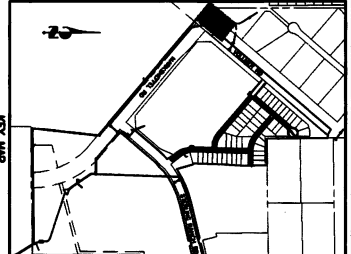
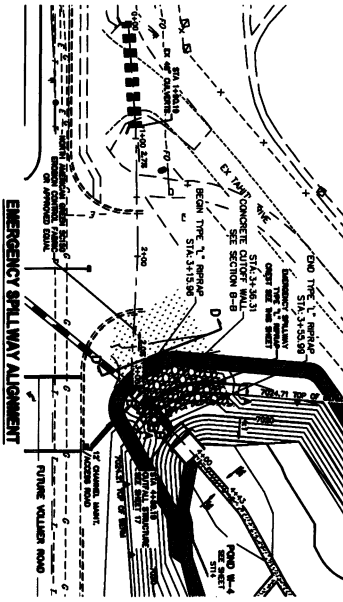
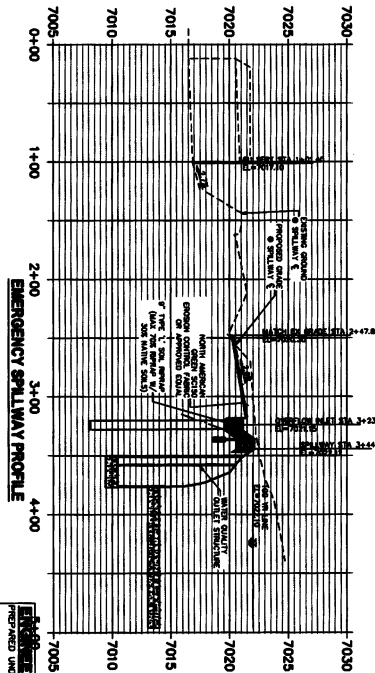
NOT TO SCALE



LEGEND



POND W4 EMERGENCY SPILLWAY STA 0+00.00 TO 5+00.00 PRIVATE (SRMD)



ENGINEER'S STATEMENT
I, the undersigned, a duly licensed Professional Engineer in the State of Colorado, do hereby certify that I am the author of the design and construction of the above project, and that I am a duly licensed Professional Engineer in the State of Colorado.

10/18/2021

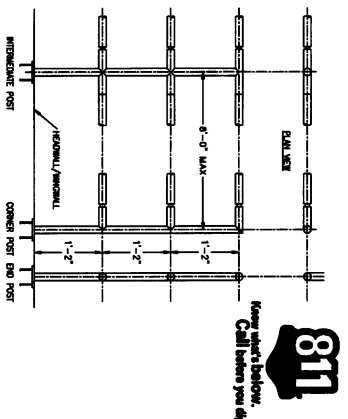
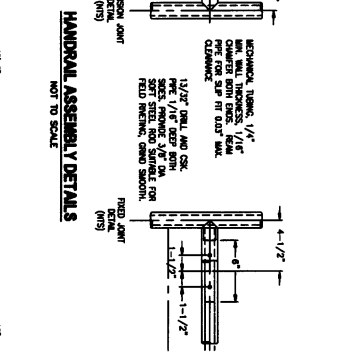
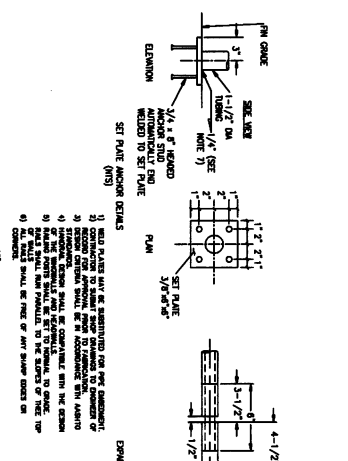
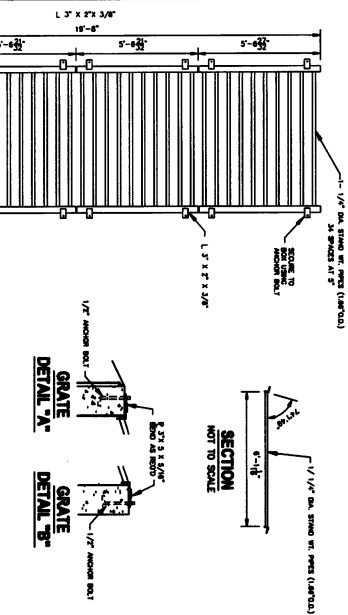
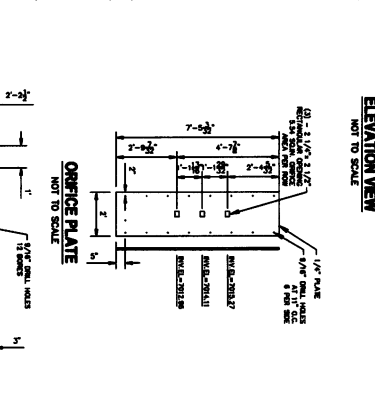
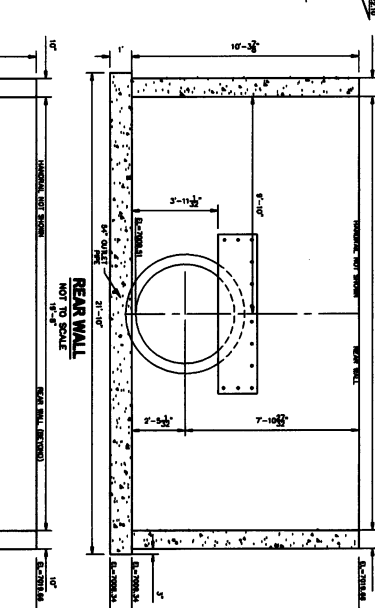
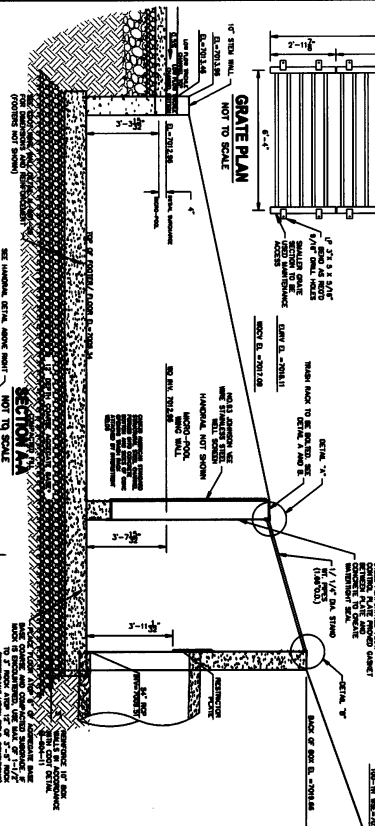
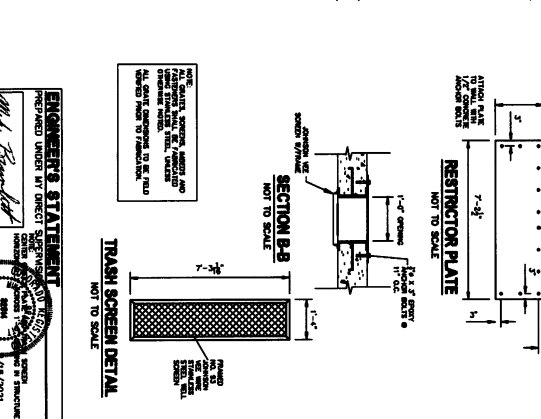
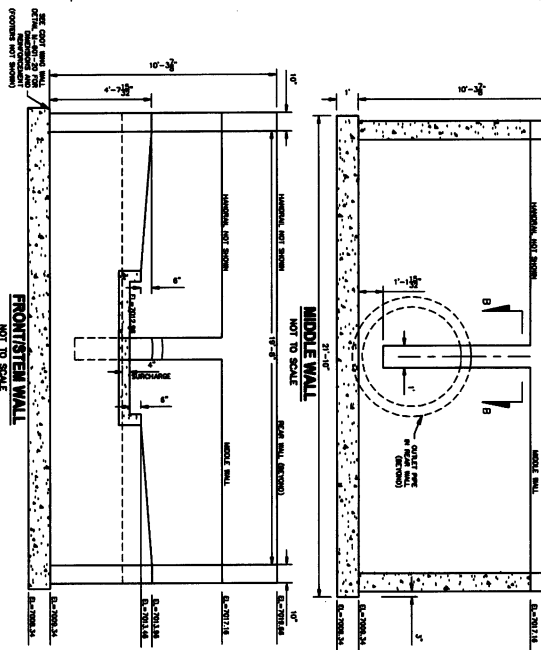
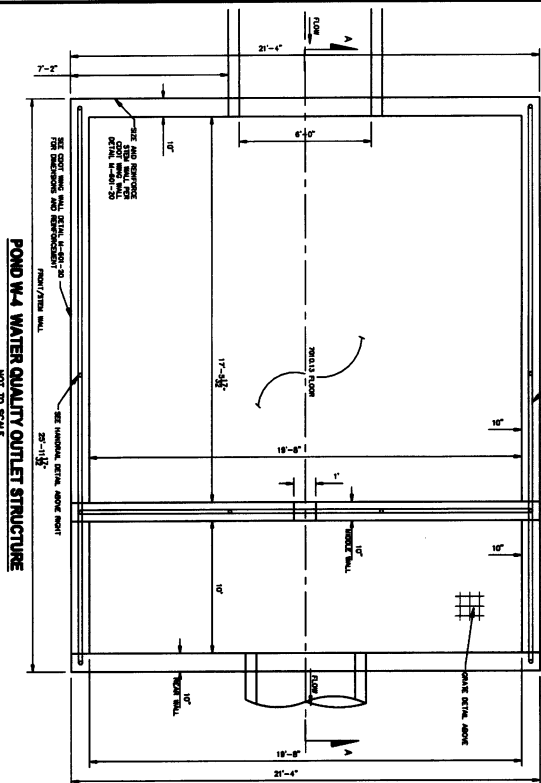
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POND DETAILS	DRAWN BY	DATE	08/18/21	BY	DATE
	CHECKED BY	DATE	08/18/21	BY	DATE

J.R. ENGINEERING
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PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCY FOR THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

POND W4 WATER QUALITY OUTLET STRUCTURE NOT TO SCALE



ENGINEER'S STATEMENT
I, the undersigned, a duly Licensed Professional Engineer in the State of Colorado, do hereby certify that the above is a true and correct copy of the original design and specifications for the above project, and that I am a duly Licensed Professional Engineer in the State of Colorado.
DATE: 08/18/21
BY: J. R. Morley
J. R. Morley, P.E.
Colorado P.E. No. 10000
1/18/2021

STERLING RANCH FILING NO.2	H-SCALE 1"=50'	No. REVISION	BY	DATE
POND DETAILS	V-SCALE 1"=5'	DATE 08/18/21	DESIGNED BY RAB	
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			CHECKED BY	

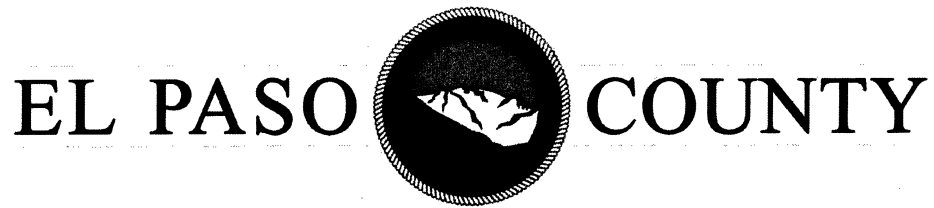
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POND DETAILS	V-SCALE 1"=5'	DATE 08/18/21	DESIGNED BY RAB	
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**Standard Operation Procedures
for
Inspection and Maintenance
of
Extended Detention Basin(s)**

Falcon Meadows at Bent Grass Filing No. 1

**Owner:
Challenger Homes, Inc.
8605 Explorer Dr., Suite 250
Colorado Springs, CO 80920**

**El Paso County Department of Public Works
3275 Akers Drive
Colorado Springs, CO 80922**

**dotweb@elpasoco.com
719-520-6900**

Introduction

This plan addresses operation and maintenance of public detention / water quality facility Pond South constructed as part of the Falcon Meadows at Bent Grass Filing No. 1 development project located south and east of Bent Grass Meadows Drive and west of the existing West Tributary of the Falcon Basin (**EPC PCD projects number(s): [SF-21-040]**). The plat number of Falcon Meadows at Bent Grass F1 is [insert plat number].

Background

The State of Colorado Department of Public Health and Environment, Water Quality Control Division (CDPHE), has implemented federal regulations within the State of Colorado through permitting, and has included El Paso County as one of numerous Municipal Separate Storm Sewer Systems (MS4s) required to be permitted in compliance with National Pollutant Discharge Elimination System (NPDES) Phase 2 Regulations, as defined within Colorado's Phase 2 Municipal Guidance.

NPDES Phase 2 MS4s stormwater discharges are covered under a general permit under the Colorado Discharge Permit System (COPS) under Regulation 61, and as a minimum require the MS4's operator (e.g., El Paso County) to develop, implement, and enforce a stormwater management program to reduce the discharge of pollutants to the maximum extent practicable to protect water quality requirements of the Colorado Water Quality Control Act, Colorado Code of Regulations [CCR] 61.8(11)(a)(i)).

This Stormwater Facilities Operation and Maintenance Plan (O&M Plan) is for public subregional detention facility Pond North as part of the development project referenced above.

Funding for and Organization of Facility Operation and Maintenance

Challenger Homes, Inc. will be responsible for operations and maintenance of the Pond North detention facilities upon acceptance of the facilities.

Site and Facilities Description

- 1) Pond South is located in the middle of Tract A that is southeast of Jayla trail.
- 2) The emergency spillway is located in the SE corner of Pond North and overtops into the existing channel RWT210.
- 3) Storm sewers collect storm water runoff and convey the water to the South water quality pond. There are 2 forebays and an outlet structure with an 18" outlet pipe in Pond South. The South water quality pond will release into RWT210.

Extended Detention Basin (EDB) Description

The subsections below describe general **EDB** operations and maintenance.

EDB-1 GENERAL EDB CONCEPT

Extended Detention Basins (EDBs) are one of the most common types of permanent stormwater control measures utilized within the Front Range of Colorado. An EDB is a sedimentation basin designed to "extend" the runoff detention time, but to drain completely sometime after stormwater runoff ends. An EDB's drain time for the water quality portion of the facility is typically 40 hours. The basins are considered to be "dry" because the majority of the basin is designed not to have a significant permanent pool of water remaining between runoff events.

EDBs are an adaptation of a detention basin used for flood control, with the primary difference being the addition of forebays, micropools and a slow release outlet design. Forebays are shallow concrete "pans" located at the inflow points to the basin and are provided to facilitate sediment removal within a contained area prior to releasing into the pond. The forebays collect and briefly hold stormwater runoff resulting in a process called sedimentation, dropping sediment out of the stormwater. The stormwater is then routed from the forebay into the concrete trickle channel and upper basin, the large grassy portion of the basin. The **EDB** includes an outlet structure that extends the drain time of frequently occurring runoff events to facilitate pollutant removal. An EDB also includes a small micropool just upstream of the outlet structure or built into the outlet structure. The micropool is designed to hold a small amount of water to keep sediment and floatables from blocking the outlet orifices.

EDB-2 INSPECTING EXTENDED DETENTION BASINS (EDBs)

EDB-2.1 Access and Easements

Inspection and maintenance personnel may utilize the attached stormwater facility map containing the location(s) of the access points and maintenance easements of the EDB(s) within this development.

EDB-2.2 Stormwater Management Facilities Locations

Inspection and maintenance personnel may utilize the attached stormwater facility map located in containing the location(s) of the EDB(s) within this development.

EDB-2.3 Extended Detention Basin (EDB) Features

EDBs have a number of features that are designed to serve a particular function. Many times the proper function of one feature depends on another. For example, if a forebay is not properly maintained, it could negatively affect the performance of a downstream feature (trickle channel, micropool, etc.).

Therefore, it is critical that each feature of the EDB is properly inspected and maintained to ensure that the overall facility functions as it was intended. Below is a list and description of the most common features within an EDB and the corresponding maintenance inspection items that can be anticipated:

Table EDB-1: Typical Inspection & Maintenance Requirements Matrix

EDB Features	Sediment Removal	Mowing/ Weed Control	Trash & Debris Removal	Erosion	Over-grown Vegetation Removal	Standing Water (mosquito/ algae control)	Structure Repair
Inflow Points (outfalls)	X		X	X			X
Forebays	X		X				X
Low-Flow Channel	X		X	X	X		X
Bottom Stage	X	X	X	X	X	X	
Micropool	X		X		X	X	X
Outlet Works	X		X				X
Emergency Spillway			X	X	X		X
Upper Stage			X	X			
Embankment		X		X	X		

EDB-2.3.1 Inflow Points

Inflow Points or Outfalls into EDBs are the point source of the stormwater discharge into the facility. An inflow point is commonly a storm sewer pipe with a flared end section that discharges into the EDB. In some instances, an inflow point could be a drainage channel or ditch that flows into the facility.

An energy dissipater (riprap or hard armor protection) is typically immediately downstream of the discharge point into the EDB to protect from erosion. In some cases, the storm sewer outfall can have a toe- wall or cut-off wall immediately below the structure to prevent undercutting of the outfall from erosion.

The typical maintenance items that are found with inflow points are as follows:

- a. *Riprap Displaced* - Many times, because the repeated impact/force of water, the riprap can shift and settle. If any portion of the riprap apron appears to have settled, soil is present between the riprap, or the riprap has shifted, maintenance may be required to ensure future erosion is prevented.
- b. *Erosion Present/Outfall Undercut*- In some situations, the energy dissipater may not have been sized, constructed, or maintained appropriately and erosion has occurred. Any erosion within the vicinity of the inflow point will require maintenance to prevent damage to the structure(s) and sediment transport within the facility.
- c. *Sediment Accumulation* - Because of the turbulence in the water created by the energy dissipater, sediment often deposits immediately downstream of the inflow point. To prevent a loss in hydraulic performance of the upstream infrastructure, sediment that accumulates in this area must be removed in a timely manner.
- d. *Structural Damage* - Structural damage can occur at any time during the life of the facility. Typically, for an inflow, the structural damage occurs to the pipe flared end section (concrete or steel). Structural damage can lead to additional operating problems with the facility, including loss of hydraulic performance.
- e. *Woody Growth/Weeds Present*-Undesirable vegetation can grow in and around

the inflow area to an EDB that can significantly affect the performance of the drainage facilities discharging into the facility. This type of vegetation includes trees (typically cottonwoods) and dense areas of shrubs (willows). If woody vegetation is not routinely mowed/removed, the growth can cause debris/sediment to accumulate, resulting in blockage of the discharge. Also, tree roots can cause damage to the structural components of the inflow. Routine maintenance is essential for trees (removing a small tree/sapling is much cheaper and "quieter" than a mature tree). In addition, noxious weeds growing in the facility can result in the loss of desirable native vegetation and impact adjacent open spaces/land.

EDB-2.3.2 Forebay

A forebay is a solid surface (pad), typically constructed of concrete, immediately downstream of the inflow point. The forebay is designed to capture larger particles and trash to prevent them from entering the main portion of the EDB. The solid surface is designed to facilitate mechanical sediment removal (via a skid steer or shovel). The forebay typically includes a small diameter discharge pipe or weir on the downstream end, which is designed to drain the forebay in a specified period of time to promote sedimentation. Forebays vary in size and depth depending on the design and site constraints.

The typical maintenance items that are found with forebays are as follows:

- a. ***Sediment/Debris Accumulation*** - Because this feature of the EDB is designed to provide the initial sedimentation, debris and sediment frequently accumulate in this area. If the sediment and debris is not removed from the forebay on a regular basis, it can significantly affect the function of other features within the EDB. Routine sediment removal from the forebay can significantly reduce the need for dredging of the main portion of the EDB using specialized equipment (long reach excavators). Routine removal of sediment from the forebay can substantially decrease the long-term sediment removal costs of an EDB.
- b. ***Concrete Cracking/Failing*** - The forebay is primarily constructed of concrete, which cracks, spalls, and settles. Damage to the forebay can result in decreased performance and impact maintenance efforts.
- c. ***Drain Pipe/Weir Clogged*** - Many times the drainpipe or weir can be clogged with debris, and prevent the forebay from draining properly. If standing water is present in the forebay (and there is not a base flow), the forebay is most likely not draining properly. This can result in a decrease in performance and create potential nuisances with stagnant water (mosquitoes).
- d. ***Weir/Drain Pipe Damaged*** - Routine maintenance activities, vandalism, or age may cause the weir or drain pipe in the forebay to become damaged. Weirs are typically constructed of concrete, which cracks and spalls. The drainpipe is typically constructed with plastic, which can fracture.

EDB-2.3.3 Trickle Channel (Low-Flow)

The trickle channel conveys stormwater from the forebay to the micro- pool of the EDB. The trickle channel is typically made of concrete.

However, grass lined (riprap sides protected) is also common and can provide for an additional means of water quality within the EDB. The trickle channel is typically 6-9 inches in depth and can vary in width.

The typical maintenance items that are found with trickle channels are as follows:

- a. ***Sediment/Debris Accumulation*** - Trickle channels are typically designed with a relatively flat slope that can promote sedimentation and the collection of debris. Also, if a trickle channel is grass lined it can accumulate sediment and debris at a much quicker rate. Routine removal of accumulated sediment and debris is essential in preventing flows from circumventing the trickle channel and affecting the dry storage portion of the pond.
- b. ***Concrete/Riprap Damage*** - Concrete can crack, spall, and settle and must be repaired to ensure proper function of the trickle channel. Riprap can also shift over time and must be replaced/repared as necessary.
- c. ***Woody Growth/Weeds Present*** - Because of the constant moisture in the area surrounding the trickle channel, woody growth (cottonwoods/willows) can become a problem. Trees and dense shrub type vegetation can affect the capacity of the trickle channel and can allow flows to circumvent the feature.
- d. ***Erosion Outside of Channel*** - In larger precipitation events, the trickle channel capacity will likely be exceeded. This can result in erosion immediately adjacent to the trickle channel and must be repaired to prevent further damage to the structural components of the EDB.

EDB-2.3.4 Bottom Stage (Initial Surge)

The bottom stage is at least 4 inches deeper than the upper stage and is located directly in front of the outlet works structure, and typically above the permanent water surface of the micropool and the invert of the trickle channel. The bottom stage is designed to store the smaller runoff events, assists in keeping the majority of the basin bottom dry resulting in easier maintenance operations, and enhances the facility's pollutant removal capabilities. This area of the EDB may develop wetland vegetation.

The typical maintenance items that are found with the bottom stage are as follows:

- a. ***Sediment/Debris Accumulation*** - The micropool can frequently accumulate sediment and debris. This material must be removed to maintain pond volume and proper function of the outlet structure.
- b. ***Woody Growth/Weeds Present*** - Because of the constant moisture in the soil surrounding the micropool, woody growth (cottonwoods/willows) can create operational problems for the EDB. If woody vegetation is not routinely mowed/removed, the growth can cause debris/sediment to accumulate outside of the micropool, which can cause problems with other EDB features. Also, tree roots can cause damage to the structural components of the outlet works. Routine management is essential for trees (removing a small tree/sapling is much cheaper and less disruptive than removing a mature tree).
- c. ***Bank Erosion*** - The micropool is usually a couple feet deeper than the other areas of the ponds. Erosion can be caused by water dropping into the micropool if

adequate protection/armor is not present. Erosion in this area must be mitigated to prevent sediment transport and other EDB feature damage.

d. Mosquitoes/Algae Treatment- Nuisance created by stagnant water can result from improper maintenance/treatment of the micropool. Mosquito larvae can be laid by adult mosquitoes within the permanent pool. Also, aquatic vegetation that grows in shallow pools of water can decompose causing foul odors. Chemical/mechanical treatment of the micropool may be necessary to reduce these impacts to adjacent homeowners.

e. Petroleum/Chemical Sheen - Many indicators of illicit discharges into the storm sewer systems will be present in the micropool area of the EDB. These indicators can include sheens, odors, discolored soil, and dead vegetation. If it is suspected that an illicit discharge has occurred, contact County Stormwater immediately. Proper removal/mitigation of contaminated soils and water in the EDB is necessary to minimize any environmental impacts downstream.

EDB-2.3.5 Micropool

The micropool is a concrete or grouted boulder walled structure directly in front of the outlet works. At a minimum, the micropool is 2.5 feet deep and is designed to hold water. The micropool is critical in the proper function of the EDB; it allows suspended sediment to be deposited at the bottom of the micropool and prevents these sediments from being deposited in front of the outlet works causing clogging of the outlet structure, which results in marshy areas within the top and bottom stages.

The typical maintenance items that are found with micropools are as follows:

a. Sediment/Debris Accumulation - The micropool can frequently accumulate sediment and debris. This material must be removed to maintain pond volume and proper function of the outlet structure.

b. Woody Growth/Weeds Present - Because of the constant moisture in the soil surrounding the micropool, woody growth (cottonwoods/willows) can create operational problems for the EDB. If woody vegetation is not routinely mowed/removed, the growth can cause debris/sediment to accumulate outside of the micropool, which can cause problems with other EDB features. Also, tree roots can cause damage to the structural components of the outlet works. Routine management is essential for trees (removing a small tree/sapling is much cheaper and less disruptive than removing a mature tree).

c. Mosquitoes/Algae Treatment- Nuisance created by stagnant water can result from improper maintenance/treatment of the micropool. Mosquito larvae can be laid by adult mosquitoes within the permanent pool. Also, aquatic vegetation that grows in shallow pools of water can decompose causing foul odors. Chemical/mechanical treatment of the micropool may be necessary to reduce these impacts to adjacent homeowners.

d. Petroleum/Chemical Sheen - Many indicators of illicit discharges into the storm sewer systems will be present in the micropool area of the EDB. These indicators can include sheens, odors, discolored soil, and dead vegetation. If it is suspected that an illicit discharge has occurred, contact the supervisor immediately. Proper removal of contaminated soils and water in the EDB is necessary to minimize any environmental impacts downstream.

EDB-2.3.6 Outlet Works

The outlet works is the feature that drains the EDB in specified release rates and periods of time. The outlet works is typically constructed of reinforced concrete into the embankment of the EDB. The concrete structure typically has steel orifice plates anchored/embedded into it to control stormwater release rates. The larger openings for flood control on the outlet structure typically have trash racks over them to prevent clogging. The water quality orifice plate with small diameter holes will typically have a well screen covering it to prevent smaller materials from clogging it. The outlet structure is the single-most important feature in the EDB operation. Proper inspection and maintenance of the outlet works is essential in ensuring the long-term operation of the EDB.

The typical maintenance items that are found with the outlet works are as follows:

- a. **Trash Rack/Well/ Screen Clogged** - Floatable material that enters the EDB will most likely make its way to the outlet structure. This material is trapped against the trash racks and well screens on the outlet structure (which is why they are there). This material must be removed on a routine basis to ensure the outlet structure drains in the specified design period.
- b. **Structural Damage** - The outlet structure is primarily constructed of concrete, which can crack, spall, and settle. The steel trash racks and well screens are also susceptible to damage.
- c. **Orifice Plate Missing/Not Secure** - Many times residents, property owners, or maintenance personnel will remove or loosen orifice plates if they believe the pond is not draining properly. Any modification to the orifice plate(s) will significantly affect the designed discharge rates for water quality and/or flood control. Modification of the orifice plates is not allowed without EPC approval.
- d. **Manhole Access** - Access to the outlet structure is necessary to properly inspect and maintain the facility. If access is difficult or not available to inspect the structure, chances are it will be difficult to maintain as well.
- e. **Woody Growth/Weeds Present** - Because of the constant moisture in the soil surrounding the outlet works, woody growth (cottonwoods/willows) can create operational problems for the EDB. If woody vegetation is not routinely mowed/removed, the growth can cause debris/sediment to accumulate around the outlet works, which can cause problems with other EDB features. Also, tree roots can cause damage to the structural components of the outlet works. Routine management is essential for trees (removing a small tree/sapling is much cheaper and less disruptive than removing a mature tree).

EDB-2.3.7 Emergency Spillway

An emergency spillway is typical of all EDBs and designed to serve as the overflow in the event the volume of the pond is exceeded. The emergency spillway is typically armored with riprap (or other hard armor) and is sometimes buried with soil. The emergency spillway is typically a weir (notch) in the pond embankment. Proper function of the emergency spillway is essential to ensure flooding does not affect adjacent properties.

The typical maintenance items that are found with emergency spillways are as follows:

- a. **Riprap Displaced** - As mentioned before, the emergency spillway is typically armored with riprap to provide erosion protection. Over the life of an EDB, the riprap may shift or dislodge due to flow.

- b. Erosion Present* - Although the spillway is typically armored, stormwater flowing through the spillway can cause erosion damage. Erosion must be repaired to ensure the integrity of the basin embankment, and proper function of the spillway.
- c. Woody Growth/Weeds Present* - Management of woody vegetation is essential in the proper long-term function of the spillway. Larger trees or dense shrubs can capture larger debris entering the EDB and reduce the capacity of the spillway.
- d. Obstruction Debris* - The spillway must be cleared of any obstruction (man-made or natural) to ensure the proper design capacity.

EDB-2.3.8 Upper Stage (Dry Storage)

The upper stage of the EDB provides the majority of the water quality flood detention volume. This area of the EDB is higher than the micro- pool and typically stays dry, except during storm events. The upper stage is the largest feature/area of the basin. Sometimes, the upper stage can be utilized for park space and other uses in larger EDBs.

With proper maintenance of the micropool and forebay(s), the upper stage should not experience much sedimentation; however, bottom elevations should be monitored to ensure adequate volume.

The typical maintenance items that are found with upper stages are as follows:

- a. Vegetation Sparse* - The upper basin is the most visible part of the EDB, and therefore aesthetics is important. Adequate and properly maintained vegetation can greatly increase the overall appearance and acceptance of the EDB by the public. In addition, vegetation can reduce the potential for erosion and subsequent sediment transport to the other areas of the pond.
- b. Woody Growth/Undesirable Vegetation* - Although some trees and woody vegetation may be acceptable in the upper basin, some thinning of cottonwoods and willows may be necessary. Remember, the basin will have to be dredged to ensure volume, and large trees and shrubs will be difficult to protect during that operation.
- c. Standing Water/Boggy Areas* - Standing water or boggy areas in the upper stage is typically a sign that some other feature in the pond is not functioning properly. Routine maintenance (mowing, trash removal, etc.) can be extremely difficult for the upper stage if the ground is saturated. If this inspection item is checked, make sure you have identified the root cause of the problem.
- d. Sediment Accumulation* -Although other features within the EDB are designed to capture sediment, the upper storage area will collect sediment over time. Excessive amounts of sedimentation will result in a loss of storage volume. It may be more difficult to determine if this area has accumulated sediment without conducting a field survey.

Below is a list of indicators:

1. Ground adjacent to the trickle channel appears to be several inches higher than concrete/riprap
2. Standing water or boggy areas in upper stage
3. Uneven grades or mounds
4. Micropool or Forebay has excessive amounts of sediment

e. *Erosion (banks and bottom)* - The bottom grades of the dry storage are typically flat enough that erosion should not occur. However, inadequate vegetative cover may result in erosion of the upper stage. Erosion that occurs in the upper stage can result in increased dredging/maintenance of the micropool.

f. *Trash/Debris* - Trash and debris can accumulate in the upper area after large events, or from illegal dumping. Over time, this material can accumulate and clog the EDB outlet works.

g. *Maintenance Access* - Most EDBs typically have a gravel/concrete maintenance access path to either the upper stage, outlet works, and/or forebay. This access path should be inspected to ensure the surface is still drivable. Some of the smaller EDBs may not have maintenance access paths; however, the inspector should verify that access is available from adjacent properties.

EDB-2.3.9 Miscellaneous

There are a variety of inspection/maintenance issues that may not be attributed to a single feature within the EDB. This category on the inspection form is for maintenance items that are commonly found in the EDB but may not be attributed to an individual feature.

a. *Encroachment in Easement Area* - Private lots/property can sometimes be located very close to the EDBs, even though they are required to be located in tracts with drainage easements. Property owners may place landscaping, trash, fencing, or other items within the easement area that may affect maintenance or the operation of the facility.

b. *Graffiti/Nandalism* - Damage to the EDB infrastructure can be caused by vandals. If criminal mischief is evident, the inspector should forward this information to the local Sheriff's Office.

c. *Public Hazards*- Public hazards include items such as vertical drops of greater than 4-feet, containers of unknown/suspicious substances, exposed metal/jagged concrete on structures. If any hazard is found within the facility area that poses an immediate threat to public safety, contact the Sheriff at 911 immediately!

d. *Burrowing Animals/Pests* - Prairie dogs and other burrowing rodents may cause damage to the EDB features and negatively affect the vegetation within the EDB. Consult EPC Environmental Division if this becomes an issue.

e. *Other*-Any miscellaneous inspection/maintenance items not contained on the form should be entered here.

EDB-3 MAINTAINING EXTENDED DETENTION BASINS (EDBS)

EDB-3.1 Maintenance Personnel

Maintenance personnel must be qualified to properly maintain EDBs. Inadequately trained personnel can cause additional problems resulting in additional maintenance costs.

EDB-3.2 Equipment

It is imperative that the appropriate equipment and tools are taken to the field with the operations crew. The types of equipment/tools will vary depending on the task at hand. Below is a list of tools, equipment, and material(s) that may be necessary to perform maintenance on an EDB:

- 1.) Loppers/Tree Trimming Tools
- 2.) Mowing Tractors

- 3.) Trimmers (extra string)
- 4.) Shovels
- 5.) Rakes
- 6.) All Surface Vehicle (ASVs)
- 7.) Skid Steer
- 8.) Backhoe
- 9.) Track Hoe/Long Reach Excavator
- 10.) Dump Truck
- 11.) Jet-Vac Machine
- 12.) Engineers Level (laser)
- 13.) Riprap (Minimum - Type M)
- 14.) Filter Fabric
- 15.) Erosion Control Blanket(s)
- 16.) Seed Mix (Native)
- 17.) Illicit Discharge Cleanup Kits
- 18.) Trash Bags
- 19.) Tools (wrenches, screw drivers, hammers, etc.)
- 20.) Chain Saw
- 21.) Confined Space Entry Equipment
- 22.) Approved Stormwater Facility Operation and Maintenance Manual

Some of the items identified above may not be needed for every maintenance operation. However, this equipment should be available to the maintenance operations crews should the need arise.

EDB-3.3 Safety

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 a vertical drop is identified within the EDB that is greater than 48" in height, make the appropriate note/comment on the maintenance inspection form.

EDB-3.4 Maintenance Categories and Activities

A typical EDB Maintenance Program will consist of three broad categories of work: routine, minor, and major maintenance activities. Within each category of work, a variety of maintenance activities can be performed on an EDB. A maintenance activity can be specific to each feature within the EDB, or general to the overall facility. A variety of maintenance activities are typical of EDBs. The maintenance activities range in magnitude from routine trash pickup to the reconstruction of drainage infrastructure. The following three sub-sections (3.5, 3.6, and 3.7) explain each of the categories and briefly describes the typical maintenance activities for an EDB, including the objectives and frequency of actions.

EDB-3.5 Routine Maintenance Activities

The majority of this work consists of regularly scheduled mowing and trash and debris pickups for stormwater management facilities during the growing season. This includes items such as the removal of debris/material that may be clogging the outlet structure well screens and trash racks. It also includes activities such as weed control, mosquito treatment, and algae treatment. These activities will normally be performed numerous times during the year. These items can be completed without any prior correspondence with the EPC Stormwater; however, completed

inspection and maintenance forms shall be retained for each inspection and maintenance activity.

The Maintenance Activities are summarized below, and further described in the following sub-sections.

TABLE - EDB-2 Summary of Routine Maintenance Activities

MAINTENANCE ACTIVITY	MINIMUM FREQUENCY	LOOK FOR	MAINTENANCE ACTION
Mowing	Twice annually	Excessive grass height/aesthetics	Mow grass to a height of 4" to 6"
Trash/Debris Removal	Twice annually	Trash & debris in EDB	Remove and dispose of trash and debris
Outlet Works Cleaning	As needed - after significant rain events - twice annually at a minimum	Clogged outlet structure; ponding water	Remove and dispose of debris/trash/sediment to allow outlet to function properly
Weed control	Minimum twice annually	Noxious weeds; Unwanted vegetation	Treat w/ herbicide or hand pull; Consult the local weed specialist
Mosquito Treatment	As needed	Standing water/ mosquito habitat	Treat w/ EPA approved chemicals
Algae Treatment	As needed	Standing water/ Algal growth/green color	Treat w/ EPA approved chemicals

EDB-3.5.1 Mowing

Occasional mowing is necessary to limit unwanted vegetation and to improve the overall appearance of the EDB. Native vegetation should be mowed to a height of 4-to-6 inches tall. Grass clippings should be collected and disposed of properly.

Frequency- Routine - Minimum of twice annually or depending on aesthetics.

EDB-3.5.2 Trash/Debris Removal

Trash and debris must be removed from the entire EDB area to minimize outlet clogging and to improve aesthetics. This activity must be performed prior to mowing operations.

Frequency - Routine - Prior to mowing operations and minimum of twice annually.

EDB-3.5.3 Outlet Works Cleaning

Debris and other materials can clog the outlet work's well screen, orifice plate(s), and trash rack. This activity must be performed anytime other maintenance activities are conducted to ensure proper operation.

Frequency - Routine - After significant rainfall event or concurrently with other maintenance activities.

EDB-3.5.4 Weed Control

Noxious weeds and other unwanted vegetation must be treated as needed throughout the EDB. This activity can be performed either through mechanical means (mowing/pulling) or with herbicide. Consultation with the Environmental Division at 719-520-7878 is highly recommended prior to the use of herbicide.

Frequency - Routine - As needed based on inspections.

EDB-3.5.5 Mosquito/Algae Treatment

Treatment of permanent pools is necessary to control mosquitoes and undesirable aquatic vegetation that can create nuisances. Only EPA approved chemicals/materials can be used in areas that are warranted.

Frequency- As needed.

EDB- 3.6 Minor Maintenance Activities

This work consists of a variety of isolated or small-scale maintenance or operational problems. Most of this work can be completed by a small crew, tools, and small equipment. These items may require prior correspondence with EPC Stormwater and require completed inspection and maintenance forms to be submitted to EPC upon request for each inspection and maintenance activity.

Table - EDB-3 Summary of Minor Maintenance Activities

MAINTENANCE ACTIVITY	MINIMUM FREQUENCY	LOOK FOR	MAINTENANCE ACTION
Sediment Removal	As needed; typically every 1-2 years	Sediment build-up; decrease in pond volume	Remove and dispose of sediment
Erosion Repair	As needed, based upon inspection	Rills/gullies forming on side slopes, trickle channel, other areas	Repair eroded areas Revegetate; address source of erosion
Vegetation Removal/Tree Thinning	As needed, based upon inspection	Large trees/wood vegetation in lower stage of pond	Remove vegetation; restore grade and surface
Drain Cleaning/Jet Vac	As needed, based upon inspection	Sediment build-up/ non draining system	Clean drains; Jet Vac if needed

EDB-3.6.1 Sediment Removal

Sediment removal is necessary to maintain the original design volume of the EDB and to ensure proper function of the infrastructure. Regular sediment removal (minor) from the forebay, inflow(s), and trickle channel can significantly reduce the frequency of major sediment removal activities (dredging) in the upper and lower stages. The minor sediment removal activities can typically be addressed with shovels and smaller equipment. Major sediment removal activities will require larger and more specialized equipment. The major sediment activities will also require surveying with an engineer's level, and consultation with EPC Stormwater Staff to ensure design volumes/grades are achieved.

Stormwater sediments removed from EDBs do not meet the criteria of "hazardous waste". However, these sediments are contaminated with a wide array of organic and inorganic pollutants and handling must be done with care. Sediments from permanent pools must be carefully removed to minimize turbidity, further sedimentation, or other adverse water quality impacts. Sediments should be transported by motor vehicle only after they are dewatered. All sediments must be taken to a landfill for proper disposal. Prompt and thorough cleanup is important should a spill occur during transportation.

Frequency- Nonroutine - As necessary based upon inspections. Sediment removal in the

forebay and trickle channel may be necessary as frequently as every 1-2 years.

EDB-3.6.2 Erosion Repair

The repair of eroded areas is necessary to ensure the proper function of the EDB, minimize sediment transport, and to reduce potential impacts to other features. Erosion can vary in magnitude from minor repairs to trickle channels, energy dissipaters, and rilling to major gullies in the embankments and spillways. The repair of eroded areas may require the use of excavators, earthmoving equipment, riprap, concrete, erosion control blankets, and turf reinforcement mats. Major erosion repair to the pond embankments, spillways, and adjacent to structures will require consultation with EPC Stormwater Staff.

Frequency - Nonroutine - As necessary based upon inspections.

EDB-3.6.3 Vegetation Removal/Tree Thinning

Dense stands of woody vegetation (willows, shrubs, etc) or trees can create maintenance problems for the infrastructure within an EDB. Tree roots can damage structures and invade pipes/channels thereby blocking flows. Also, trees growing in the upper and lower stages of the EDB will most likely have to be removed when sediment/dredging operations occur. A small tree is easier to remove than a large tree, therefore, regular removal/thinning is preferred. All trees and woody vegetation that is growing in the bottom of the EDB or near structures (inflows, trickle channels, outlet works, emergency spillways, etc) should be removed. Any trees or woody vegetation in the EDB should be limited to the upper portions of the pond banks.

Frequency - Nonroutine - As necessary based upon inspections.

EDB-3.6.4 Clearing Drains/Jet-Vac

An EDB contains many structures, openings, and pipes that can be frequently clogged with debris. These blockages can result in a decrease of hydraulic capacity and create standing water in areas outside of the micropool. Often the blockage to this infrastructure can be difficult to access and/or clean. Specialized equipment (jet-vac machines) may be necessary to clear debris from these difficult areas.

Frequency - Nonroutine - As necessary based upon inspections.

EDB-3.7 Major Maintenance Activities

This work consists of larger maintenance/operational problems and failures within the stormwater management facilities. All of this work requires consultation with EPC Stormwater Staff to ensure the proper maintenance is performed. This work requires that the staff review the original design and construction drawings to assess the situation and assign the necessary maintenance. **An ESQCP permit may be required for major maintenance activities.** This work may also require more specialized maintenance equipment, design/details, surveying, or assistance through private contractors and consultants.

Table - EDB-4 Summary of Major Maintenance Activities

MAINTENANCE ACTIVITY	MINIMUM FREQUENCY	LOOK FOR	MAINTENANCE ACTION
Major Sediment Removal	As needed - based upon scheduled inspections	Large quantities of sediment; reduced pond capacity	Remove and dispose of sediment. Repair vegetation as needed
Major Erosion Repair	As needed - based upon scheduled inspections	Severe erosion including gullies, excessive soil displacement, areas of settlement, holes	Repair erosion - find cause of problem and address to avoid future erosion
Structural Repair	As needed - based upon scheduled inspections	Deterioration and/or damage to structural components - broken concrete, damaged pipes, outlet works	Structural repair to restore the structure to its original design

EDB-3.7.1 Major Sediment Removal

Major sediment removal consists of removal of large quantities of sediment or removal of sediment from vegetated areas. Care shall be given when removing large quantities of sediment and sediment deposited in vegetated areas. Large quantities of sediment need to be carefully removed, transported and disposed of. Vegetated areas need special care to ensure design volumes and grades are preserved.

Frequency - Nonroutine - Repair as needed based upon inspections.

EDB-3.7.2 Major Erosion Repair

Major erosion repair consists of filling and revegetating areas of severe erosion. Determining the cause of the erosion as well as correcting the condition that caused the erosion should also be part of the erosion repair. Care should be given to ensure design grades and volumes are preserved.

Frequency - Nonroutine - Repair as needed based upon inspections.

EDB-3.7.3 Structural Repair

An EDB includes a variety of structures that can deteriorate or be damaged during the course of routine maintenance. These structures are constructed of steel and concrete that can degrade or be damaged and may need to be repaired or re-constructed from time to time.

These structures include items like outlet works, trickle channels, forebays, inflows, and other features. In-house operations staff can perform some of the minor structural repairs. Major repairs to structures may require input from a structural engineer and specialized contractors. Consultation with EPC Stormwater Staff should take place prior to all structural repairs.

Frequency - Nonroutine - Repair as needed based upon inspections.

Reference:

This manual is adapted from SEMSWA and the Town of Parker, Colorado, *STORMWATER PERMANENT BEST MANAGEMENT PRACTICES (PBMP) LONG-TERM OPERATION AND MAINTENANCE MANUAL*, October 2004

For additional resources and contact info, visit the EPC Stormwater website:
<https://publicworks.elpasoco.com/stormwater/>