STORMWATER MANAGEMENT PLAN
for
FALCON MARKETPLACE LOT 1

7520 Falcon Market Place
Falcon, Colorado

January 2024

EPC PCD File No: PPR-236

Prepared For:

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Qualified Stormwater Manager

TBD

Contractor:

TBD

STORMWATER MANAGEMENT PLAN
FALCON MARKETPLACE

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APPENDICES

1.0 STORMWATER QUALITY STATEMENT & OBJECTIVES

Stormwater quality control measures shall be implemented to minimize soil erosion, sedimentation, increased pollutant loads and changed water flow characteristics resulting from land disturbing activity, to the maximum extent practicable, so as to minimize pollution of receiving waters.

Per Appendix A of the Colorado Department of Health, Water Quality Control Division's (the Division) "General Permit Application for Stormwater Discharge Associated with Construction Activities", the goal of the Stormwater Management Plan (SWMP) is:

> "To identify possible pollutant sources that may contribute pollutants to stormwater, and identify Control Measures (CMs) that, when implemented, will reduce or eliminate any possible water quality impacts. The SWMP must be completed and implemented at the time the project breaks ground, and revised if necessary as construction proceeds to accurately reflect the conditions and practices at the site."

This document is not intended to address training, site specific operational procedures, logistics, or other "means and methods" required to construct this project.

This document must be kept at the construction site at all times. Inspections are to be made at least every 14 days and after any precipitation event, or snowmelt that causes surface erosion. El Paso County requires that the inspector be contacted 48 hours prior to initial and final inspections. An inspection log entry shall be completed with each inspection performed. The inspection log shall be kept with the SWMP. The conditions of the SWMP and General Permit for Stormwater Discharges associated with the construction activity will remain in effect until final stabilization is achieved, and a notice of inactivation is sent to CDPHE Stormwater Quality Division. All pertinent records must be kept for at least 3 years from the date the site is stabilized.

This SWMP shall be viewed as a "living document" that is continuously being reviewed and modified as part of the overall process of evaluating and managing stormwater quality issues at the site. The Qualified Stormwater Manager (QSM) shall amend the SWMP when there is a change in the design, construction, Operations and Maintenance (O&M) of the site which would require the implementation of new or revised CMs, or if the SWMP proves to be ineffective in achieving the general objectives of controlling pollutants in stormwater discharges associated with construction activity, or when CMs are no longer necessary and are removed. The QSM will be sufficiently qualified for the required duties per the ECM Appendix I.5.2.A.

Drexel, Barrell & Co. has been retained to provide civil engineering services for the design of this project. Drexel, Barrell & Co. is not responsible for implementation and maintenance of the Stormwater Management Plan.

2.0 SITE DESCRIPTION

2.1 DESCRIPTION OF CONSTRUCTION ACTIVITIES

The project involves the development of Lot 1 Falcon Marketplace in Falcon, CO. The total site area consists of approximately 3.67 acres of commercial development with landscaping and parking areas.

2.2 EXISTING SITE CONDITIONS

The overlot grading, roadway, utility infrastructure and detention facility installation was recently completed for the overall Falcon Marketplace development. Prior to overlot grading the site was 85% covered in sparse native grasses. As determined by visual inspection, reseeding associated with the overlot grading was completed, and sparse vegetation now covers approximately 95% of the site. The site generally follows a 1%-2% grade from north to south and drains directly into the water quality/detention facility located along the southern boundary of the property.

2.3 ADJACENT AREAS

The site is bounded on the north by an onsite detention pond, Lot 2 Falcon Marketplace to the east, to the south by Lot 11A Falcon Marketplace, as yet undeveloped, and to the

west by Meridian Road, and to the west by Tract AA from the Courtyards at Woodmen Hills West development. The surrounding areas should not be affected by the land disturbing and stabilization activities.

2.4 SOILS

From the Natural Resources Conservation Service (NRCS), the soils on the site as mapped by the Soil Conservation Service (SCS) are of the Columbine gravelly sandy loam (Soil No. 19), Blakeland loamy sand (Soil No. 8) - hydrologic group A, and Blakeland-Fluvaquentic Haplaquolls (Soil No. 9) – hydrologic group D. Hydrologic Soil Group A soils have a high infiltration rate when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission. Hydrologic Soil Group D soils, in contrast, are characterized by poor drainage properties, which significantly affect water infiltration and drainage. These soils predominantly consist of heavy clay or fine-textured materials with low permeability, resulting in slow water infiltration rates and prolonged saturation during wet periods. Potential effects of soil erosion include compaction, loss of soil structure, nutrient degradation, soil salinity and increased sediment load downstream.

2.5 AREAS AND VOLUME STATEMENT

The project site consists of approximately 3.67 acres, with a disturbed area of approximately 3.44 acres. Unadjusted overlot earthwork volumes within the construction site are approximately 700 CY of cut and 500 CY of fill, for a generally balanced site.

2.6 CONTROLS AND MEASURES DURING CONSTRUCTION

Stabilization activities are anticipated to begin in the spring of 2024. A construction schedule will be prepared by the contractor prior to land disturbing activities. Phasing of the installation of stabilization measures will be required. Reference the attached Grading and Erosion Control plans in the appendix for site specific locations and phasing. The general sequence of major construction activities is as follows:

1. Temporary Erosion Control Measures – Temporary erosion control measures, such as silt fence and construction of a vehicle tracking pad and staging area will

be completed prior to any other large scale activity. The vehicle tracking pad will ensure a reduction of tracking of soil on and off the construction site. The staging area will house the materials, petroleum product storage (if any), trash dumpster, sanitary facilities and hazardous spill clean-up areas. These are all potential pollutants that are not sediment related.

2. Trash and Debris Removal – Existing trash and debris shall be removed from the site and hauled to designated receiving facility.

3. Site Clearing – The area to be disturbed for construction will be cleared and grubbed, as necessary to the perimeter of erosion control. The sequence of the areas to be cleared and grubbed are subject to the contractor's means and methods of construction of the site; however, the general plan is to work from the south to north where the vehicle tracking pads are located in order to eliminate backtracking over areas that have already been completed.

4. Overlot Grading – Overlot grading will occur to bring the site to the proposed sub–grade elevations in paved areas, and to finished grade elevations in the landscape and detention areas. Spoils from the site will be removed from the site and hauled to a designated receiving facility or location.

5. Utility Installation – Utility installation will consist of water, sanitary sewer, electric, and telephone and natural gas service lines. Storm drain lines will also be installed. Utility locations will be obtained prior to commencement of construction activities.

6. Final Grading – The site will be brought to final elevations with the installation of the proposed paving and final blending to existing grades on the perimeter of the improvement area.

7. Permanent Re-vegetation – Erosion control blanket will be installed at all areas graded to a 3:1 slope and greater. Areas not paved will be re-vegetated and/or landscaped by the contractor or owner as per the approved landscape plan.

Vegetation and stabilization of soil will aid in the trapping of sediment and reducing soil erosion.

8. Removal of Temporary CM's – Temporary erosion control measures may be removed once the site has achieved final 70 percent of pre disturbance levels and vegetation cover is capable of reducing soil erosion. All permanent CMs shall be cleaned and functioning before any temporary CMs are removed.

9. Housekeeping – The best CM for a job site is good housekeeping around the site.

    1) Routine site trash pickup and routine CM inspection and maintenance are paramount for keeping a job site clean and tidy. Waste disposal bins shall be checked weekly for leaks and emptied weekly or as necessary to prevent overflowing capacity.

    2) All petroleum storage areas in the staging area should be checked daily for leaks. Any leaks shall be reported to the site foreman for clean up. All personnel on site for both the contractor and subcontractors should be briefed on spill cleanup and containment procedures. Employees shall also be briefed as to where the spill cleanup materials can be found if a spill should occur. The spill plan shall be produced by the general contractor for the project and remain onsite for the duration of the project. Contractor shall coordinate with the County to obtain the necessary contacts in the case that a spill occurs.

    3) All portable toilets shall be located a minimum of 10ft from stormwater inlets and 50ft from State Waters. Portable toilets shall be secured at all four corners to prevent overturning, cleaned on a weekly basis and inspected daily for spills.

2.7 POTENTIAL POLLUTION SOURCES

Any substances with the potential to contaminate either the ground or ground surface water shall be cleanup up immediately following discovery, or contained until appropriate

cleanup methods can be employed. Manufacturer's recommended methods for cleanup shall be followed, along with proper disposal methods. All waste and debris created by construction at the site or removed from the site shall be disposed of in accordance with all laws, regulations and ordinances of the Federal, State and local agencies. The following is a summary of potential pollution sources and their associated measures intended to minimize the risk of pollution for this project.

4) Disturbed and stored soils: Straw waddles/fiber rolls, straw bale check dams and gravel bag check dams, seed and mulch.

5) Vehicle tracking and sediments: VTC and Street Sweeping

6) Loading and unloading operations: Stabilized staging area, materials storage area, VTC and silt fence.

7) Outdoor storage of materials: Stabilized staging area, materials storage area and silt fence.

8) Vehicle and equipment maintenance and fueling: Spill prevention procedures.

9) Dust or particulate generation from earthmoving activities and vehicle movement: water trucks for site watering.

10) On site waste management of solid wastes (construction debris): Waste container placement, covering and disposal.

11) Concrete truck/equipment washing: Dedicated concrete washout areas.

12) Worker trash and portable toilets: Container placement, covering and disposal.

13) Equipment repair or maintenance beyond normal fueling operations: Spill prevention procedures.

14) Waste disposal: Container placement, covering and regular disposal.

15) Off site soil tracking: Contractor to perform street sweeping following storm events and as required to keep adjoining public streets clean

The following items are not anticipated to be potential pollution sources for this project:

1) Management of contaminated soils.

2) Outdoor storage of fertilizers, chemicals or potentially polluting construction material.

3) Dedicated asphalt or concrete batch plants.

2.8 NON-STORMWATER DISCHARGES

Non-stormwater discharges possibly encountered during construction may include: watering down of the site, construction staging area, and excess dirt storage during high winds to minimize wind erosion and water utilized in soil compaction efforts.

2.9 RECEIVING WATER

Runoff generated by the proposed project will be passed to the onsite storm sewer system and detention pond prior to discharging into the two existing sets of triple 48" RCP culverts that pass under E. Woodmen Road and on to Pond MN to the south, ultimately to Black Squirrel Creek.

No streams cross the project area.

3.0 SITE MAP

Attached as part of this plan is a Grading and Erosion Control Plan (See Appendix C). The drawings identify the following:

1) Project area boundary and areas of disturbance

2) Cut-Fill delineation lines

3) Area used for staging

4) Location of erosion control facilities or structures (CM's)

5) Boundaries of 100-year floodplains (if applicable)

The following items may not be indicated on the attached drawings, but will be determined by the individual contractors prior to and during construction activities:

1) Areas used for storage of construction materials, soils, or wastes

2) Location of portable toilets and waste receptacles

3) Location of additional CM's that may become necessary as work progresses

These items shall be added to the Site Map by the Contractor.

4.0 CM's FOR STORMWATER POLLUTION PREVENTION

Control Measures (CMs) used throughout the site shall include: surface roughening, silt fence, inlet protection, vehicle tracking control, mulching and reseeding and concrete washout.

4.1 EROSION CONTROL – STRUCTURAL PRACTICES

A list of the Structural CM's for erosion and sediment control that may implemented on the site to minimize erosion and sediment are as follows. Refer to the SWMP Drawings for installation and maintenance requirements and location for each structural CM.

a) Concrete Washout Area (CWA): A shallow excavation with a small perimeter berm to isolate concrete truck washout operations.
b) Construction Fence (CF): Installed to delineate the perimeter of the site.
c) Inlet Protection (IP): Installed to filter stormwater before entering any watercourses.

d) Seeding and Mulching (SM): Temporary seeding and mulching can be used to stabilize disturbed areas that will be inactive for an extended period of time. Permanent seeding should be used to stabilize areas at final grade that will not otherwise be stabilized.
e) Silt Fence (SF): A temporary sediment barrier constructed of woven fabric stretched across supporting posts.
f) Stabilized Staging Area (SSA): Consists of stripping the topsoil and spreading a layer of granular material in the area to be used for a trailer, parking, storage, unloading and loading.
g) Temporary Stockpile Areas (TS): Temporary stockpiles of excess excavated material and stockpiles for imported materials. Slopes shall not be steeper than 3 to 1.
h) Vehicle Tracking Control (VTC): Consists of a rock pad that is intended to help strip mud from tires prior to vehicles leaving the construction site. Installed at all entrance/exit points to the site. The number of access points shall be minimized.

Minimal clearing and grubbing may be necessary prior to installing the initial erosion control features.

A pre-construction meeting with El Paso County must be held, initial CMs installed, and a Notice to Proceed issued before any work can begin.

Once signoff and acceptance is received the approved erosion and sediment control measures must be installed before land-disturbing activities are initiated so that no adverse effect of site alteration will impact surrounding property.

4.2 EROSION CONTROL – NON-STRUCTURAL PRACTICES

Non-structural practices for erosion and sediment control to be used to minimize erosion and sediment transport are:

a) Seeding and mulching and landscape installation in areas that will not be hard surfaced, while minimizing the amount of vegetation to be removed during construction, leaving native vegetation in place when possible.
b) Street sweeping around the construction site will be utilized when tracking of mud occurs on paved streets. The sweeping will be required after any significant tracking has occurred; significant meaning any visible amount that cannot be completely cleaned by hand. The adjacent paved drive surfaces will be cleaned at the end of each day of construction activities. Sweeping efforts will continue as necessary until construction operations are completed.
c) Site watering will be required to mitigate dust control and sediment and to aid in compaction.
d) Sod placement will occur as the lots are improved by the individual lot developers. Mulching and reseeding of all lots will occur as final grade is established for each lot.

4.3 MATERIALS HANDLING & SPILL PREVENTION

The SWMP administrator will inspect daily to ensure proper use and disposal of materials on site including building materials, paints, solvents, fertilizers, chemicals, waste materials and equipment maintenance or fueling procedures. All materials stored onsite will be stored in a neat and orderly manner in the original containers with the original manufacturer's label, and if possible under a roof or other enclosure to prevent contact with stormwater. Chemicals should be stored within berms or other secondary containment devices to prevent leaks and spills from contacting stormwater runoff. Before disposing of the container, all of a product will be used up whenever possible and manufacturer's recommendations for proper disposal will be followed according to state and local regulations.

Material and equipment necessary for spill cleanup will be kept in the material storage are on site. Manufacturer's recommendations for spill cleanup will be posted and site

personnel will be made aware of the procedures along with the location of the information and cleanup supplies.

The contractor shall have spill prevention and response procedures that include the following:

a) Notification procedures to be used in the event of an accident. At the very least, the SWMP administrator should be notified. Depending on the nature of the spill and the material involved, the Colorado Department of Public Health and Environment (24-hour spill reporting line (877) 518-5608), downstream water users or other agencies may also need to be informed.

b) Instructions for clean up procedures and identification of spill kit location(s).

c) Provisions for absorbents to be made available for use in fuel areas and for containers to be available for used absorbents.

d) Procedures for properly washing out concrete truck chutes and other equipment in a manner and location so that the materials and wash water cannot discharge from the site and never into a storm drain system or stream.

4.4 DEDICATED CONCRETE OR ASPHALT BATCH PLANTS

No dedicated concrete or asphalt batch plants will be used.

4.5 GROUNDWATER & STORMWATER DEWATERING

In the event that groundwater is encountered or stormwater enters an excavation and dewatering is necessary, a separate CDPHE construction discharge (dewatering) permit will be required for groundwater dewatering and shall be obtained by the SWMP administrator. During groundwater or stormwater dewatering, locations and practices to be implemented to control stormwater pollution from excavations, etc., must be noted on the SWMP. Construction dewatering cannot be discharged to surface water or to storm sewer systems without separate permit coverage. The discharge of Construction Dewatering water to the ground, under specific conditions, may be allowed by the

Stormwater Construction Permit when appropriate CM's are implemented. Refer to USDCM Volume III (UDFCD) for County acceptable means of dewatering.

5.0 TIMING SCHEDULE

The project is anticipated to begin construction in the spring of 2024 with final stabilization completion by summer of 2025. The contractor shall be responsible for producing a schedule that will show at a minimum: start and completion times including site grading operations, utility construction and the removal of the temporary erosion and sediment control measures.

6.0 FINAL STABILIZATION AND LONG-TERM STORMWATER MANAGEMENT

Final stabilization shall not be considered complete until 70% of new or pre-existing vegetated cover condition is established on areas not to be hard-surfaced. Temporary sediment and erosion control measures installed prior to the construction phase will remain in place until this time. Any sediment that collects within the site's drainage system is considered unstabilized soil and must be removed prior to the site being considered finally stabilized.

At final stabilization, stormwater pollutants will be controlled by on site landscaping, source control best practices, and by the water quality facility located along the southern boundary of Lots 7-10 Falcon Marketplace. The water quality facility was constructed with the overall development of Falcon Marketplace Filing No. 1. The detention maintenance agreement for the facility is included in the appendix and outlines the shared ownership and maintenance responsibilities.

This SWMP report shall be viewed as a "living document" that is continuously being reviewed and modified as part of the overall process of evaluating and managing stormwater quality issues at the site. The QSM shall amend the SWMP when there is a change in design, construction or operations and maintenance of the site which would require the implementation of new or revised BMPs, or if the SWMP proves to be ineffective in achieving the general objectives of controlling pollutants in stormwater

discharges associated with construction activity, or when BMPs are no longer necessary and are removed.

7.0 INSPECTION AND MAINTENANCE

A site inspection of all erosion control facilities will be conducted by the QSM every 14 days and within 24 hours after every precipitation event, or snowmelt event that causes surface erosion. The entrance to the construction site shall be inspected daily and existing street cleaned, as necessary, of all materials tracked out of the site.

The construction site perimeter, disturbed areas, and areas used for material storage that are exposed to precipitation shall be inspected for evidence of, or the potential for, pollutants entering the drainage system. Erosion and sediment control measures identified in the SWMP shall be observed to ensure that they are operating correctly.

Based on the results of the inspection, the description of potential pollutant sources and the pollution prevention and control measures that are identified in this plan shall be revised and modified as appropriate as soon as practicable after such inspection. Modification to control measures shall be implemented in a timely manner, but in no case more than seven (7) calendar days after the inspection.

The operator shall be responsible for documenting inspections and maintaining records. Uncontrolled releases of mud or muddy water or measurable quantities of sediment found off the site shall be recorded with a brief explanation as to the measures taken to prevent future releases as well as any measure taken to clean up the sediment that has left the site. All signed inspection record/logs should be kept on site and made available to the El Paso County or CDPHE personnel upon request.

All temporary and permanent erosion and sediment control facilities shall be maintained and repaired per manufacturer's specifications to assure continued performance of their intended function. Repairs should be completed within 24 to 48 hours. Silt fences may require periodic replacement.

This SWMP shall be viewed as a "living document" that is continuously being reviewed and modified as part of the overall process of evaluating and managing stormwater quality issues at the site. The Qualified Stormwater Manager (QSM) shall amend the SWMP when there is a change in the design, construction, Operations and Maintenance (O&M) of the site which would require the implementation of new or revised CMs, or if the SWMP proves to be ineffective in achieving the general objectives of controlling pollutants in stormwater discharges associated with construction activity, or when CMs are no longer necessary and are removed. The QSM will be sufficiently qualified for the required duties per the ECM Appendix I.5.2.A.

8.0 REFERENCES

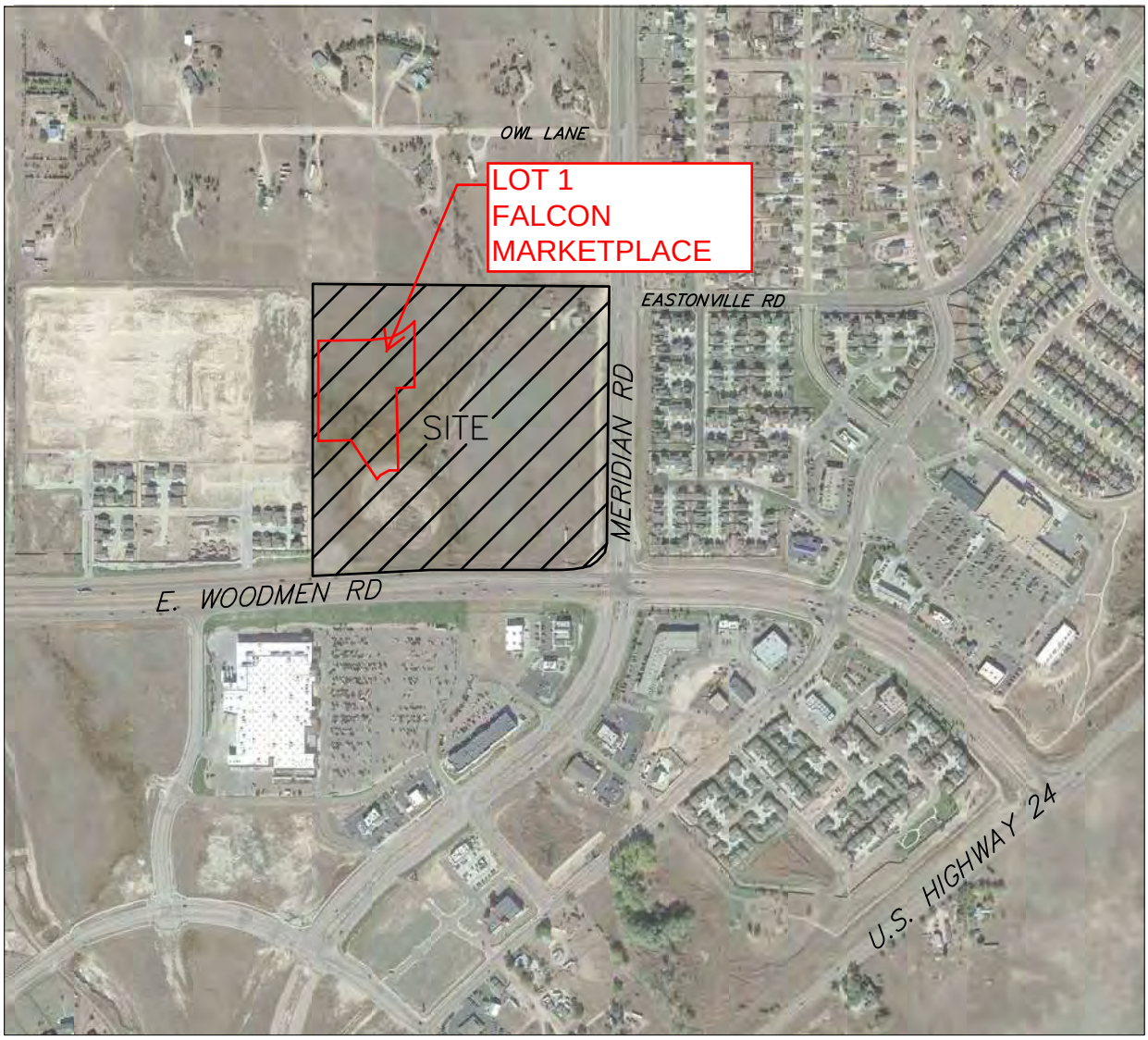
[1] General Permit Application and Stormwater Management Plan Preparation Guidance for Stormwater Discharges Associated with Construction Activities. Prepared by the Colorado Department of Health, Water Quality Control Division. Revised 7/2009.

[2] City of Colorado Springs– Drainage Criteria Manual, Volume 2 "Stormwater Quality Procedures and Control Measures (CMs). November 1, 2002, amended August 10, 2010.

[3] NRCS Web Soil Survey, www.websoilsurvey.nrcs.usda.gov

APPENDIX A

Vicinity Map



Vicinity Map

NTS

FALCON MARKETPLACE
VICINITY MAP

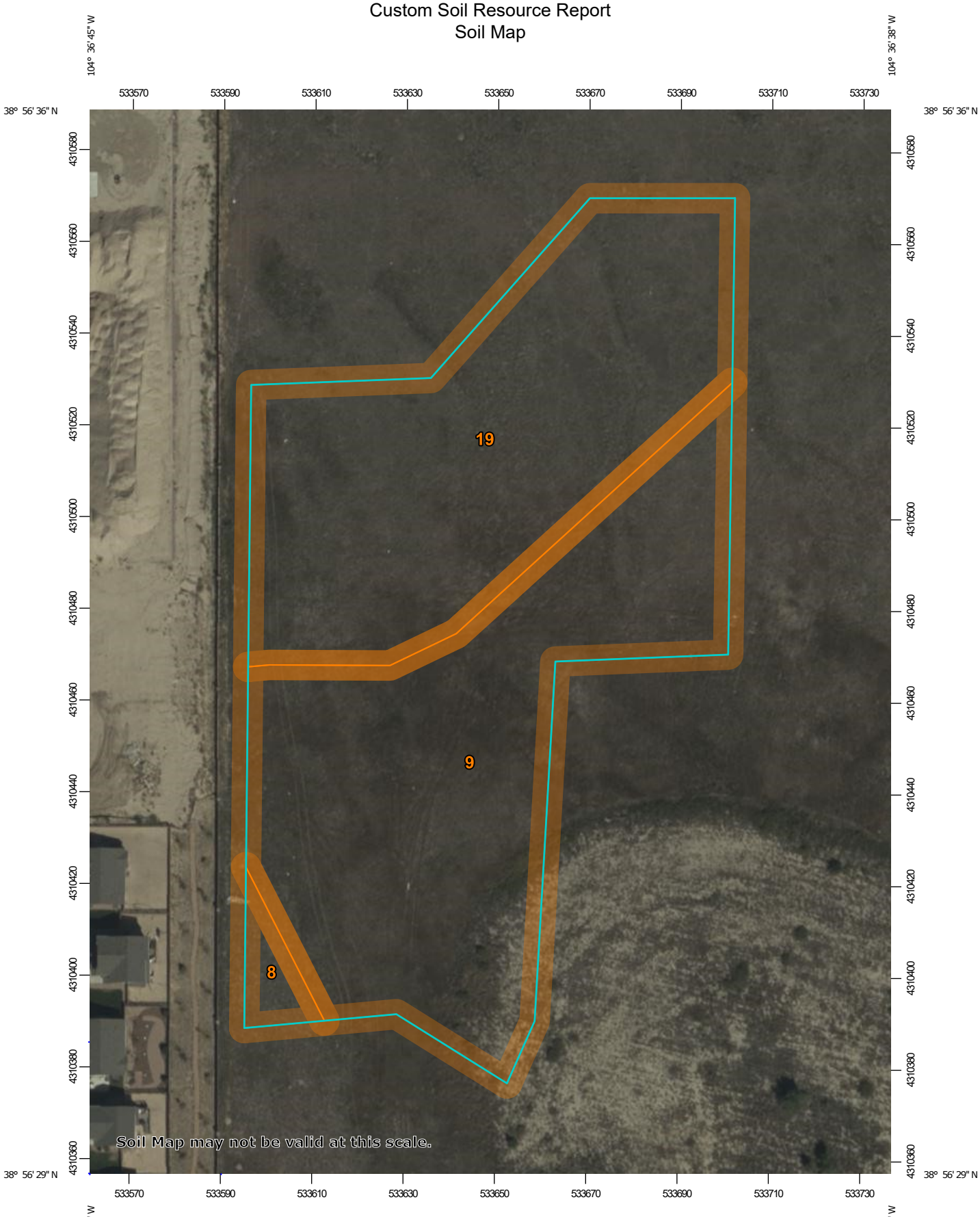
Drexel, Barrell & Co.
Engineers • Surveyors

DATE:	DWG. NO.
11/16/23	VMAP
JOB NO: 20988-13	SHEET 1 OF 1

APPENDIX B

SOILS INFORMATION

Custom Soil Resource Report
Soil Map



Map Scale: 1:1,130 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 15 30 60 90

Feet
0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: El Paso County Area, Colorado
Survey Area Data: Version 20, Sep 2, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 11, 2018—Oct 20, 2018

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
8	Blakeland loamy sand, 1 to 9 percent slopes	0.1	2.2%
9	Blakeland-Fluvaquentic Haplaquolls	1.7	51.1%
19	Columbine gravelly sandy loam, 0 to 3 percent slopes	1.6	46.7%
Totals for Area of Interest		**3.4**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or

landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

El Paso County Area, Colorado

8—Blakeland loamy sand, 1 to 9 percent slopes

Map Unit Setting

National map unit symbol: 369v
Elevation: 4,600 to 5,800 feet
Mean annual precipitation: 14 to 16 inches
Mean annual air temperature: 46 to 48 degrees F
Frost-free period: 125 to 145 days
Farmland classification: Not prime farmland

Map Unit Composition

Blakeland and similar soils: 98 percent
Minor components: 2 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Blakeland

Setting

Landform: Flats, hills
Landform position (three-dimensional): Side slope, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from sedimentary rock and/or eolian deposits derived from sedimentary rock

Typical profile

A - 0 to 11 inches: loamy sand
AC - 11 to 27 inches: loamy sand
C - 27 to 60 inches: sand

Properties and qualities

Slope: 1 to 9 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Available water supply, 0 to 60 inches: Low (about 4.5 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: A
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

Minor Components

Other soils

Percent of map unit: 1 percent

Hydric soil rating: No

Pleasant

Percent of map unit: 1 percent
Landform: Depressions
Hydric soil rating: Yes

9—Blakeland-Fluvaquentic Haplaquolls

Map Unit Setting

National map unit symbol: 36b6
Elevation: 3,500 to 5,800 feet
Mean annual precipitation: 13 to 17 inches
Mean annual air temperature: 46 to 55 degrees F
Frost-free period: 110 to 165 days
Farmland classification: Not prime farmland

Map Unit Composition

Blakeland and similar soils: 60 percent
Fluvaquentic haplaquolls and similar soils: 38 percent
Minor components: 2 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Blakeland

Setting

Landform: Flats, hills
Landform position (three-dimensional): Side slope, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy alluvium derived from arkose and/or eolian deposits derived from arkose

Typical profile

A - 0 to 11 inches: loamy sand
AC - 11 to 27 inches: loamy sand
C - 27 to 60 inches: sand

Properties and qualities

Slope: 1 to 9 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Available water supply, 0 to 60 inches: Low (about 4.5 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: A
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

Description of Fluvaquentic Haplaquolls

Setting

Landform: Swales
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium

Typical profile

H1 - 0 to 12 inches: variable
H2 - 12 to 60 inches: stratified very gravelly sand to loam

Properties and qualities

Slope: 1 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 6.00 in/hr)
Depth to water table: About 0 to 24 inches
Frequency of flooding: Occasional
Frequency of ponding: None
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 6.2 inches)

Interpretive groups

Land capability classification (irrigated): 6w
Land capability classification (nonirrigated): 6w
Hydrologic Soil Group: D
Ecological site: R048AY241CO - Mountain Meadow
Hydric soil rating: Yes

Minor Components

Other soils

Percent of map unit: 1 percent
Hydric soil rating: No

Pleasant

Percent of map unit: 1 percent
Landform: Depressions
Hydric soil rating: Yes

19—Columbine gravelly sandy loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 367p
Elevation: 6,500 to 7,300 feet
Mean annual precipitation: 14 to 16 inches
Mean annual air temperature: 46 to 50 degrees F
Frost-free period: 125 to 145 days
Farmland classification: Not prime farmland

Map Unit Composition

Columbine and similar soils: 97 percent
Minor components: 3 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Columbine

Setting

Landform: Fans, fan terraces, flood plains
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium

Typical profile

A - 0 to 14 inches: gravelly sandy loam
C - 14 to 60 inches: very gravelly loamy sand

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Very low (about 2.5 inches)

Interpretive groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: A
Ecological site: R049XY214CO - Gravelly Foothill
Hydric soil rating: No

Minor Components

Fluvaquentic haplaquolls
Percent of map unit: 1 percent
Landform: Swales
Hydric soil rating: Yes

Other soils
Percent of map unit: 1 percent
Hydric soil rating: No

Pleasant
Percent of map unit: 1 percent
Landform: Depressions
Hydric soil rating: Yes

APPENDIX C

FALCON MARKETPLACE DETENTION MAINTENANCE AGREEMENT

PRIVATE DETENTION BASIN /

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 LG HI FALCON, LLC ("Developer"). The above may occasionally be referred to herein singularly as "Party" or collectively as "Parties."

Recitals

A. 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

B. WHEREAS, Developer desires to plat and develop on the Property a subdivision to be known as FALCON MARKETPLACE; and

C. 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

D. 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

E. 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

F. 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

G. 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

H. WHEREAS, Developer desires to construct for the subdivision two detention basin/stormwater quality BMPs ("detention basin/BMPs") 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/BMPs; and

I. WHEREAS, Developer desires to construct one detention basin/BMP on property that will be platted as Lot 11 and one detention basin/BMP on property that will be platted as Lots 7-10, as indicated on the final plat of the subdivision, and as set forth on Exhibits B and C attached hereto; and

J. WHEREAS, Developer shall be charged with the duties of constructing, operating, maintaining and repairing the detention basin/BMPs on the portions of the Property described in Exhibits B and C; and

K. WHEREAS, it is the County's experience that subdivision developers 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

L. 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 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/BMPs serving this Subdivision due to the Developer's failure to meet its obligations to do the same; and

M. WHEREAS, the County conditions approval of this Subdivision on the Developer's promise to so construct the detention basin/BMPs, and further conditions approval on the Developer'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/BMPs serving this Subdivision; and

N. 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 promises contained herein; and

O. 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 a portion of the Property for the purpose of allowing the County to periodically access, inspect, and, when so necessary, to clean, maintain and/or repair the detention basin/BMPs; and

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 agrees 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 itself and its successors and assigns.

3. Construction: Developer shall construct on those portions of the Property described in Exhibits B and C, attached hereto and incorporated herein by this reference, two detention basin/BMPs. Developer shall not commence construction of the detention basin/BMPs until the El Paso County Planning and Community Development Department (PCD) has approved in writing the plans and specifications for the detention basin/BMPs and this Agreement has been signed by all Parties and returned to the PCD. Developer shall complete construction of the detention basin/BMPs in substantial compliance with the County-approved plans and specifications for the detention basin/BMPs. 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/BMPs 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/BMPs must be completed and inspected by the El Paso County Planning and Community Development Department prior to commencing road construction.

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 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. 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 Developer agrees for itself and its successors and assigns that they will regularly and routinely inspect, clean and maintain the detention basin/BMPs and otherwise keep the same in good repair, all at their own cost and expense. The obligations of the owners of Lots 7-10 under this paragraph shall be joint and several as to the detention basin/BMP constructed across their lots. No trees or shrubs that will impair the structural integrity of the detention basin/BMPs shall be planted or allowed to grow on the detention basin/BMPs.

5. Creation of Easement: Developer hereby grants the County non-exclusive perpetual easements upon and across those portions of the Property described in Exhibits B and C. The purpose of the easements is to allow the County to access, inspect, clean, repair and maintain the detention basin/BMPs; 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/BMPs. Developer further hereby establishes an easement for the benefit of the owners of Lots 7-10 across Lots 7-10 for mutual access to and maintenance and repair of the detention basin/BMP constructed across such lots.

6. County's Rights and Obligations: Any time the County determines, in the sole exercise of its discretion, that the detention basin/BMPs are not properly cleaned, maintained and/or otherwise kept in good repair, the County shall give reasonable notice to the Developer and its successors and assigns that the detention basin/BMPs need to be cleaned, maintained and/or otherwise repaired. The notice shall provide a reasonable time to correct the problems. Should the responsible parties fail to correct the specified problems, the County may enter upon the Property to so correct the specified problems. 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/BMPs.

7. Reimbursement of County's Costs: The Developer agrees and covenants, for itself and its successors and assigns, that it 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/BMPs pursuant to the provisions of this Agreement. The obligations of the owners of Lots 7-10 under this paragraph shall be joint and several as to the detention basin/BMP constructed across their lots.

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 execution of this Agreement is a condition of subdivision approval.

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: Developer agrees, for itself and its 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/BMPs, 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, or its 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/BMPs be suspected or identified as solid waste or petroleum products, hazardous substances or hazardous materials (collectively referred to herein as "hazardous materials"), the Developer 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, 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.

IN WITNESS WHEREOF, the Parties affix their signatures below.

Executed this 21st day of November, 2019, by:

LG HI FALCON, LLC,
a Texas limited liability company

By: LG Capital, LLC,
a Texas limited liability company,
its manager

By: _____
Josh Canafax, authorized signatory

The foregoing instrument was acknowledged before me this 21st day of November, 2019, by Josh Canafax, as authorized signatory of LG Capital, LLC, as manager of LG HI FALCON, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 6/7/2020

_____
Notary Public

NEDRA LEACH
Notary Public, State of Texas
Comm. Expires 06-07-2020
Notary ID 6988708

Executed this 21st day of November, 2012, by:

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

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

The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by _____, Executive Director of El Paso County Planning and Community Development Department.

Witness my hand and official seal.
My commission expires: _____

_____
Notary Public

Approved as to Content and Form:

_____
Assistant County Attorney

EXHIBIT A

LEGAL DESCRIPTION - FALCON MARKETPLACE

A TRACT OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPLE MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, SAID TRACT FURTHER DESCRIBED AS FOLLOWS:

"COMMENCING" AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 1 AND CONSIDERING THE SOUTH LINE OF SAID SOUTHEAST QUARTER IS ASSUMED TO BEAR SOUTH 89°49'00" WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE ALONG SAID SOUTH LINE, SOUTH 89°49'00" WEST, 1324.08 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1;

THENCE ALONG SAID WEST LINE, NORTH 00°26'04" WEST, 187.09 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WOODMEN ROAD, AS DESCRIBED IN THAT DOCUMENT RECORDED UNDER RECEPTION NO. 204062427 OF THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, STATE OF COLORADO, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FIVE (6) COURSES:

(1) NORTH 89°19'51" EAST, 65.69 FEET;

(2) SOUTH 00°40'09" EAST, 90.69 FEET TO A NON-TANGENT CURVE CONCAVE TO THE SOUTH, FROM WHICH THE RADIAL LINE BEARS SOUTH 02°11'54" EAST;

(3) EASTERLY 408.73 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, HAVING A CENTRAL ANGLE OF 02°00'54", A RADIUS OF 11622.00 FEET AND CHORD WHICH BEARS NORTH 88°48'33" EAST, 408.71 FEET;

(4) NORTH 89°49'00" EAST, 594.21 FEET;

(5) NORTH 44°39'52" EAST, 70.52 FEET;

(6) NORTH 89°49'00" EAST, 45.00 FEET TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND AS DESCRIBED IN THAT DOCUMENT RECORDED UNDER RECEPTION NO. 207116129 OF THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, STATE OF COLORADO;

THENCE ALONG SAID TRACT OF LAND THE FOLLOWING TWO (2) COURSES;

(1) NORTH 00°29'16" WEST, 30.00 FEET;

(2) NORTH 89°49'00" EAST, 30.01 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MERIDIAN ROAD;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 00°29'40" WEST, 1137.83 FEET TO THE SOUTH LINE OF FALCON RANCHETTES SUBDIVISION AS DESCRIBED ON THE PLAT THEREOF AS RECORDED UNDER RECEPTION NO. 029878200 OF THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, STATE OF COLORADO ;

THENCE ALONG SAID SOUTH LINE OF FALCON RANCHETTES, SOUTH 89°44'22" WEST, 1292.68 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1;

THENCE ALONG SAID WEST LINE SOUTH 00°26'04" EAST, 1133.99 FEET TO THE "TRUE POINT OF BEGINNING".

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 35.704 ACRES OR 1,555,266 SQUARE FEET, MORE OR LESS.

EXHIBIT B

Lot 11, Falcon Marketplace

DBC
Drexel, Barrell & Co.
Traditional Services, Innovative Solutions Since 1949

1800 38th St. • Boulder, CO 80301 • 303-442-4338 • 303-442-4373 fax
3 South 7th St. • Colorado Springs, CO 80905 • 719-260-0887 • 719-260-8352 fax
710 11th Street, Suite L-45, Greeley, CO 80631 • 970-351-0645

October 31, 2019

DBC Project: 20988-00

LEGAL DESCRIPTION

Lot 11, Proposed Falcon Marketplace Subdivision, El Paso County File SF-19-001

A PARCEL OF LAND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN THAT DOCUMENT RECORDED UNDER RECEPTION NO. 216085936 OF THE RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO, LOCATED IN THE SE1/4 OF THE SE1/4 OF SECTION 1, T13S, R65W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SE1/4 OF THE SE1/4 OF SECTION 1 AND CONSIDERING THE NORTH LINE OF SAID SE1/4 OF THE SE1/4 TO BEAR N89°44'22"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, THENCE S01°25'33E, 866.86 FEET TO THE POINT OF BEGINNING;

THENCE N89°33'56"E, 170.21;

THENCE S31°12'53"E, 42.57 FEET TO A NON-TANGENT POINT OF CURVE CONCAVE TO THE SOUTHEAST, FROM WHICH THE RADIAL LINE BEARS S30°35'52"E;

THENCE 26.53 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF COMPOUND CURVE TO THE LEFT, SAID ARC HAVING A RADIUS OF 110.00 FEET, A CENTRAL ANGLE OF 13°49'03", AND BEING SUBTENDED BY A CHORD THAT BEARS S52°29'36"W, 26.46 FEET;

THENCE 60.15 FEET ALONG THE ARC OF SAID COMPOUND CURVE TO A POINT OF REVERSE CURVE, SAID ARC HAVING A RADIUS OF 96.00 FEET, A CENTRAL ANGLE OF 35°53'50", AND BEING SUBTENDED BY A CHORD THAT BEARS S27°38'10"W, 59.17 FEET;

THENCE 54.98 FEET ALONG THE ARC OF SAID REVERSE CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 74.00 FEET, A CENTRAL ANGLE OF 42°33'56", AND BEING SUBTENDED BY A CHORD THAT BEARS S30°58'13"W, 53.72 FEET;

THENCE S52°15'11"W, 56.81 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE 51.56 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF REVERSE CURVE, SAID ARC HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 49°14'05", AND BEING SUBTENDED BY A CHORD THAT BEARS S27°38'08"W, 49.99 FEET;

THENCE 38.72 FEET ALONG THE ARC OF SAID REVERSE CURVE, SAID ARC HAVING A RADIUS OF 149.00, A CENTRAL ANGLE OF 14°53'15", AND BEING SUBTENDED BY A CHORD THAT BEARS S10°27'43"W, 38.61 FEET;

EXHIBIT C

Lot 7, Lot 8, Lot 9 and Lot 10, Falcon Marketplace

DBC
Drexel, Barrell & Co.
Traditional Services, Innovative Solutions Since 1949

1800 38th St. • Boulder, CO 80301 • 303-442-4338 • 303-442-4373 fax
3 South 7th St. • Colorado Springs, CO 80905 • 719-260-0887 • 719-260-8352 fax
710 11th Street, Suite L-45, Greeley, CO 80631 • 970-351-0645

October 30, 2019

DBC Project: 20988-00

LEGAL DESCRIPTION

Lot 7, Proposed Falcon Marketplace Subdivision, El Paso County File SF-19-001

A PARCEL OF LAND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN THAT DOCUMENT RECORDED UNDER RECEPTION NO. 216085936 OF THE RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO, LOCATED IN THE SE1/4 OF THE SE1/4 OF SECTION 1, T13S, R65W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SE1/4 OF THE SE1/4 OF SECTION 1 AND CONSIDERING THE NORTH LINE OF SAID SE1/4 OF THE SE1/4 TO BEAR N89°44'22"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, THENCE S47°12'15"E, 1347.88 FEET TO THE POINT OF BEGINNING;

THENCE S24°51'42"E, 30.48 FEET;
THENCE N90°00'00"E, 280.99 FEET;
THENCE S00°29'40"E, 188.59 FEET;
THENCE S89°49'00"W, 30.01 FEET;
THENCE S00°29'16"E, 30.00 FEET;
THENCE S89°49'00"W, 45.00 FEET;
THENCE S44°39'52"W, 42.29 FEET;
THENCE S89°49'00"W, 209.37FEET;
THENCE N00°02'12"E, 230.17 FEET;

THENCE N24°51'42"W, 40.77 FEET TO A NON-TANGENT POINT OF CURVE CONCAVE TO THE NORTHWEST, FROM WHICH THE RADIAL LINE BEARS N24°51'42"W; THENCE 20.10 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF BEGINNING, SAID ARC HAVING A RADIUS OF 115.000, A CENTRAL ANGLE OF 10°00'56", AND BEING SUBTENDED BY A CHORD THAT BEARS N60°07'50"E, 20.08 FEET;

CONTAINING 71,580 SQUARE FEET (1.643 ACRES), MORE OR LESS.

JOHN C. DAY PLS 29413
FOR AND ON BEHALF OF
DREXEL, BARRELL & CO.
3 SOUTH 7TH STREET
COLORADO SPRINGS, COLORADO 80905

DBC
Drexel, Barrell & Co.
Traditional Services, Innovative Solutions
Since 1949

1800 38th St. • Boulder, CO 80301 • 303-442-4338 • 303-442-4373 fax
3 South 7th St. • Colorado Springs, CO 80905 • 719-260-0887 • 719-260-8352 fax
710 11th Street, Suite L-45, Greeley, CO 80631 • 970-351-0645

October 30, 2019

DBC Project: 20988-00

LEGAL DESCRIPTION

Lot 8, Proposed Falcon Marketplace Subdivision, El Paso County File SF-19-001

A PARCEL OF LAND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN THAT DOCUMENT RECORDED UNDER RECEPTION NO. 216085936 OF THE RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO, LOCATED IN THE SE1/4 OF THE SE1/4 OF SECTION 1, T13S, R65W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SE1/4 OF THE SE1/4 OF SECTION 1 AND CONSIDERING THE NORTH LINE OF SAID SE1/4 OF THE SE1/4 TO BEAR N89°44'22"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, THENCE S38°54'55"E, 1203.47 FEET TO THE POINT OF BEGINNING;

THENCE N90°00'00"E, 167.31 FEET TO A POINT OF CURVE TO THE LEFT;
THENCE 49.90 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 24°51'42", AND BEING SUBTENDED BY A CHORD THAT BEARS N77°34'09"E, 49.51 FEET;

THENCE S24°51'42"E, 40.77 FEET;
THENCE S00°02'12"W, 230.17 FEET;
THENCE S89°49'00"W, 232.65 FEET;
THENCE N00°00'00"E, 257.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 59,818 SQUARE FEET (1.373 ACRES), MORE OR LESS.

JOHN C. DAY PLS 29413
FOR AND ON BEHALF OF
DREXEL, BARRELL & CO.
3 SOUTH 7TH STREET
COLORADO SPRINGS, COLORADO 80905

DBC
Drexel, Barrell & Co.
Traditional Services, Innovative Solutions Since 1949

1800 38th St. • Boulder, CO 80301 • 303-442-4338 • 303-442-4373 fax
3 South 7th St. • Colorado Springs, CO 80905 • 719-260-0887 • 719-260-8352 fax
710 11th Street, Suite L-45, Greeley, CO 80631 • 970-351-0645

October 30, 2019

DBC Project: 20988-00

LEGAL DESCRIPTION

Lot 9, Proposed Falcon Marketplace Subdivision, El Paso County File SF-19-001

A PARCEL OF LAND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN THAT DOCUMENT RECORDED UNDER RECEPTION NO. 216085936 OF THE RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO, LOCATED IN THE SE1/4 OF THE SE1/4 OF SECTION 1, T13S, R65W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SE1/4 OF THE SE1/4 OF SECTION 1 AND CONSIDERING THE NORTH LINE OF SAID SE1/4 OF THE SE1/4 TO BEAR N89°44'22"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, THENCE S27°48'48"E, 1058.70 FEET TO THE POINT OF BEGINNING;

THENCE N90°00'00"E, 262.00 FEET;
THENCE S00°00'00"E, 257.25 FEET;
THENCE S89°49'00"W, 172.07 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE 89.93 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 11642.00 FEET, A CENTRAL ANGLE OF 00°26'33", AND BEING SUBTENDED BY A CHORD THAT BEARS S89°35'43"W, 89.93 FEET; THENCE N00°00'00"W, 258.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 67,520 SQUARE FEET (1.550 ACRES), MORE OR LESS.

JOHN C. DAY PLS 29413
FOR AND ON BEHALF OF
DREXEL, BARRELL & CO.
3 SOUTH 7TH STREET
COLORADO SPRINGS, COLORADO 80905

DBC
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710 11th Street, Suite L-45, Greeley, CO 80631 • 970-351-0645

October 30, 2019

DBC Project: 20988-00

LEGAL DESCRIPTION

Lot 10, Proposed Falcon Marketplace Subdivision, El Paso County File SF-19-001

A PARCEL OF LAND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN THAT DOCUMENT RECORDED UNDER RECEPTION NO. 216085936 OF THE RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO, LOCATED IN THE SE1/4 OF THE SE1/4 OF SECTION 1, T13S, R65W OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SE1/4 OF THE SE1/4 OF SECTION 1 AND CONSIDERING THE NORTH LINE OF SAID SE1/4 OF THE SE1/4 TO BEAR N89°44'22"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, THENCE S16°22'05"E, 975.95 FEET TO THE POINT OF BEGINNING;

THENCE N90°00'00"E, 218.96 FEET;
THENCE S00°00'00"E, 258.44 FEET TO A NON-TANGENT POINT OF CURVE CONCAVE TO THE SOUTH, FROM WHICH THE RADIAL LINE BEARS S00°37'33"E;

THENCE 262.24 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 11642.00 FEET, A CENTRAL ANGLE OF 01°17'26", AND BEING SUBTENDED BY A CHORD THAT BEARS S88°43'44"W, 262.24 FEET; THENCE N23°37'18"W, 26.91 FEET;
THENCE N00°00'00"W, 185.60 TO A POINT OF CURVE TO THE RIGHT;

THENCE 84.82 FEET ALONG THE ARC OF SAID CURVE TO POINT TANGENT AND THE POINT OF BEGINNING, SAID ARC HAVING A RADIUS OF 54.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND BEING SUBTENDED BY A CHORD THAT BEARS N45°00'00"E, 76.37 FEET.

CONTAINING 70,479 SQUARE FEET (1.618 ACRES), MORE OR LESS.

JOHN C. DAY PLS 29413
FOR AND ON BEHALF OF
DREXEL, BARRELL & CO.
3 SOUTH 7TH STREET
COLORADO SPRINGS, COLORADO 80905

WRITTEN CONSENT OF THE MANAGER
OF LG CAPITAL, LLC (the "Company")

The undersigned, being the manager of LG CAPITAL, LLC, a Texas limited liability company (the "Company"), hereby adopts the following resolutions by signing this Written Consent.

RESOLVED, that the persons listed on the attached Annex are designated as authorized persons and/or named as officers, directly on behalf of the Company, to take any and all actions, and to execute any and all documents and agreements necessary or advisable in order for the Company to conduct its business in the ordinary course of its operations, such documents to be in such form as such authorized person may approve on the Company's behalf, such approval to be conclusively evidenced by the due execution thereof, and such authorized persons being granted the power and authority to act in the premises as fully and to all intents and purposes as the Company might or could do if a person having the authority to bind the Company was personally present. The persons listed shall only have the authority to take such actions as may be limited by the description adjacent their name on the attached Annex. The authority granted to such listed person shall automatically terminate on the date such person is no longer employed by the Company or an affiliate thereof.

RESOLVED, that any and all actions taken by the persons listed on the attached Annex, for and on behalf of the Company, on or prior to the date of this Written Consent be, and the same hereby are, in all respects ratified, confirmed, approved and adopted as acts of the Company.

The undersigned, by signing this Written Consent, waives notice of the time, place and purpose of any special meeting to conduct the business described herein and consents to the transaction of such business and the same shall have the same force and effect as a vote by the undersigned at a properly called and convened special meeting of the Company.

APPROVED as of this 20th day of August, 2018.

Leon Capital Partners, LLC, Manager

Rob Pivnick, General Counsel

ANNEX

Individual	Title/Officer	Limitations to Authority
Fernando de Leon	Chief Executive Officer	No limitations; full authority.
Rob Pivnick	General Counsel	No limitations; full authority.
Josh Canafax	Director of Investments	Authority for all investment and financing (including capital, loan, guaranty and entity documentation) related decisions.
Jake Walker	Chief Operating Officer, Managing Director	Authority for all operational aspects, including by way of example, banking, payroll, policies, planning, logistics and procurement, operational policy and implementation, strategy, third party relations, management of support services (e.g., HR, IT, etc.); and Authority for the Company's acquisition, development, asset management and disposition related to real estate deals sourced by such individual only; authority for all aspects related to the Company's self-storage related operations.
Will Tolliver	Managing Director	Authority for the Company's acquisition, development, investment, financing (including capital, loan, guaranty and entity documentation), asset management and disposition of retail properties only.
Jesus Araiza	Managing Director	Authority for the Company's acquisition, development, investment, financing (including capital, loan, guaranty and entity documentation), asset management and disposition of retail properties only.
David Cocanougher	Managing Director	Authority for the Company's acquisition, development, investment, financing (including capital, loan, guaranty and entity documentation), asset management and disposition of MF properties only.
Adam Lentz	Managing Director	Authority for the Company's acquisition, development, investment, financing (including capital, loan, guaranty and entity documentation), asset management and disposition of self-storage properties only.
Aaron Ketchand	Managing Director	Authority for the Company's acquisition, development, investment, financing (including capital, loan, guaranty and entity documentation), asset management and disposition of single family development projects only.
Blake Schroeder	Director of Multifamily Development	Authority for the Company's investment, financing (including capital, loan, guaranty and entity documentation), asset management and disposition of MF properties only.
Matt Wiggins	Senior Director of Finance & Accounting	Authority for all finance and accounting aspects, including by way of example, reporting, tax returns, banking, cash management and reconciliation, financial statements & reporting, financial management and forecasting, budgeting, audits; authority to execute loan documents for all properties and organizational documents for all entities.
Scott Parr	Director of Finance & Accounting	Authority for select finance and accounting aspects, limited to tax returns, banking, cash management and reconciliation, budgeting.
Chance Taylor	Vice President of Asset Management	Authority for asset management of multifamily assets only.
Ryan Griffin	Director of Leasing	Authority for leasing related aspects only.
James Stone	Director, Single Tenant Division	Authority for the Company's acquisition and investment of retail properties only.
Monica Marino	Executive Assistant	Authority for procurement of third party services for the Company.

All individuals detailed above have the authority and duties that are normally associated with the title, if any, adjacent to their name and may conduct business operations of the Company as aforesaid in the name of such title or as "Authorized Signatory."

APPENDIX D

SITE MAP

LOT 1A, FALCON MARKETPLACE

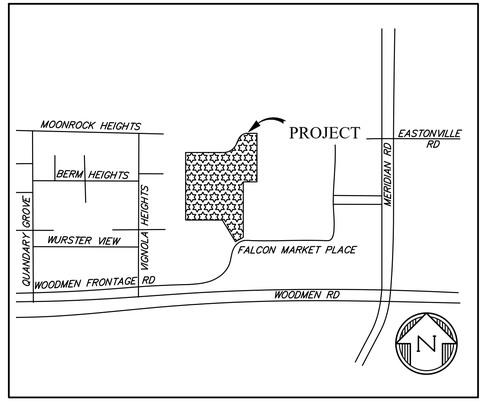
7520 FALCON MARKETP LACE

EL PASO COUNTY, COLORADO

GRADING & EROSION CONTROL DOCUMENTS

STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON–SITE OR OFF SITE WATERS, INCLUDING WETLANDS.
2. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
3. A SEPARATE STORMWATER MANAGEMENT PLAN (SMWP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON–SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
4. ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL BMPS AS INDICATED ON THE GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
5. CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
6. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
7. TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
8. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE–DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
9. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
10. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE–EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
11. COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
12. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF–SITE.
13. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
14. DURING DEWATERING OPERATIONS, UNCONTAMINATED GROUNDWATER MAY BE DISCHARGED ON–SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
17. WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF–SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF–SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
19. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
20. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON–SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.



VICINITY MAP

NTS

21. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ON–SITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
22. BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ON–SITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
24. OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.), IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
26. PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
27. A WATER SOURCE SHALL BE AVAILABLE ON–SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
28. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY RMG–ROCKY MOUNTAIN GROUP, DATED SEPTEMBER 26, 2022 AND SHALL BE CONSIDERED A PART OF THESE PLANS
29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1)ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN(SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
WATER QUALITY CONTROL DIVISION
WQCD – PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246–1530
ATTN: PERMITS UNIT

DESIGN ENGINEER'S STATEMENT

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.

12/17/2023

KATHERINE VARNUM — DATE
P.E.# 53459

OWNER'S STATEMENT

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

12/18/2023

OWNER — DATE
Benjamin Booker - Goodwill of Colorado

EL PASO COUNTY

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/ OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/ OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL, AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

JOSHUA PALMER, P.E. — DATE
COUNTY ENGINEER/ECM ADMINISTRATOR

SHEET INDEX

PPR–236

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers • Surveyors
101 SAHWATCH ST., SUITE 100
COLORADO SPGS, COLORADO 80903
CONTACT: TIM D. McCONNELL, P.E.
(719)260-0887
COLORADO SPRINGS • LAFAYETTE

CLIENT:

EVERGREEN MERIDIAN & WOODMEN, LLC
2390 E CAMELBACK RD,
SUITE #410
PHOENIX, AZ 85016

GRADING & EROSION CONTROL PLANS FOR:
LOT 1A, FALCON MARKETPLACE
7520 FALCON MARKET PLACE
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	09/18/2023
REVISED	12/17/2023

DESIGNED BY:	KGV
DRAWN BY:	CGH
CHECKED BY:	TDM
FILE NAME:	20988–ECCV

COLORADO LICENSED
KATHERINE G. VARNUM
53459
12-17-23
PROFESSIONAL ENGINEER

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

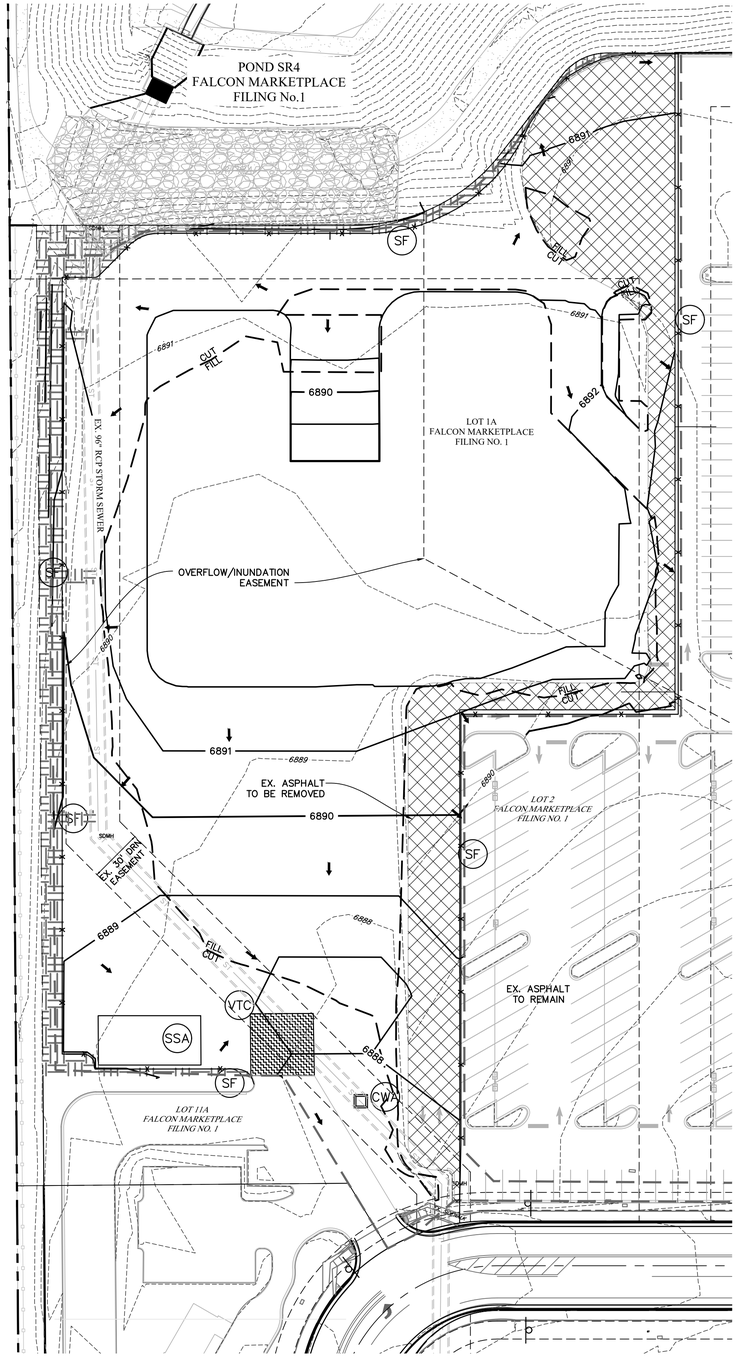
DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

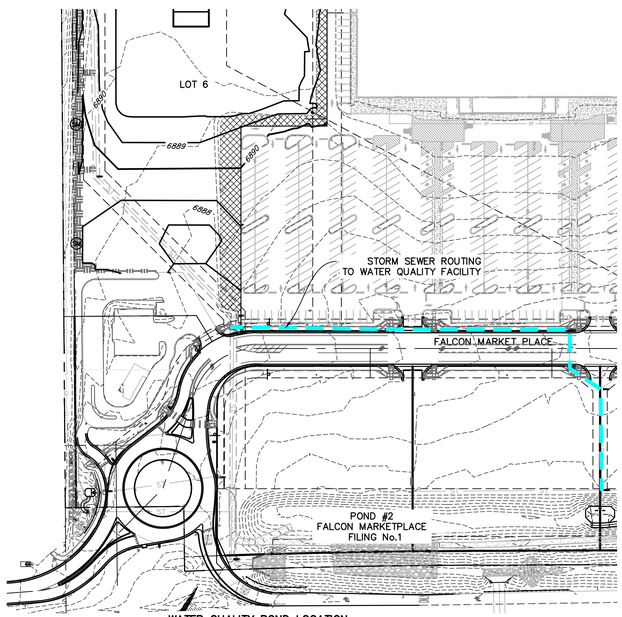
COVER SHEET

PROJECT NO. 20988–13CSCV

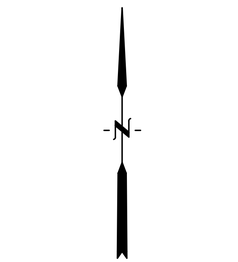
DRAWING NO.

CV





WATER QUALITY POND LOCATION
SCALE: 1"=100'



SCALE: 1"=40'

LEGEND

- PROPOSED INTERMEDIATE CONTOUR 5522
- PROPOSED INDEX CONTOUR 5520
- EX INTERMEDIATE CONTOUR 5364
- EX INDEX CONTOUR 5365
- DIRECTION OF FLOW .....
- HIGH POINT ..... HP
- LOW POINT ..... LP
- PROPOSED INLET .....
- PROPOSED MANHOLE .....
- PROJECT BOUNDARY/PROPERTY LINE .....
- ROW .....
- LIMITS OF DISTURBANCE/ CONSTRUCTION SITE BOUNDARY .....
- EX. ASPHALT TO BE REMOVED .....
- CUT/FILL LINE ..... CUT / FILL
- FINAL SEEDING/MULCHING ..... SM
- INTERIM INLET PROTECTION ..... IP
- INITIAL/INTERIM SILT FENCE ..... SF
- INITIAL/INTERIM CONCRETE WASHOUT AREA ..... CWA
- INITIAL/INTERIM VEHICLE TRACKING CONTROL ..... VTC
- INITIAL/INTERIM STABILIZED STAGING AREA ..... SSA

NOTES:

1. WASTE DISPOSAL BIN LOCATIONS ARE TBD AND WILL BE ADDED TO THE SWMP ONCE DETERMINED BY THE CONTRACTOR.
2. ONSITE LOCATION OF THE SWMP IS TBD AND WILL BE ADDED TO THE SWMP ONCE DETERMINED BY THE CONTRACTOR.
3. THE NEED FOR DEWATERING IS NOT ANTICIPATED. IN THE EVENT THAT DEWATERING BECOMES NECESSARY THE CONTRACTOR, WITH INPUT FROM THE COUNTY STORMWATER INSPECTOR, WILL DESIGN THE LOCATIONS OF DIVERSION, PUMP & DISCHARGES.
4. SITE HAS BEEN RECENTLY OVERLOT GRADED AND RESEEDED. VEGETATION COVERAGE IS CURRENTLY SPARSE GRASSES.
5. NO BATCH PLANTS WILL BE UTILIZED ONSITE
6. THE SITE IS NOT WITHIN 50FT OF ANY SURFACE WATERS

811 Know what's **below.** **Call** before you dig.

CALL 3–BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

PPR–236

PREPARED BY:

DREXEL, BARRELL & CO.
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COLORADO SPGS, COLORADO 80903
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CLIENT:

EVERGREEN
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WOODMEN, LLC
2390 E CAMELBACK RD,
SUITE #410
PHOENIX, AZ 85016

GRADING & EROSION CONTROL PLANS FOR:

LOT 1A, FALCON MARKETPLACE

7520 FALCON MARKET PLACE
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	09/18/2023
REVISED	12/17/2023

DESIGNED BY:	KGV
DRAWN BY:	CGH
CHECKED BY:	TDM
FILE NAME:	20988-EC2

COLORADO LICENSED
KATHERINE G. VARNI
53459
12-17-23
PROFESSIONAL ENGINEER

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

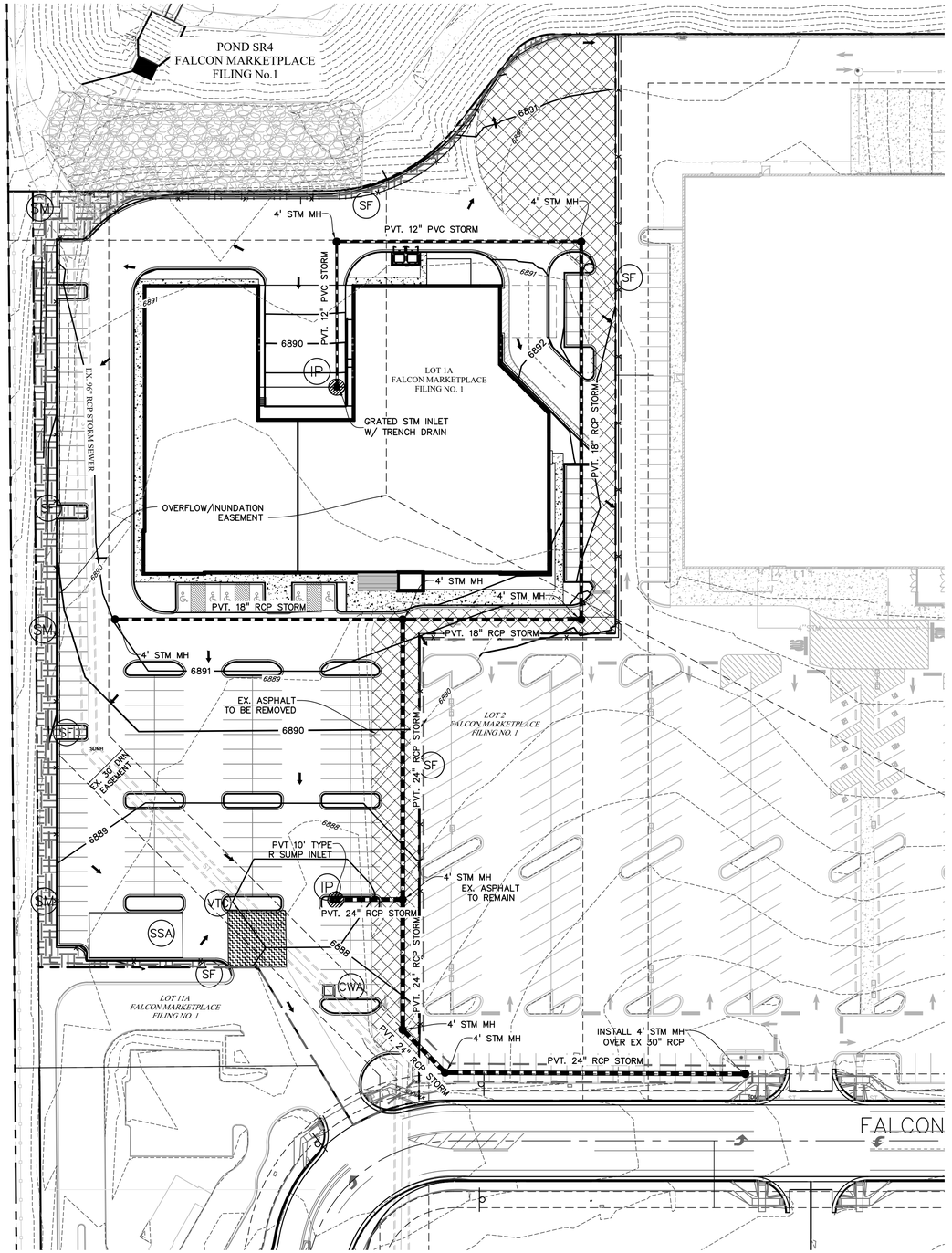
DRAWING SCALE:
HORIZONTAL: 1"=40'
VERTICAL: N/A

INITIAL GRADING & EROSION CONTROL PLAN

PROJECT NO. 20988-13CSCV

DRAWING NO.

EC1



40 20 0 40 80

SCALE: 1"=40'

LEGEND

- PROPOSED INTERMEDIATE CONTOUR 5522
- PROPOSED INDEX CONTOUR 5520
- EX INTERMEDIATE CONTOUR 5364
- EX INDEX CONTOUR 5365
- DIRECTION OF FLOW .....
- HIGH POINT ..... HP
- LOW POINT ..... LP
- PROPOSED INLET .....
- PROPOSED MANHOLE .....
- PROJECT BOUNDARY/PROPERTY LINE .....
- ROW .....
- LIMITS OF DISTURBANCE/ CONSTRUCTION SITE BOUNDARY .....
- EX. ASPHALT TO BE REMOVED .....
- CUT/FILL LINE ..... CUT / FILL
- FINAL SEEDING/MULCHING ..... SM
- INTERIM INLET PROTECTION ..... IP
- INITIAL/INTERIM SILT FENCE ..... SF
- INITIAL/INTERIM CONCRETE WASHOUT AREA ..... CWA
- INITIAL/INTERIM VEHICLE TRACKING CONTROL ..... VTC
- INITIAL/INTERIM STABILIZED STAGING AREA ..... SSA

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PPR-236

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PROFESSIONAL ENGINEER

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: 1"=40'
VERTICAL: N/A

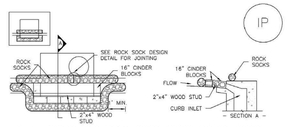
INTERIM/FINAL GRADING & EROSION CONTROL PLAN

PROJECT NO. 20988-13CSCV

DRAWING NO.

EC2

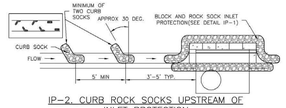
SHEET: 3 OF 5



IP-1, BLOCK AND ROCK SOCK SUMP OR ON GRADE INLET PROTECTION

BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES

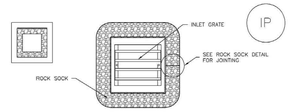
1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. CONCRETE "CINDER" BLOCKS SHALL BE LAID ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.
3. GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINTED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.



IP-2, CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES

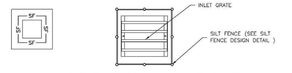
1. SEE ROCK SOCK DESIGN DETAIL INSTALLATION REQUIREMENTS.
2. PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.
3. SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5 FEET APART.
4. AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON-GRADE INLETS.



IP-3, ROCK SOCK SUMP/AREA INLET PROTECTION

ROCK SOCK SUMP/AREA INLET PROTECTION INSTALLATION NOTES

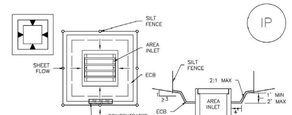
1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.



IP-4, SILT FENCE FOR SUMP INLET PROTECTION

SILT FENCE INLET PROTECTION INSTALLATION NOTES

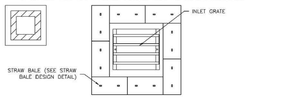
1. SEE SILT FENCE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.
3. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF SILT FENCE FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.



IP-5, OVEREXCAVATION INLET PROTECTION

OVEREXCAVATION INLET PROTECTION INSTALLATION NOTES

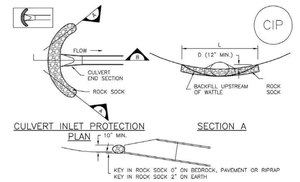
1. THIS FORM OF INLET PROTECTION IS PRIMARILY APPLICABLE FOR SITES THAT HAVE NOT YET REACHED FINAL GRADE AND SHOULD BE USED ONLY FOR INLETS WITH A RELATIVELY SMALL CONTRIBUTING DRAINAGE AREA.
2. WHEN USING FOR CONCENTRATED FLOWS, SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION OF FLOW.
3. SEDIMENT MUST BE PERIODICALLY REMOVED FROM THE OVEREXCAVATED AREA.



IP-6, STRAW BALE FOR SUMP INLET PROTECTION

STRAW BALE BARRIER INLET PROTECTION INSTALLATION NOTES

1. SEE STRAW BALE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. BALES SHALL BE PLACED IN A SINGLE ROW AROUND THE INLET WITH ENDS OF BALES TIGHTLY ABUTTING ONE ANOTHER.



CULVERT INLET PROTECTION PLAN

SECTION A

SECTION B

CIP-1, CULVERT INLET PROTECTION

CULVERT INLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   -LOCATION OF CULVERT INLET PROTECTION.
2. SEE ROCK SOCK DESIGN DETAIL FOR ROCK GRADATION REQUIREMENTS AND JOINTING DETAIL.

CULVERT INLET PROTECTION MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF THE CULVERT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS & THE HEIGHT OF THE ROCK SOCK.
5. CULVERT INLET PROTECTION SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

GENERAL INLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   -LOCATION OF INLET PROTECTION.
   -TYPE OF INLET PROTECTION (IP.1, IP.2, IP.3, IP.4, IP.5, IP.6)
2. INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INLET CONSTRUCTION OR PAVING IS COMPLETE (TYPICALLY WITHIN 48 HOURS). IF A RAINFALL/RUNOFF EVENT IS FORECAST, INSTALL INLET PROTECTION PRIOR TO ONSET OF EVENT.
3. MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

INLET PROTECTION MAINTENANCE NOTES

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3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, A DEPTH OF 6" WHEN SILT FENCE IS USED, OR ¼ OF THE HEIGHT FOR STRAW BALES.
5. INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
6. WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF INLET PROTECTION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY PROPRIETARY INLET PROTECTION METHODS ON THE MARKET. UDFCD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY INLET PROTECTION; HOWEVER, IN THE EVENT PROPRIETARY INLET PROTECTION IS USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

NOTE: SOME MUNICIPALITIES DISCOURAGE OR PROHIBIT THE USE OF STRAW BALES FOR INLET PROTECTION; CHECK WITH LOCAL JURISDICTION TO DETERMINE IF STRAW BALE INLET PROTECTION IS ACCEPTABLE.

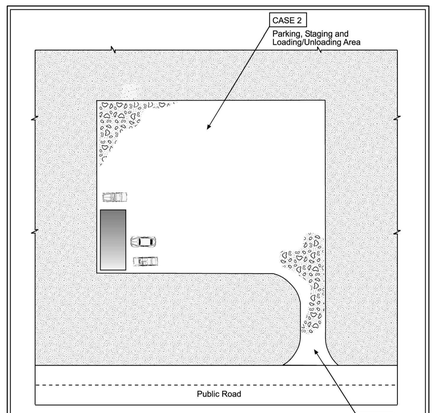


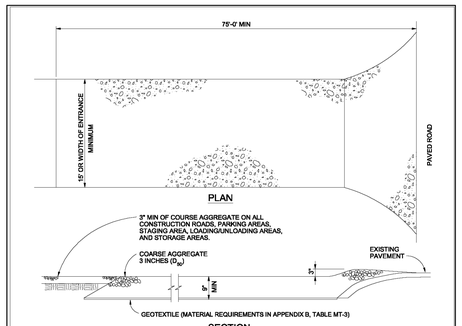
Table VT-1

	Case 1	Case 2
Gravel Thickness	9"	3"
Filter Fabric	YES	NO

City of Colorado Springs
Storm Water Quality

Figure VT-1
Vehicle Tracking
Application Examples

DENM\153722.CS.CB\FigVT-1/9-99



VEHICLE TRACKING
NTS

VEHICLE TRACKING NOTES

INSTALLATION REQUIREMENTS

1. ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION BEGINNING.
2. CONSTRUCTION ENTRANCES ARE TO BE BUILT WITH AN APRON TO ALLOW FOR TURNING TRAFFIC, BUT SHOULD NOT BE BUILT OVER EXISTING PAVEMENT EXCEPT FOR A SLIGHT OVERLAP.
3. AREAS TO BE STABILIZED ARE TO BE PROPERLY GRADED AND COMPACTED PRIOR TO LAYING DOWN GEOTEXTILE AND STONE.
4. CONSTRUCTION ROADS, PARKING AREAS, LOADING/UNLOADING ZONES, STORAGE AREAS, AND STAGING AREAS ARE TO BE STABILIZED.
5. CONSTRUCTION ROADS ARE TO BE BUILT TO CONFORM TO SITE GRADES, BUT SHOULD NOT HAVE SIDE SLOPES OR ROAD GRADES THAT ARE EXCESSIVELY STEEP.

MAINTENANCE REQUIREMENTS

1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.
2. STONES ARE TO BE REAPPLIED PERIODICALLY AND WHEN REPAIR IS NECESSARY.
3. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SHOVELING OR SWEEPING. SEDIMENT IS NOT TO BE WASHED DOWN STORM SEWER DRAINS.
4. STORM SEWER INLET PROTECTION IS TO BE IN PLACE, INSPECTED, AND CLEANED IF NECESSARY.
5. OTHER ASSOCIATED SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED TO ENSURE GOOD WORKING CONDITION.

City of Colorado Springs
Stormwater Quality

Figure VT-2
Vehicle Tracking
Application Examples

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12-17-23
PROFESSIONAL ENGINEER

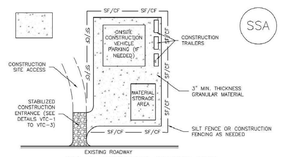
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

GRADING & EROSION CONTROL DETAILS

PROJECT NO. 20988-13CSCV
DRAWING NO.
DT1
SHEET: 4 OF 5

Stabilized Staging Area (SSA) SM-6



SSA-1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   -LOCATION OF STAGING AREA(S).
   -CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

SM-6 Stabilized Staging Area (SSA)

STABILIZED STAGING AREA MAINTENANCE NOTES

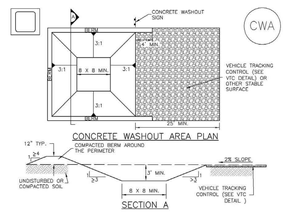
5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
6. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

Concrete Washout Area (CWA) MM-1



CWA-1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   -CWA INSTALLATION LOCATION.
2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY, DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (18 MIL MIN. THICKNESS) OR SURFACE LINED CONCRETE WASHOUT AREA. PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

MM-1 Concrete Washout Area (CWA)

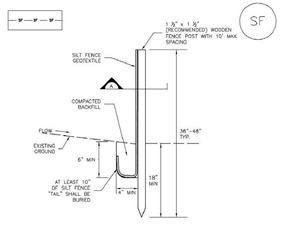
CWA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. WASTE CONCRETE MATERIALS ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD).

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

Silt Fence (SF) SC-1



SF-1. SILT FENCE

SC-1 Silt Fence (SF)

SILT FENCE INSTALLATION NOTES

1. SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2–5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.
2. A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.
3. COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
4. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.
5. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.
6. AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J-HOOK". THE "J-HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' – 20').
7. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

SILT FENCE MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".
5. REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
6. SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.
7. WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

NOTES:

1. WASTE DISPOSAL BIN LOCATIONS ARE TBD AND WILL BE ADDED TO THE SWMP ONCE DETERMINED BY THE CONTRACTOR.
2. ONSITE LOCATION OF THE SWMP IS TBD AND WILL BE ADDED TO THE SWMP ONCE DETERMINED BY THE CONTRACTOR.
3. THE NEED FOR DEWATERING IS NOT ANTICIPATED. IN THE EVENT THAT DEWATERING BECOMES NECESSARY THE CONTRACTOR, WITH INPUT FROM THE COUNTY STORMWATER INSPECTOR, WILL DESIGN THE LOCATIONS OF DIVERSION, PUMP & DISCHARGES.

TEMPORARY SEEDING NOTES

1. SOIL IS TO BE CONDITIONED FOR PLANT GROWTH BY APPLYING TOPSOIL, FERTILIZER OR LIME.
2. SOIL IS TO BE TILLED IMMEDIATELY PRIOR TO APPLYING SEEDS. COMPACT SOILS ESPECIALLY NEED TO BE LOOSENED.
3. SEEDBED DEPTH IS TO BE 4 INCHES FOR SLOPES FLATTER THAN 2:1 AND 1 INCH FOR SLOPES STEEPER THAN 2:1.
4. ANNUAL GRASSES LISTED IN THE TABLE BELOW ARE TO BE USED FOR TEMPORARY SEEDING. SEED MIXES ARE NOT TO CONTAIN ANY NOXIOUS WEED SEEDS INCLUDING RUSSIAN OR CANADIAN THISTLE, KNAPWEED, PURPLE LOOSESTRIFE, EUROPEAN BINDWEED, JOHNSON GRASS, AND LEAFY SPURGE.
5. THE TABLE BELOW ALSO PROVIDES REQUIREMENTS FOR SEEDING RATES, SEEDING DATES, AND PLANTING DEPTHS FOR THE APPROVED TYPES OF ANNUAL GRASSES.
6. SEEDING IS TO BE APPLIED USING MECHANICAL TYPE DRILLS EXCEPT WHERE SLOPES ARE STEEP OR ACCESS IS LIMITED THEN HYDRAULIC SEEDING MAY BE USED.
7. ALL SEEDED AREAS ARE TO BE MULCHED.
8. IF HYDRAULIC SEEDING IS USED THEN HYDRAULIC MULCHING SHALL BE DONE SEPARATELY TO AVOID SEEDS BECOMING ENCAPSULATED IN THE MULCH.

MULCHING NOTES

INSTALLATION REQUIREMENTS

1. MATERIAL USED FOR MULCH CAN BE CERTIFIED CLEAN, WEED–AND SEED–FREE LONG STEMMED FIELD OR MARSH HAY, OR STRAW OF OATS, BARLEY, WHEAT, RYE, OR TRITICALE CERTIFIED BY THE COLORADO DEPARTMENT OF AGRICULTURE WEED FREE FORAGE CERTIFICATION PROGRAM.
2. HYDRAULIC MULCHING MATERIAL SHALL CONSIST OF VIRGIN WOOD FIBER MANUFACTURED FROM CLEAN WHOLE WOOD CHIPS. WOOD CHIPS CANNOT CONTAIN ANY GROWTH OR GERMINATION INHIBITORS OR BE PRODUCED FROM RECYCLED MATERIAL.
3. MULCH IS TO BE APPLIED EVENLY AT A RATE OF 2 TONS PER ACRE.
4. MULCH IS TO BE ANCHORED EITHER BY CRIMPING (TUCKING MULCH FIBERS 4 INCHES INTO THE SOIL), USING NETTING (USED ON SMALL AREAS WITH STEEP SLOPES) OR WITH A TACKIFIER.
5. HYDRAULIC MULCHING AND TACKIFIERS ARE NOT TO BE USED IN THE PRESENCE OF FREE SURFACE WATER.

MAINTENANCE REQUIREMENTS

6. REGULAR INSPECTIONS ARE TO BE MADE OF ALL MULCHED AREAS.
7. MULCH IS TO BE REPLACED IMMEDIATELY IN THOSE AREAS IT HAS BEEN REMOVED, AND IF NECESSARY THE AREA SHOULD BE RESEEDED.

SEEDING PLAN

NATIVE SEEDING MIX

SOIL PREPARATION, FERTILIZER, SEEDING, MULCHING AND MULCH TACKIFIER WILL BE REQUIRED FOR DISTURBED AREAS EXCLUDING THE RIGHT–OF–WAYS.

THE FOLLOWING TYPES AND RATES SHALL BE USED:

COMMON NAME	SCIENTIFIC NAME	LBS PLS/ACRE
SAND BLUESTEM V. ELIDA	ANDROPOGON HALLII	2.0
WESTERN WHEATGRASS V. ARRIBA	PASCOPYRUM SMITHII	7.0
SIDEOATS GRAMA V. VAUGHN	BOUTELOUA CURTIPENDULA	4.0
GALLETA V. VIVA (CARYOPSIS)	HILARIA JAMESII	1.0
LITTLE BLUESTEM V. PASTURA	SCHIZACHYRIUM SCOPARIUM	3.0
PRARIE SANDREED V. GASHEN	CALAMOVILFA LONGIFOLIA	2.0
SWITCHGRASS V. NEBR 28	PANICUM VIRGATUM	1.0
BLANKETFLOWER	GAILLARDIA ARISTATA	1.0
PRARIE CONEFLOWER	RATIBIDA COLUMINIFERA	0.5
BLUE FLAX	LINUM LEWISII	1.0
OATS	AVENA SATIVA	3.0
WINTER WHEAT	TRITICUM AESTIVUM	3.0
TOTAL/POUNDS/ACRE		28.5

FERTILIZER	RATE PER ACRE
NITROGEN	27
PHOSPHORUS (P205)	69

SEEDING APPLICATION: DRILL SEED 0.25"–0.5" INTO TOPSOIL. AREA NOT ACCESSIBLE TO A DRILL SEEDER AND SLOPES STEEPER THAN 2:1 SHALL BE HAND BROADCAST AT DOUBLE THE ABOVE SEED RATE AND RAKED AT 1/4 TO 1/2 INTO THE TOPSOIL.

MULCHING APPLICATION: 1 1/2 TONS CERTIFIED WEED FREE NATIVE HAY PER ACRE MECHANICALLY CRIMED IN TOPSOIL IN COMBINATION WITH AN ORGANIC MULCH TACKIFIER.

811 Know what's **below.** **Call** before you dig.

CALL 3–BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

PPR–236

PREPARED BY:

DREXEL, BARRELL & CO.
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101 SAHWATCH ST., SUITE 100
COLORADO SPGS, COLORADO 80903
CONTACT: TIM D. McCONNELL, P.E.
(719)260-0887
COLORADO SPRINGS • LAFAYETTE

CLIENT:

EVERGREEN MERIDIAN & WOODMEN, LLC
2390 E CAMELBACK RD,
SUITE #410
PHOENIX, AZ 85016

GRADING & EROSION CONTROL PLANS FOR:

LOT 1A, FALCON MARKETPLACE

7520 FALCON MARKET PLACE
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	09/18/2023
REVISED	12/17/2023

DESIGNED BY:	KGV
DRAWN BY:	CGH
CHECKED BY:	TDM
FILE NAME:	20988–DT1

COLORADO LICENSED
CATHERINE G. VIAU
NO. 53459
12-17-23
PROFESSIONAL ENGINEER

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

GRADING & EROSION CONTROL DETAILS

PROJECT NO. 20988–13CSCV

DRAWING NO.

DT2

SHEET: 5 OF 5

APPENDIX E

INSPECTION REPORT SAMPLE

CONSTRUCTION STORMWATER SITE INSPECTION REPORT

Facility Name		Permittee	
Date of Inspection		Weather Conditions	
Permit Certification #		Disturbed Acreage	
Phase of Construction		Inspector Title	
Inspector Name			

	YES	NO
Is the above inspector a qualified stormwater manager? (permittee is responsible for ensuring that the inspector is a qualified stormwater manager)	☐	☐

INSPECTION FREQUENCY	
Check the box that describes the minimum inspection frequency utilized when conducting each inspection	
At least one inspection every 7 calendar days	☐
At least one inspection every 14 calendar days, with post-storm event inspections conducted within 24 hours after the end of any precipitation or snowmelt event that causes surface erosions	☐
• This is this a post-storm event inspection. Event Date: _____	☐
Reduced inspection frequency - Include site conditions that warrant reduced inspection frequency	☐
• Post-storm inspections at temporarily idle sites	☐
• Inspections at completed sites/area	☐
• Winter conditions exclusion	☐

	YES	NO
Have there been any deviations from the minimum inspection schedule? If yes, describe below.	☐	☐

INSPECTION REQUIREMENTS*
i. Visually verify all implemented control measures are in effective operational condition and are working as designed in the specifications
ii. Determine if there are new potential sources of pollutants
iii. Assess the adequacy of control measures at the site to identify areas requiring new or modified control measures to minimize pollutant discharges
iv. Identify all areas of non-compliance with the permit requirements, and if necessary, implement corrective action
*Use the attached **Control Measures Requiring Routine Maintenance** and **Inadequate Control Measures Requiring Corrective Action** forms to document results of this assessment that trigger either maintenance or corrective actions

AREAS TO BE INSPECTED

Is there evidence of, or the potential for, pollutants leaving the construction site boundaries, entering the stormwater drainage system or discharging to state waters at the following locations?

	NO	YES	If "YES" describe discharge or potential for discharge below. Document related maintenance, inadequate control measures and corrective actions **Inadequate Control Measures Requiring Corrective Action** form
Construction site perimeter	☐	☐	
All disturbed areas	☐	☐	
Designated haul routes	☐	☐	
Material and waste storage areas exposed to precipitation	☐	☐	
Locations where stormwater has the potential to discharge offsite	☐	☐	
Locations where vehicles exit the site	☐	☐	
Other: _____	☐	☐	

CONTROL MEASURES REQUIRING ROUTINE MAINTENANCE

Definition: Any control measure that is still operating in accordance with its design and the requirements of the permit, but requires maintenance to prevent a breach of the control measure. These items are not subject to the corrective action requirements as specified in Part I.B.1.c of the permit.

Are there control measures requiring maintenance?	NO	YES	
	☐	☐	If "YES" document below

Date Observed	Location	Control Measure	Maintenance Required	Date Completed

INADEQUATE CONTROL MEASURES REQUIRING CORRECTIVE ACTION

Definition: Any control measure that is not designed or implemented in accordance with the requirements of the permit and/or any control measure that is not implemented to operate in accordance with its design. This includes control measures that have not been implemented for pollutant sources. If it is infeasible to install or repair the control measure immediately after discovering the deficiency the reason must be documented and a schedule included to return the control measure to effective operating condition as possible.

	NO	YES	
Are there inadequate control measures requiring corrective action?	☐	☐	If "YES" document below

	NO	YES	
Are there additional control measures needed that were not in place at the time of inspection?	☐	☐	If "YES" document below

Date Discovered	Location	Description of Inadequate Control Measure	Description of Corrective Action	Was deficiency corrected when discovered? YES/NO if "NO" provide reason and schedule to correct	Date Corrected

REPORTING REQUIREMENTS

The permittee shall report the following circumstances orally within twenty-four (24) hours from the time the permittee becomes aware of the circumstances, and shall mail to the division a written report containing the information requested within five (5) working days after becoming aware of the following circumstances. The division may waive the written report required if the oral report has been received within 24 hours.

All Noncompliance Requiring 24-Hour Notification per Part II.L.6 of the Permit

a. Endangerment to Health or the Environment

Circumstances leading to any noncompliance which may endanger health or the environment regardless of the cause of the incident (See Part II.L.6.a of the Permit)

This category would primarily result from the discharge of pollutants in violation of the permit

b. Numeric Effluent Limit Violations

- o Circumstances leading to any unanticipated bypass which exceeds any effluent limitations (See Part II.L.6.b of the Permit)
- o Circumstances leading to any upset which causes an exceedance of any effluent limitation (See Part II.L.6.c of the Permit)
- o Daily maximum violations (See Part II.L.6.d of the Permit)

Numeric effluent limits are very uncommon in certifications under the COR400000 general permit. This category of noncompliance only applies if numeric effluent limits are included in a permit certification.

Has there been an incident of noncompliance requiring 24-hour notification?	NO	YES	
	☐	☐	If "YES" document below

Date and Time of Incident	Location	Description of Noncompliance	Description of Corrective Action	Date and Time of 24 Hour Oral Notification	Date of 5 Day Written Notification *

*Attach copy of 5 day written notification to report. Indicate if written notification was waived, including the name of the division personnel who granted waiver.

After adequate corrective action(s) and maintenance have been taken, or where a report does not identify any incidents requiring corrective action or maintenance, the individual(s) designated as the Qualified Stormwater Manager, shall sign and certify the below statement:

"I verify that, to the best of my knowledge and belief, all corrective action and maintenance items identified during the inspection are complete, and the site is currently in compliance with the permit."

Name of Qualified Stormwater Manager	Title of Qualified Stormwater Manager
Signature of Qualified Stormwater Manager	Date

Notes/Comments