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 BABCOCK LAND CORP (Developer) and PAINT BRUSH HILLS METROPOLITAN DISTRICT (Owner). The above may occasionally be referred to herein singularly as "Party" and collectively as "Parties."

Recitals

A. WHEREAS, Developer is the owner of certain real estate (the Property) 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 develop on the Property to be known as **FALCON RESERVE PONDS**; and

C. WHEREAS, Owner is the owner of certain real property adjacent to the Subject Property on which a third offsite detention basin/stormwater quality BMP(s) will be constructed, which property is legally described in Exhibit B attached hereto and incorporated herein by this reference (the Adjacent Property); and

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

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

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

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

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

I. WHEREAS, Developer desires to construct for the land **use a total of (3) Extended Detention Basins** /stormwater quality BMP(s); (two (2) "onsite" BMPS on the property described in Exhibit A; and one (1) "offsite" on the Adjacent Property described in Exhibit B) as the means for providing adequate drainage and stormwater runoff control and to meet requirements of the County's MS4 Permit, and to operate, clean, maintain and repair such WQCV Vault /BMP(s); and

J. WHEREAS, Developer desires to construct for the land use **one offsite detention basin**, on a portion of the Adjacent Property, as the means for providing 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 (to include replacing) such detention basin/BMP(s); and

K. WHEREAS, Developer desires to construct two detention basin/BMP(s) on property that is or will be platted as **FALCON RESERVE FILING NO. 1**, and of which shall be depicted as set forth on Exhibit C attached hereto; and

L. WHEREAS, Developer shall be charged with the duties of constructing, operating, maintaining and repairing all three detention basin/BMP(s); and the Owner shall be charged herein with the duties of providing the location and access to the offsite detention basin/BMPs on the portion of the adjacent Property described in Exhibit C, attached hereto and incorporated herein by reference (the Pond/BMP area); and

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

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

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

P. WHEREAS, the County could condition land use 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

Q. WHEREAS, the County, in order to secure performance of the promises contained herein, conditions approval of this land use 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/BMP(s).

R. WHEREAS, given the difficulties inherent in collecting an unsecured promise, the County, in order to secure performance of the promises contained herein, conditions approval of this subdivision/land use upon the Developer's creation, by and through this Agreement, of a covenant running with the land upon the Subject Property, and upon the Owner's creation, by and through this Agreement, of a covenant running with the land upon the Adjacent Property.

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, its successors and assigns.

The Owner agrees that this entire Agreement and Owner's performance of its obligations thereunder shall become a covenant running with the land, which land is legally described in Exhibit B, attached hereto, and that this entire Agreement and Owner's performance of its obligations thereunder shall be binding upon themselves, their respective successors and assigns.

3. Construction: Developer shall construct on that portion of the Property described in Exhibit C attached hereto and incorporated herein by this reference, (3) Extended Detention Basins /stormwater quality BMP(s). Developer shall not commence construction of the detention basin/BMP(s) until the El Paso County Planning and Community Development Services Department (PCD) has approved in writing the plans and specifications for the detention basin/BMP(s) and this Agreement has been signed by all Parties and returned to the PCD. Developer shall complete construction of the detention basin/BMP(s) in substantial compliance with the County-approved plans and specifications for the detention basin/BMP(s). Failure to meet these requirements shall be a material breach of this Agreement and shall entitle the County to pursue any remedies available to it at law or in equity to enforce the same. Construction of the detention basin/BMP(s) shall be substantially completed within one (1) year (defined as 365 days), which one year period will commence to run on the date the approved plat of this Subdivision is recorded in the records of the El Paso County Clerk and Recorder. In cases where a subdivision is not required, the one-year period will commence to run on the date the Erosion and Stormwater Quality

Control Permit (ESQCP) is issued. Rough grading of the detention basin/BMP(s) must be completed and inspected by the PCD 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. to correct the matter. In the event the County initiates any litigation or engages the services of legal counsel in order to enforce the provisions arising herein, the County shall be entitled to its damages and costs, including reasonable attorney fees, regardless of whether the County contracts with outside legal counsel or utilizes in-house legal counsel for the same.

4. Maintenance: The Developer agrees, for itself and its successors and assigns, that it will regularly and routinely inspect, clean and maintain the detention basin/BMP(s) in compliance with the County-reviewed Operation and Maintenance Manual, attached hereto as Exhibit D and incorporated herein by reference, and otherwise keep the same in good repair, all at its own cost and expense. No trees or shrubs that will impair the structural integrity of the detention basin/BMP(s) shall be planted or allowed to grow on the detention basin/BMP(s).

5. Creation of Easement:

Owner hereby grants the Developer a non-exclusive perpetual easement upon and across the Property described in Exhibit B for the purposes of access to construct, clean, maintain, and/or repair the detention basin/BMP on the Adjacent Property.

Owner and Developer hereby grants the County a non-exclusive perpetual easement upon and across that portion of the Property described in Exhibit C. The purpose of the easement is to allow the County to access, inspect, clean, repair and maintain the detention basin/BMP(s); however, the creation of the easement does not expressly or implicitly impose on the County a duty to so inspect, clean, repair or maintain the detention basin/BMP(s).

6. County's Rights and Obligations: Any time the County determines, in the sole exercise of its discretion, that the detention basin/BMP(s) is 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/BMP(s) needs 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/BMP(s).

7. Reimbursement of County's Costs / Covenant Running with the Land: The Developer agrees and covenants, for itself, 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/BMP(s) pursuant to the provisions of this Agreement.

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

8. Contingencies of Land Use/Land Disturbance Approval: Developer's execution of this Agreement is a condition of land use/land disturbance 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, its successors and assigns, that it 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 its intentional or negligent acts, errors or omissions or that of its agents, officers, servants, employees, invitees and licensees in the construction, operation, inspection, cleaning (including analyzing and disposing of any solid or hazardous wastes as defined by State and/or Federal environmental laws and regulations), maintenance, and repair of the detention basin/BMP(s), and such obligation arising under this paragraph shall be joint and several. Nothing in this paragraph shall be deemed to waive or otherwise limit the defense available to the County pursuant to the Colorado Governmental Immunity Act, Sections 24-10-101, *et seq*. C.R.S., or as otherwise provided by law.

Developer shall also indemnify, defend and hold Owner harmless from and against any and all obligations, liabilities, claims, liens, demands, loss, damage, injury, suit, causes of action, costs, and expenses (including without limitation, attorneys' fees) whatsoever in any way relating to or arising out of either (i) any stormwater runoff or drainage from the Subject Property that escapes from the detention basin/BMPs and easement area shown in Exhibit C and thereby comes onto the Adjacent Property or other properties; or (ii) the activities or obligations of the Developer or its agents and representatives under this Agreement. At all times during any construction or maintenance activities within the detention basin/BMPs, Developer shall maintain, or cause to be maintained, in full force and effect, a policy of comprehensive general liability insurance issued on a form and with an insurance company reasonably accepted to the Owner, and with such commercially reasonable coverage limits as Owner may from time to time require. Prior to any construction or maintenance activities, Developer shall provide Owner with a certificate of insurance evidencing that Owner has been named as an additional insured under such

policy. Such certificate shall provide that such policy shall not be cancelled or amended without thirty (30) days' prior written notice to Owner.

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 their respective successors and assigns, because of any breach hereof or because of any terms, covenants, agreements or conditions contained herein.

13. Solid Waste or Hazardous Materials: Should any refuse from the detention basin/BMP(s) be suspected or identified as solid waste or petroleum products, hazardous substances or hazardous materials (collectively referred to herein as "hazardous materials"), the Developer 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 _____ day of _____, 2026, by:
BABCOCK LAND CORP

By: _____
Jeff Mark, Applicant

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by Jeff Mark, Manager.

Witness my hand and official seal.

My commission expires: _____

_____
Notary Public

Executed this _____ day of _____, 2026, by: Jeff Mark

OWNER

Executed this _____ day of _____, 2026, by:

PAINT BRUSH HILLS METROPOLITAN DISTRICT

By: _____
Robert Guevara, District Manager

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by _____, Robert Guevara.

Witness my hand and official seal.

My commission expires: _____

_____
Notary Public

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

By: _____
Christina Prete, Stormwater Operations & Compliance Manager
Engineering Division, Department of Public Works
Designee of Joshua Palmer, County Engineer
Authorized signatory pursuant to Resolution No. 24-145

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by _____, Engineering Manager, El Paso County Department of Public Works.

Witness my hand and official seal.

My commission expires: _____

_____
Notary Public

Approved as to Content and Form:

_____
Assistant County Attorney

EXHIBIT A

FALCON RESERVE FILING NO. 1
LEGAL DESCRIPTION

THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, EXCEPT ANY PORTION CONTAINED WITHIN PAINT BRUSH HILLS FILINGS NO. 4 AND 5, AND MORE PARTICULARLY DEFINED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE RIGHT-OF-WAY OF THE INTERSECTION LIBERTY GROVE DRIVE AND STAPLETON ROAD AS SHOWN ON THE PLAT OF "PAINT BRUSH HILLS FILING NO. 4" AS RECORDED IN PLAT BOOK C-4 AT PAGE 172 (RECEPTION NO. 1674239) IN THE RECORDS OF EL PASO COUNTY, COLORADO;
THENCE ON THE EAST RIGHT-OF-WAY LINE OF SAID LIBERTY GROVE DRIVE THE FOLLOWING TWO COURSES:

1. THENCE N00°55'35"W A DISTANCE OF 720.00 FEET TO A POINT OF CURVE;
2. THENCE 230.00 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID ARC HAVING A RADIUS OF 610.0 FEET, A CENTRAL ANGLE OF 21°36'12", THE CORD OF 228.64 FEET WHICH BEARS N11°43'41"W;

THENCE ON THE SOUTHERLY LINES OF SAID "PAINT BRUSH HILLS FILING NO 4" THE FOLLOWING TWO COURSES:

1. THENCE N47°46'39"E, NON-TANGENT TO THE PREVIOUS COURSE, 556.78 FEET;
2. THENCE N89°31'10"E A DISTANCE OF 983.95 FEET TO THE WEST RIGHT-OF-WAY LINE OF MERIDIAN ROAD AS RECORDED IN BOOK 441 AT PAGE 266 OF SAID COUNTY RECORDS;

THENCE S00°28'50"E ALONG SAID WEST LINE, 1,304.42 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STAPLETON ROAD AS RECORDED IN BOOK 2933 AT PAGE 873 OF SAID COUNTY RECORDS;
THENCE S89°04'25"W ALONG SAID NORTH LINE, 1,349.23 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS A CALCULATED AREA OF 1,715,228 SQUARE FEET (39.376 ACRES, MORE OR LESS).

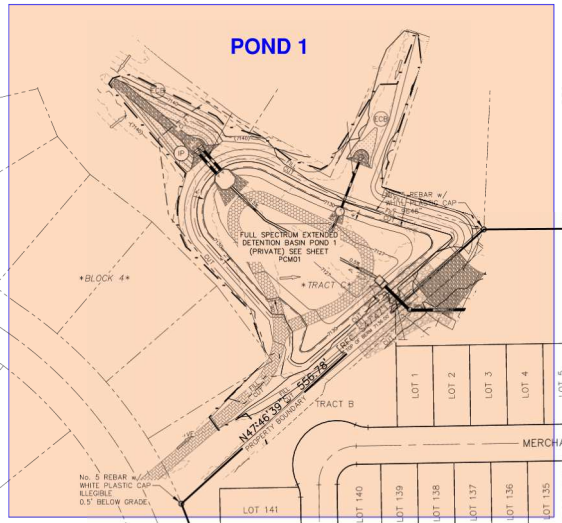
BASIS OF BEARINGS:
A PORTION OF THE EAST RIGHT-OF-WAY LINE OF LIBERTY GROVE DRIVE AS SHOWN ON THE PLAT OF "PAINT BRUSH HILLS FILING NO. 4" RECORDED IN PLAT BOOK C-4 AT PAGE 172, RECEPTION NO. 1674239, IN THE RECORDS OF EL PASO COUNTY, COLORADO, THE SOUTHEAST CORNER BEING MONUMENTED WITH A NO. 5 REBAR WITH ORANGE PLASTIC CAP STAMPED "M&S CIVIL PLS 25966", FROM WHICH A POINT OF CURVE TO THE RIGHT BEING MONUMENTED WITH A NO. 5 REBAR WITH ORANGE PLASTIC CAP STAMPED "M&S CIVIL PLS 25966", BEARS N00°55'35"W, A DISTANCE OF 720.00 U.S. SURVEY FEET.

EXHIBIT B

OFF SITE POND 1

FALCON RESERVE FILING NO. 1

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



PAINT BRUSH HILLS FILING NO. 4 PLAT BOOK C-4, PAGE 172 REC. NO. 1674239

N89°31'10"E 983.95' [REC. S89°31'44"W]

No. 5 REBAR w/ WHITE PLASTIC CAP "LS 9646" ON LINE

No. 5 REBAR w/ WHITE PLASTIC CAP "LS 9646" ON LINE

BLOCK 4

MERIDIAN ROAD (210' PUBLIC ROW) 60' BOOK 441, PAGE 266 75' PLAT BOOK C-4 PAGE 172 75' REC. NO. 202156316

75' 60' 75'

MERIDIAN RANCH FILING NO. 4 REC. NO. 206712483

TRACT A

1" = 80'

0 20 40 80 160

Scale in Feet

LEGEND:

Ch	CHORD LENGTH
ChB	CHORD BEARING
●	SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
○	FOUND MONUMENT FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
———	BOUNDARY LINE
———	PROPERTY LINE
———	RIGHT OF WAY LINE
— — —	CENTERLINE
- - - -	EASEMENT LINE
— — —	EXISTING/ADJACENT SUBDIVISION LINES, PROPERTY LINES, AND RIGHTS-OF-WAY
— — —	EXISTING CENTERLINE
- - - -	EXISTING EASEMENT
———	SECTION/QUARTER SECTION LINE
NOT A PART	PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

MERCHANT ROYAL LOOP

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20 LOT 21 LOT 22 LOT 23 LOT 24 LOT 25 LOT 26 LOT 27 LOT 28 LOT 29 LOT 30

LOT 109 LOT 110 LOT 111 LOT 112 LOT 113 LOT 114 LOT 115 LOT 116 LOT 117 LOT 118 LOT 119 LOT 120 LOT 121 LOT 122 TRACT D LOT 123 LOT 124 LOT 125 TRACT C

LOT 140 LOT 139 LOT 138 LOT 137 LOT 136 LOT 135 LOT 134 LOT 133 LOT 132 LOT 131 LOT 130 LOT 129 LOT 128 LOT 127 LOT 126

LOT 141 LOT 142 LOT 143

SEE SHEET 4

BLOCK 2

L=230.00'
R=610.00'
Δ=21°36'12"
Ch=228.64'
ChB=N11°43'41"W
[REC. ChB=S11°43'07"E]

SALEM COURT

SALEM COURT

LOT 144 LOT 145 LOT 146 LOT 147 LOT 148 LOT 149

NUESTRA LANE

LOT 108 LOT 107 LOT 106 LOT 105 LOT 104 LOT 103 LOT 102 LOT 101 LOT 100 LOT 99 LOT 98 LOT 97 LOT 96 LOT 95 LOT 94

LOT 79 LOT 80 LOT 81 LOT 82 LOT 83 LOT 84 LOT 85 LOT 86 LOT 87 LOT 88 LOT 89 LOT 90 LOT 91 LOT 92 LOT 93

LOT 39 LOT 38 LOT 40 LOT 37 LOT 41 LOT 36 LOT 42 LOT 35 LOT 43 LOT 34 LOT 44 LOT 33 LOT 45 LOT 32 LOT 46 LOT 31 LOT 47 LOT 48

GRIFFON COURT

MERCHANT ROYAL LOOP

VASA TRAIL

LOT 78 LOT 77 LOT 76 LOT 75 LOT 74 LOT 73 LOT 72 LOT 71 LOT 70 LOT 69 LOT 68 LOT 67 LOT 66 LOT 65 LOT 64

LOT 49 LOT 50 LOT 51 LOT 52 LOT 53 LOT 54 LOT 55 LOT 56 LOT 57 LOT 58 LOT 59 LOT 60 LOT 61 LOT 62 LOT 63

SEE SHEET 3

LIBERTY GROVE DRIVE (60' ROW) PLAT BOOK C-4, PAGE 172

BLOCK 2

PAINT BRUSH HILLS FILING NO. 4 PLAT BOOK C-4, PAGE 172 REC. NO. 1674239

TRACT E

BASIS OF BEARINGS N00°55'35"W 720.00' [REC. S00°55'01"E]

WATERBURY DRIVE

WATERBURY DRIVE

TRACT G

FALCON RESERVE FILING NO. 1 1,715,228 SF 39.376 AC

TRACT A

TRACT F

S00°28'50"E 1,304.42'

60' 75'

MERIDIAN ROAD (135' PUBLIC ROW) 60' BOOK 441, PAGE 266 75' REC. NO. 202156316

THE SHOPS FILING NO. 1 AT MERIDIAN RANCH REC. NO. 217713659

BLOCK 1

45' ADDITIONAL R.O.W. DEDICATION BY THIS PLAT

S89°04'25"W 1,349.23' [REC. S89°04'59"W]

STAPLETON ROAD (105' PUBLIC ROW) 60' BOOK 2933, PAGE 873 45' PLAT BOOK C-4 PAGE 172

STAPLETON ROAD (60' PUBLIC ROW) BOOK 2933, PAGE 873

45' 60'

POINT OF BEGINNING

25 30 36 31

UNPLATTED NORTHEAST QUARTER SECTION 36 T12S, R65W, 6TH P.M.

FINAL PLAT FALCON RESERVE FILING NO. 1			
PROJECT NO.: 43-144	DATE OF PREPARATION: JULY 16, 2026		
REVISIONS:	No.	DATE:	BY: DESCRIPTION:
DRAWN BY: ELY	CHECKED BY: VPT	PCD FILE No.: SP-25-002	

CIVIL CONSULTANTS, INC.
212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

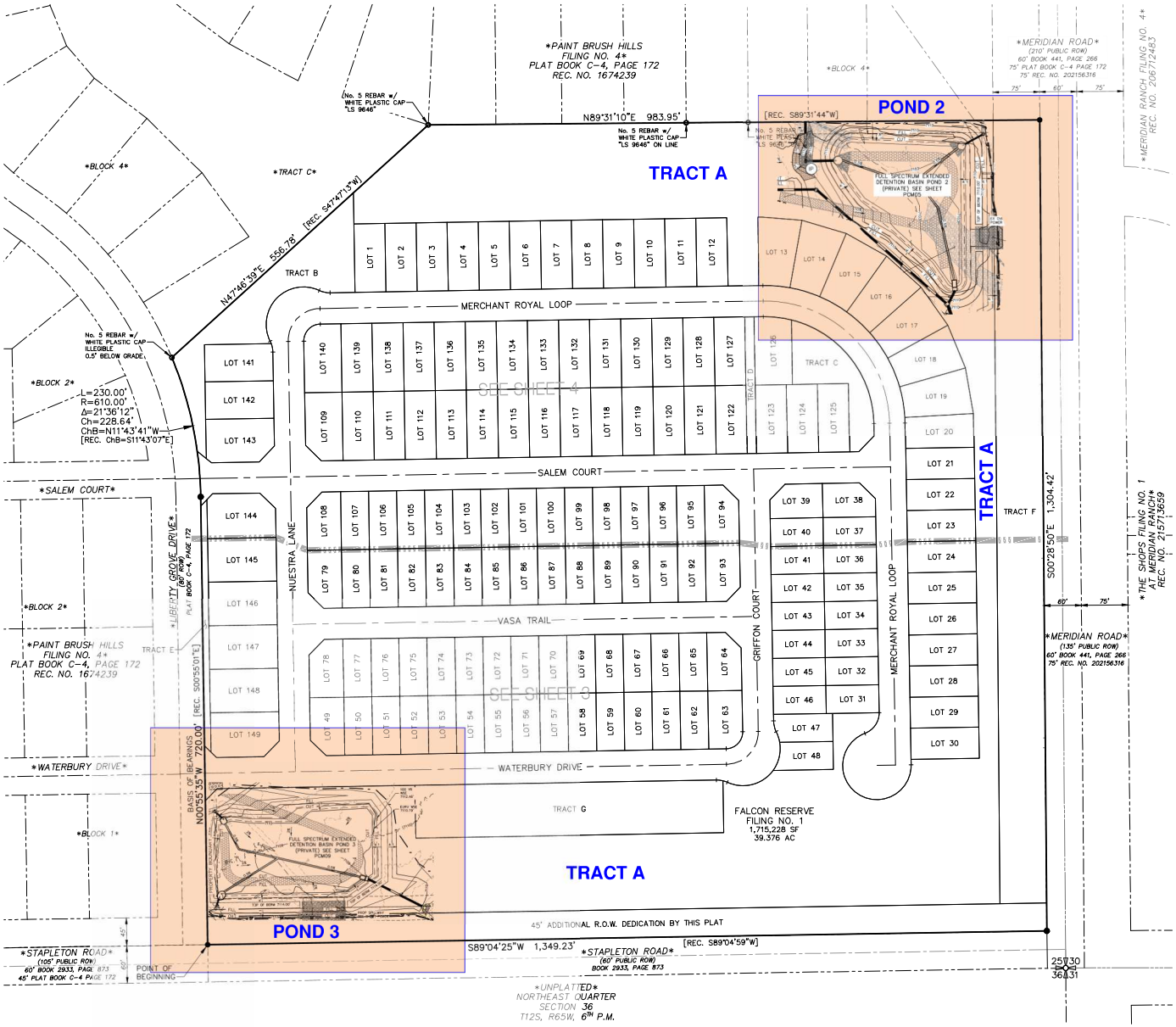
File: Q:\43144-Falcon Reserve\Landwk\Survey\Plat\43144 Falcon Reserve FP.dwg Plotdate: 7/16/2026 10:24 AM

EXHIBIT C

FALCON RESERVE FILING NO. 1
OFF SITE PONDS 2 & 3

FALCON RESERVE FILING NO. 1

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



1" = 80'

0 20 40 80 160

Scale in Feet

LEGEND:

Ch	CHORD LENGTH
ChB	CHORD BEARING
●	SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
○	FOUND MONUMENT FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
———	BOUNDARY LINE
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— — —	EXISTING/ADJACENT SUBDIVISION LINES, PROPERTY LINES, AND RIGHTS-OF-WAY
— — —	EXISTING CENTERLINE
- - - - -	EXISTING EASEMENT
———	SECTION/QUARTER SECTION LINE
NOT A PART	PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

FINAL PLAT
FALCON RESERVE FILING NO. 1
PROJECT NO.: 43-144 | DATE OF PREPARATION: JULY 16, 2026

REVISIONS:	NO.	DATE:	BY:	DESCRIPTION:

DRAWN BY: ELY | CHECKED BY: VPT | PCD FILE No.: SP-25-002

212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485
CIVIL CONSULTANTS, INC.

File: Q:\43144-Falcon Reserve\Landwk\Survey\Plat\43144 Falcon Reserve FP.dwg Plotdate: 7/16/2026 10:24 AM

EXHIBIT D

OPERATION AND MAINTENANCE MANUAL

Stormwater Management Facility
Operation and Maintenance (O&M) Manual

for:

FALCON RESERVE PONDS
CDR2511

Located near:

PARCEL DIRECTLY NORTHWEST OF MERIDIAN RD AND STAPLETON DR
El PASO COUNTY, CO

Prepared for:

The Landhuis Company
212 N. Wahsatch Ave.
Colorado Springs, CO 80903
719-635-3200

Prepared by:

M&S Civil Consultants, Inc.
212 N. Wahsatch Ave., Suite 305
Colorado Springs, CO 80903
719-955-5485

CIVIL CONSULTANTS, INC.

Stormwater Management Facility
Operation and Maintenance (O&M) Manual

Table of Contents

I. Compliance with Stormwater Facility Maintenance Requirements

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- B. Inspection Report
- C. Verification of Inspection and Form Submittal

VIII. Maintaining Stormwater Management Facilities
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- B. Maintenance Personnel
- C. Maintenance Forms

Appendices

Appendix A - Maintenance Agreement(s)
Appendix B - Description of Stormwater Management Facilities
Appendix C - Standard Operation Procedures (SOP) for each facility type
Appendix D - Inspection Form(s)
Appendix E - Maintenance Form(s)
Appendix F - Annual Inspection and Maintenance Submittal form
Appendix G - Stormwater Facilities Map; Facility plan and detail sheets

Stormwater Management Facility
Operation and Maintenance (O&M) Manual

I. Compliance with Stormwater Facility Maintenance Requirements

All property owners are responsible for ensuring that stormwater facilities installed on their property are properly maintained and that they function as designed. In some cases, this maintenance responsibility may be assigned to others through special agreements. The maintenance responsibility for a stormwater facility may be designated on the subdivision plat, the site development plan, and/or within a maintenance agreement for the property. Property owners should be aware of their responsibilities regarding stormwater facility maintenance. Maintenance agreement(s) associated with this property are provided in Appendix A.

In some cases, the El Paso County (EPC) may agree to provide the required inspection and maintenance for some or all private stormwater facilities. In these cases, an EPC maintenance agreement will be included in Appendix A for those facilities that are agreed to be included in the EPC routine maintenance program.

II. Inspection & Maintenance – Annual Reporting

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

Verification that the Stormwater facilities have been properly inspected and maintained; submittal of the required Inspection and Maintenance Forms and Inspector qualifications shall be provided to EPC on an annual basis. The annual reporting form shall be provided to EPC prior to May 31st of each year.

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

Property owners are not required to provide Inspection and Maintenance Reports for stormwater facilities that have been agreed to be maintained by EPC. These reports will be generated through EPC's inspection & maintenance program.

III. Preventative Measures to Reduce Maintenance Costs

The most effective way to maintain your water quality facility is to prevent the pollutants from entering the facility in the first place. Common pollutants include sediment, trash & debris, chemicals, dog wastes, runoff from stored materials, illicit discharges into the storm drainage system and many others. A thoughtful maintenance program will include measures to address these

potential contaminants, and will save money and time in the long run. Key points to consider in your maintenance program include:

- Educate property owners/residents to be aware of how their actions affect water quality, and how they can help reduce maintenance costs.
- Keep properties, streets and gutters, and parking lots free of trash, debris, and lawn clippings.
- Ensure the proper disposal of hazardous wastes and chemicals.
- Plan lawn care to minimize the use of chemicals and pesticides.
- Sweep paved surfaces and put the sweepings back on the lawn.
- Be aware of automobiles leaking fluids. Use absorbents such as cat litter to soak up drippings – dispose of properly.
- Re-vegetate disturbed and bare areas to maintain vegetative stabilization.
- Clean out the upstream components of the storm drainage system, including inlets, storm sewers and outfalls.
- Do not store materials outdoors (including landscaping materials) unless properly protected from runoff.

IV. Access and Easements

All stormwater management facilities located on the site have both a designated access location as well as a maintenance easement. Refer to the Stormwater Facilities Map located in Appendix G for access and easement locations.

V. Safety

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

If a toxic or flammable substance is discovered, leave the immediate area and contact the local Sheriff at 911.

Potentially dangerous (e.g., fuel, chemicals, hazardous materials) substances found in the areas must be referred to the local Sheriff's Office immediately for response by the Hazardous Materials Unit. The emergency contact number is 911.

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

If any hazard is found within the facility area that poses an immediate threat to public safety, contact the local Sheriff's Office immediately.

VI. Field Inspection Equipment

It is imperative that the appropriate equipment is taken to the field with the inspector(s). This is to ensure the safety of the inspector and allow the inspections to be performed as efficiently as possible. Below is a list of the equipment that may be necessary to perform the inspections of all Stormwater Management Facilities:

- Protective clothing and boots.
- Safety equipment (vest, hard hat, confined space entry equipment).
- Communication equipment.
- Operation and Maintenance Manual for the site including stormwater management facility location maps.
- Clipboard.
- Stormwater Facility Maintenance Inspection Forms (See Appendix D).
- Manhole Lid Remover
- Shovel.

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

VII. Inspecting Stormwater Management Facilities

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

A. Inspection Procedures

All stormwater management facilities are required to be inspected by a qualified individual at a minimum of once per year. Inspections should follow the inspection guidance found in the SOP for the specific type of facility. (Appendix C of this manual).

B. Inspection Report

The person(s) conducting the inspection activities shall complete the appropriate inspection report for the specific facility. Inspection reports are located in Appendix D.

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

General Information

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

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

Inspection Scoring

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

0 = No deficiencies identified.

1 = Monitor – Although maintenance may not be required at this time, a potential problem exists that will most likely need to be addressed in the future. This can include items like minor erosion, concrete cracks/spalling, or minor sediment accumulation. This item should be revisited at the next inspection.

2 = Routine Maintenance Required – Some inspection items can be addressed through the routine maintenance program (See SOP in appendix A). This can include items like vegetation management or debris/trash removal.

3 = Immediate Repair Necessary – This item needs immediate attention because failure is imminent or has already occurred. This could include items such as structural failure of a feature (outlet works, forebay, etc), significant erosion, or significant sediment accumulation. This score should be given to an item that can significantly affect the function of the facility.

N/A This is checked by an item that may not exist in a facility. Not all facilities have all of the features identified on the form (forebay, micro-pool, etc.).

Inspection Summary/Additional Comments

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

Overall Facility Rating

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

C. Verification of Inspection and Form Submittal

The Stormwater Management Facility Inspection Form provides a record of inspection of the facility. Inspection Forms for each facility type are provided in Appendix D. Verification of the inspection of the stormwater facilities, the facility inspection form(s), and Inspector Qualifications shall be provided to EPC on an annual basis. The verification and the inspection form(s) shall be reviewed and submitted by the property owner or property manager.

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

VIII. Maintaining Stormwater Management Facilities

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

A. Maintenance Categories

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

Routine Work

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

correspondence with EPC; however, completed inspection and maintenance forms shall be submitted to EPC for each inspection and maintenance activity.

Restoration Work

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

Rehabilitation Work

This work consists of large-scale maintenance and major improvements needed to address failures within the stormwater management facilities. This work requires consultation with EPC and may require an engineering design with construction plans to be prepared for review and approval. This work may also require more specialized maintenance equipment, surveying, construction permits or assistance through private contractors and consultants. These items require prior correspondence with EPC and require that completed maintenance forms be submitted to EPC for each maintenance activity.

B. Maintenance Personnel

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

C. Maintenance Forms

The Stormwater Management Facility Maintenance Form provides a record of maintenance activities. Maintenance Forms for each facility type are provided in Appendix E. Maintenance Forms shall be completed by the contractor completing the required maintenance items. The form shall then be reviewed by the property owner or an authorized agent of the property owner and submitted on an annual basis to the Southeast Metro Stormwater Authority.

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

Appendix A

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 BABCOCK LAND CORP (Developer). The above may occasionally be referred to herein singularly as "Party" and collectively as "Parties."

Recitals

A. WHEREAS, Developer is the owner of certain real estate (the Property) 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 develop on the Property to be known as **FALCON RESERVE PONDS**; 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 land use on Developer's promise to construct adequate drainage, water runoff control facilities, and stormwater quality structural Best Management Practices ("BMPs") for the land use; 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 land use (3) Extended Detention Basins /stormwater quality BMP(s) as the means for providing adequate drainage and stormwater runoff control and to meet requirements of the County's MS4 Permit, and to operate, clean, maintain and repair such WQCV Vault /BMP(s); and

I. WHEREAS, Developer desires to construct the detention basin/BMP(s) on property that is or will be platted as **FALCON RESERVE FILING NO. 1**, and of which shall be depicted as set forth on Exhibit B attached hereto; and

J. WHEREAS, Developer shall be charged with the duties of constructing, operating, maintaining and repairing the detention basin/BMP(s) on the portion of the Property described in Exhibit B; and

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

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 and property owners have failed in their responsibilities, and therefore, the County desires the means to recover its costs incurred in the event the burden falls on the County to so clean, maintain and repair the detention basin/BMP(s) serving this land use due to the Developer's failure to meet its obligations to do the same; and

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

N. WHEREAS, the County could condition land use 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 land use 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/BMP(s).

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, its successors and assigns.

3. Construction: Developer shall construct on that portion of the Property described in Exhibit B attached hereto and incorporated herein by this reference, (3) Extended Detention Basins /stormwater quality BMP(s). Developer shall not commence construction of the detention basin/BMP(s) until the El Paso County Planning and Community Development Services Department (PCD) has approved in writing the plans and specifications for the detention basin/BMP(s) and this Agreement has been signed by all Parties and returned to the PCD. Developer shall complete construction of the detention basin/BMP(s) in substantial compliance with the County-approved plans and specifications for the detention basin/BMP(s). Failure to meet these requirements shall be a material breach of this Agreement and shall entitle the County to pursue any remedies available to it at law or in equity to enforce the same. Construction of the detention basin/BMP(s) shall be substantially completed within one (1) year (defined as 365 days), which one year period will commence to run on the date the approved plat of this Subdivision is recorded in the records of the El Paso County Clerk and Recorder. In cases where a subdivision is not required, the one-year period will commence to run on the date the Erosion and Stormwater Quality Control Permit (ESQCP) is issued. Rough grading of the detention basin/BMP(s) must be completed and inspected by the PCD 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. to correct the matter. In the event the County initiates any litigation or engages the services of legal counsel in order to enforce the provisions arising herein, the County shall be entitled to its damages and costs, including reasonable attorney fees, regardless of whether the County contracts with outside legal counsel or utilizes in-house legal counsel for the same.

4. Maintenance: The Developer agrees, for itself and its successors and assigns, that it will regularly and routinely inspect, clean and maintain the detention basin/BMP(s) in compliance with the County-reviewed Operation and Maintenance Manual, attached hereto as Exhibit C and incorporated herein by reference, and otherwise keep the same in good repair, all at its own cost and expense. No trees or shrubs that will impair the structural integrity of the detention basin/BMP(s) shall be planted or allowed to grow on the detention basin/BMP(s).

5. Creation of Easement: Developer hereby grants the County a non-exclusive perpetual easement upon and across that portion of the Property described in Exhibit B. The purpose of the easement

is to allow the County to access, inspect, clean, repair and maintain the detention basin/BMP(s); however, the creation of the easement does not expressly or implicitly impose on the County a duty to so inspect, clean, repair or maintain the detention basin/BMP(s).

6. County's Rights and Obligations: Any time the County determines, in the sole exercise of its discretion, that the detention basin/BMP(s) is 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/BMP(s) needs 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/BMP(s).

7. Reimbursement of County's Costs / Covenant Running with the Land: The Developer agrees and covenants, for itself, 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/BMP(s) pursuant to the provisions of this Agreement.

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

8. Contingencies of Land Use/Land Disturbance Approval: Developer's execution of this Agreement is a condition of land use/land disturbance 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, its successors and assigns, that it 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 its intentional or negligent acts, errors or omissions or that of its agents, officers,

servants, employees, invitees and licensees in the construction, operation, inspection, cleaning (including analyzing and disposing of any solid or hazardous wastes as defined by State and/or Federal environmental laws and regulations), maintenance, and repair of the detention basin/BMP(s), and such obligation arising under this paragraph shall be joint and several. Nothing in this paragraph shall be deemed to waive or otherwise limit the defense available to the County pursuant to the Colorado Governmental Immunity Act, Sections 24-10-101, *et seq*. C.R.S., or as otherwise provided by law.

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

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

13. Solid Waste or Hazardous Materials: Should any refuse from the detention basin/BMP(s) be suspected or identified as solid waste or petroleum products, hazardous substances or hazardous materials (collectively referred to herein as "hazardous materials"), the Developer 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 14th day of September, 2026, by:
BABCOCK LAND CORP

By: _____
Jeff Mark, Manger

The foregoing instrument was acknowledged before me this 14 day of September, 2026, by Jeff Mark as Manager of BABCOCK LAND CORP.

Witness my hand and official seal.

My commission expires: 01/12/2029

CHASITY NICOLE MCMORROW
Notary Public
State of Colorado
Notary ID # 20214001211
My Commission Expires 01-12-2029

Chasity McMorrow
Notary Public

Executed this _____ day of _____, 2026, by:

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

By: _____
Christina Prete, Stormwater Operations & Compliance Manager
Engineering Division, Department of Public Works
Designee of Joshua Palmer, County Engineer
Authorized signatory pursuant to Resolution No. 24-145

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by _____, Engineering Manager, El Paso County Department of Public Works.

Witness my hand and official seal.

My commission expires: _____

_____
Notary Public

Approved as to Content and Form:

_____
Assistant County Attorney

EXHIBIT A

FALCON RESERVE FILING NO. 1
LEGAL DESCRIPTION

THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, EXCEPT ANY PORTION CONTAINED WITHIN PAINT BRUSH HILLS FILINGS NO. 4 AND 5, AND MORE PARTICULARLY DEFINED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE RIGHT-OF-WAY OF THE INTERSECTION LIBERTY GROVE DRIVE AND STAPLETON ROAD AS SHOWN ON THE PLAT OF "PAINT BRUSH HILLS FILING NO. 4" AS RECORDED IN PLAT BOOK C-4 AT PAGE 172 (RECEPTION NO. 1674239) IN THE RECORDS OF EL PASO COUNTY, COLORADO;
THENCE ON THE EAST RIGHT-OF-WAY LINE OF SAID LIBERTY GROVE DRIVE THE FOLLOWING TWO COURSES:

1. THENCE N00°55'35"W A DISTANCE OF 720.00 FEET TO A POINT OF CURVE;
2. THENCE 230.00 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID ARC HAVING A RADIUS OF 610.0 FEET, A CENTRAL ANGLE OF 21°36'12", THE CORD OF 228.64 FEET WHICH BEARS N11°43'41"W;

THENCE ON THE SOUTHERLY LINES OF SAID "PAINT BRUSH HILLS FILING NO 4" THE FOLLOWING TWO COURSES:

1. THENCE N47°46'39"E, NON-TANGENT TO THE PREVIOUS COURSE, 556.78 FEET;
2. THENCE N89°31'10"E A DISTANCE OF 983.95 FEET TO THE WEST RIGHT-OF-WAY LINE OF MERIDIAN ROAD AS RECORDED IN BOOK 441 AT PAGE 266 OF SAID COUNTY RECORDS;

THENCE S00°28'50"E ALONG SAID WEST LINE, 1,304.42 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STAPLETON ROAD AS RECORDED IN BOOK 2933 AT PAGE 873 OF SAID COUNTY RECORDS;
THENCE S89°04'25"W ALONG SAID NORTH LINE, 1,349.23 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS A CALCULATED AREA OF 1,715,228 SQUARE FEET (39.376 ACRES, MORE OR LESS).

BASIS OF BEARINGS:
A PORTION OF THE EAST RIGHT-OF-WAY LINE OF LIBERTY GROVE DRIVE AS SHOWN ON THE PLAT OF "PAINT BRUSH HILLS FILING NO. 4" RECORDED IN PLAT BOOK C-4 AT PAGE 172, RECEPTION NO. 1674239, IN THE RECORDS OF EL PASO COUNTY, COLORADO, THE SOUTHEAST CORNER BEING MONUMENTED WITH A NO. 5 REBAR WITH ORANGE PLASTIC CAP STAMPED "M&S CIVIL PLS 25966", FROM WHICH A POINT OF CURVE TO THE RIGHT BEING MONUMENTED WITH A NO. 5 REBAR WITH ORANGE PLASTIC CAP STAMPED "M&S CIVIL PLS 25966", BEARS N00°55'35"W, A DISTANCE OF 720.00 U.S. SURVEY FEET.

EXHIBIT B

FALCON RESERVE PONDS – TRACT A
LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

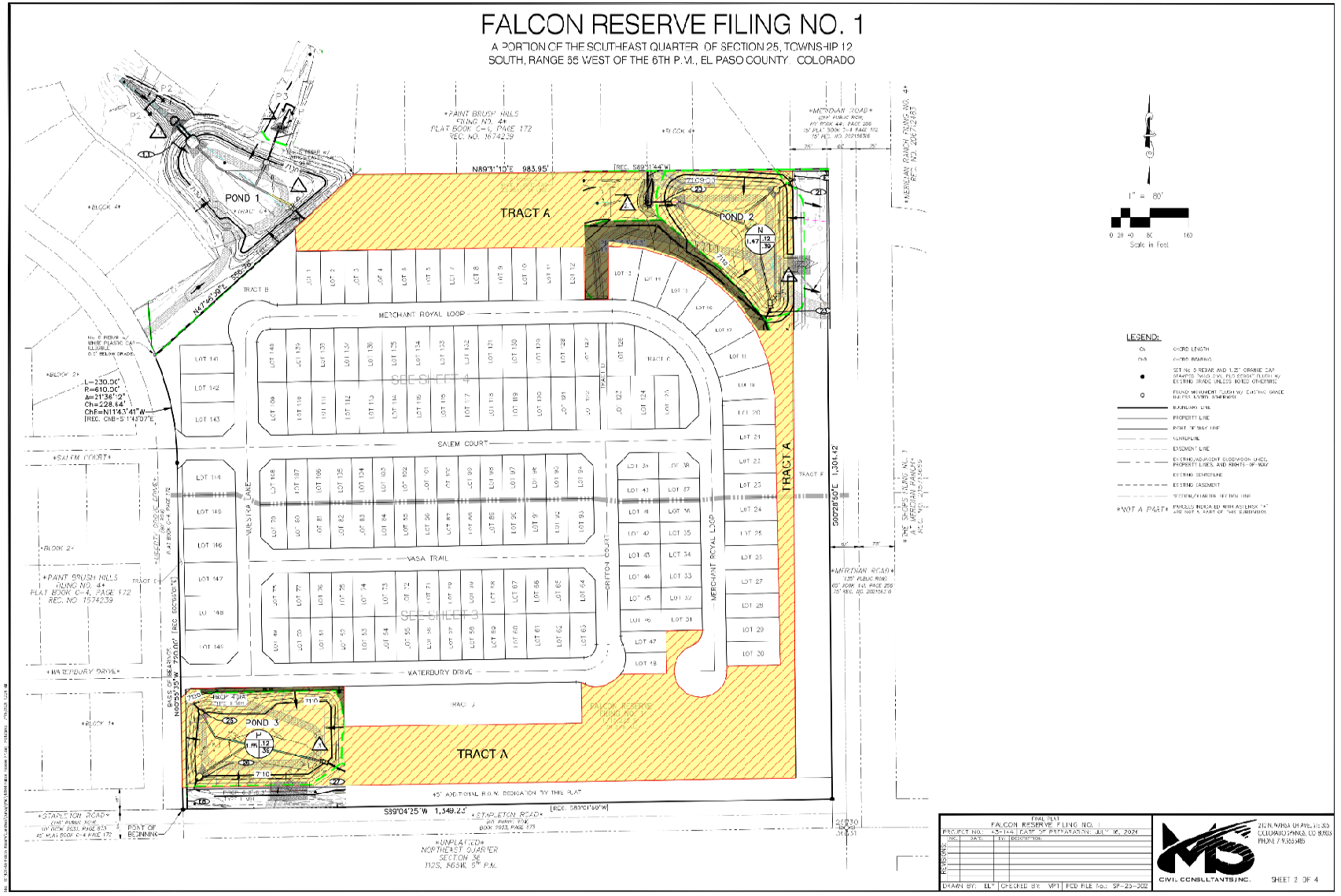
BEGINNING AT THE SOUTHWEST CORNER OF LOT 27, BLOCK 4 AS SHOWN ON THE PLAT OF "PAINT BRUSH HILLS FILING NO. 4" AS RECORDED IN PLAT BOOK C-4 AT PAGE 172 IN THE RECORDS OF EL PASO COUNTY, COLORADO;
THENCE N89°31'10"E ALONG THE SOUTH LINE OF LOTS 19 THROUGH 27, BLOCK 4 AS SHOWN ON SAID PLAT, 908.95 FEET;
THENCE S00°28'50"E A DISTANCE OF 1,260.00 FEET;
THENCE S89°04'25"W A DISTANCE OF 1,274.58 FEET TO THE EAST RIGHT-OF-WAY LINE OF LIBERTY GROVE DRIVE AS SHOWN ON AFORESAID PLAT "PAINT BRUSH HILLS FILING NO. 4";
THENCE N00°55'35"W ALONG SAID EAST LINE, 186.50 FEET;
THENCE N44°04'25"E A DISTANCE OF 27.08 FEET;
THENCE N89°01'29"E A DISTANCE OF 318.09 FEET;
THENCE S00°58'31"E A DISTANCE OF 85.00 FEET;
THENCE N89°01'29"E A DISTANCE OF 495.00 FEET;
THENCE N00°58'31"W A DISTANCE OF 83.62 FEET;
THENCE 7.50 FEET ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 10°44'17", THE CHORD OF 7.49 FEET WHICH BEARS S70°30'09"E TO A POINT OF REVERSE CURVE;
THENCE 82.51 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 60.0 FEET, A CENTRAL ANGLE OF 78°47'46", THE CHORD OF 76.16 FEET WHICH BEARS N75°28'07"E;
THENCE N89°01'29"E, NON-TANGENT TO THE PREVIOUS COURSE, 97.11 FEET;
THENCE N00°58'31"W A DISTANCE OF 90.00 FEET;
THENCE N89°01'29"E A DISTANCE OF 75.00 FEET;
THENCE 43.08 FEET ON THE ARC OF A RADIAL CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 70°31'44", THE CHORD OF 40.41 FEET WHICH BEARS S34°17'21"W TO A POINT OF REVERSE CURVE;
THENCE 240.49 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 250°31'44", THE CHORD OF 89.81 FEET WHICH BEARS S55°42'39"E TO A POINT OF TANGENT;
THENCE N00°58'31"W A DISTANCE OF 8.79 FEET;
THENCE N89°01'29"E A DISTANCE OF 110.00 FEET;
THENCE N00°58'31"W A DISTANCE OF 554.38 FEET;
THENCE N09°50'02"W A DISTANCE OF 74.47 FEET;
THENCE N22°23'20"W A DISTANCE OF 74.43 FEET;
THENCE N35°09'55"W A DISTANCE OF 74.67 FEET;
THENCE N47°56'36"W A DISTANCE OF 74.44 FEET;
THENCE N60°42'07"W A DISTANCE OF 74.44 FEET;
THENCE N73°27'39"W A DISTANCE OF 74.44 FEET;
THENCE N85°24'28"W A DISTANCE OF 65.00 FEET;
THENCE S89°01'29"W A DISTANCE OF 6.37 FEET;
THENCE S00°58'31"E A DISTANCE OF 110.00 FEET
THENCE S89°01'29"W A DISTANCE OF 50.00 FEET;
THENCE N00°58'31"W A DISTANCE OF 110.00 FEET;
THENCE S89°01'29"W A DISTANCE OF 600.00 FEET;

THENCE N00°58'31"W A DISTANCE OF 49.96 FEET TO THE SOUTHEASTERLY LINE OF TRACT C, AFORESAID PLAT “PAINT BRUSH HILLS FILING NO. 4”;
THENCE N47°46'39"E ALONG SAID LINE, 162.71 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS A CALCULATED AREA OF 439,454 SQUARE FEET (10.088 ACRES, MORE OR LESS).

BASIS OF BEARINGS:
A PORTION OF THE EAST RIGHT-OF-WAY LINE OF LIBERTY GROVE DRIVE AS SHOWN ON THE PLAT OF "PAINT BRUSH HILLS FILING NO. 4" RECORDED IN PLAT BOOK C-4 AT PAGE 172, RECEPTION NO. 1674239, IN THE RECORDS OF EL PASO COUNTY, COLORADO, THE SOUTHEAST CORNER BEING MONUMENTED WITH A NO. 5 REBAR WITH ORANGE PLASTIC CAP STAMPED "M&S CIVIL PLS 25966", FROM WHICH A POINT OF CURVE TO THE RIGHT BEING MONUMENTED WITH A NO. 5 REBAR WITH ORANGE PLASTIC CAP STAMPED "M&S CIVIL PLS 25966", BEARS N00°55'35"W, A DISTANCE OF 720.00 U.S. SURVEY FEET.

SEE CORRESPONDING EXHIBIT OF TRACT A


FALCON RESERVE FILING NO. 1
A PORTION OF THE SOUTH-EAST QUARTER OF SECTION 25, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY COLORADO
TRACT A
TRACT B
TRACT C
TRACT D
TRACT E
TRACT F
TRACT G
POND 1
POND 2
POND 3
MERCHANT ROYAL LOOP
SALEM COURT
WATERBURY DRIVE
VASA TRAIL
DRIXTON COURT
MERCHANT ROYAL LOOP
MERIDIAN ROAD
STAPLETON ROAD
UNPLATTED NORTHWEST QUARTER SECTION 36 T12S, R65W, 6TH P.M.
POINT OF BEGINNING
S39°04'25"W 1,349.23'
S89°28'50"E 1,304.42'
45' ADDITIONAL R.O.W. DEDICATION BY THIS PLAT
LEGEND:
NOT A PART
1" = 80'
Scale in Feet
FINAL PLAT
FALCON RESERVE FILING NO. 1
PROJECT NO.: 43-144 | DATE OF PREPARATION: JULY 16, 2020
REVISIONS
DRAWN BY: EL* | CHECKED BY: VPT | PCD FILE No.: SF-23-302
CIVIL CONSULTANTS, INC.
SHEET 2 OF 4

Appendix B

Appendix B

General Location and Description of Stormwater Management Facilities

A. General Site Description

The Falcon Reserve Ponds site is located in unincorporated El Paso County Colorado which is in the southeast quarter of the southeast quarter of Section 25, Township 12 South, Range 65 West of the 6th P.M. in El Paso County, Colorado. The parcel is bound to the north by existing single family residential Paint Brush Hills Filing No. 4 and to the west by Liberty Grove Drive, to the south by existing Stapleton Road and to the east by existing Meridian Road. A Vicinity Map has been included in the appendix of this report.

The Falcon Reserve Ponds site consists of approximately 10 acres. The site is currently undeveloped. Existing ground cover consists of native or introduced grasses in fair condition. A dozen or so trees are located around the perimeter of the site. The existing site terrain generally slopes from northwest to southeast at approximately 3%. Existing roadside swales are located along the south and east sides of the site.

The upper reach of the East Tributary of Falcon Basin flows southeast through the site. In the existing condition two detention ponds are located on the site; at the northeast and southwest corners of the site. A detention pond (Paint Brush Hills Pond No. 4) is located offsite just to the northwest corner of the site. Flows conveyed through and along the site are collected by an existing box culvert which travels underneath the intersection of Meridian and Stapleton roadways.

B. General Stormwater Management Description

All of the offsite stormwater is conveyed via overland flow to (1) one of (3) three FSD Ponds on and offsite of the Falcon Reserve overall site. All (3) three Full Spectrum Detention Ponds provide 100 year storage and water quality treatment for surface runoff. Flows from the (3) three Full Spectrum Detention Ponds are conveyed via outlet pipes to the existing (2) 2.5'x6' reinforced concrete box culvert. The facility is owned and maintained by Falcon Reserve Filing No. 1.

C. Stormwater Facilities Site Plan

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

D. On-Site Stormwater Management Facilities

Volume Reduction Facilities

The (3) three Full Spectrum Detention Pond submitted for Falcon Reserve Ponds- contains (3) full spectrum detention facility (EDB) which will reduce the peak flow from 110.0 cfs peak inflow to 64.3 peak outflow for Pond #1, from 92.2 cfs peak inflow

to 50.6 peak outflow for Pond #2, from 92.3 cfs peak inflow to 49.8 cfs peak outflow for Pond #3.

Storage Facilities (Detention)

The (3) three Full Spectrum Detention Pond submitted for Falcon Reserve Ponds- contains (3) three full spectrum detention facility (EDB) which will store the 100 year volume of 4.624 ac-ft (Pond #1), 3.772 ac-ft (Pond #2), 3.163 ac-ft (Pond #3), respectively.

Water Quality Facilities

The (3) three Full Spectrum Detention Pond submitted Falcon Reserve Ponds- Full Spectrum Detention Facility contains (3) three Extended Detention Basin (EDB) for water quality. The (3) three EDB's has been designed and shall be constructed as follows.

Pond 1:

WQCV Provided=	1.003 ac-ft
EURV Provided=	2.213 ac-ft
Q100 Volume Provided=	4.624 ac-ft
Q5 Release Proposed=	15.2 cfs
Q100 Release Proposed=	64.3 cfs

Overflow Spillway Elevation=	7133.10
Embankment Elevation=	7136.00
Pond Outlet Elevation=	7125.25
Bottom of Pond Surface=	7125.50

Pond 2:

WQCV Provided=	0.780 ac-ft
EURV Provided=	1.897 ac-ft
Q100 Volume Provided=	3.772 ac-ft
Q5 Release Proposed=	10.6 cfs
Q100 Release Proposed=	50.6 cfs

Overflow Spillway Elevation=	7107.78
Embankment Elevation=	7110.00
Pond Outlet Elevation=	7100.75
Bottom of Pond Surface=	7101.00

Pond 3:

WQCV Provided=	0.603 ac-ft
EURV Provided=	1.434 ac-ft
Q100 Volume Provided=	3.163 ac-ft
Q5 Release Proposed=	8.70 cfs
Q100 Release Proposed=	49.8 cfs

Overflow Spillway Elevation=	7112.47
Embankment Elevation=	7114.00
Pond Outlet Elevation=	7107.07
Bottom of Pond Surface=	7107.32

Flows from Private Full Spectrum Detention Ponds are routed via a proposed 18" RCP pipe and outlet onto a proposed riprap pad and existing CDOT roadside ditch, tributary to the East Fork Sand Creek receiving waters. The proposed riprap design is adequate and will dissipate energy and prevent local scour at the outlet.

Source Control Best Management Practices

Proposed construction BMP's (silt fence, vehicle tracking, straw bale barriers, erosion control fabric and extended detention facility) will capture any sedimentation caused by construction before it can make it into the existing downstream tributaries. The water quality method meets the intent of treating impervious areas, based on the guidelines as set forth in the City of Colorado Springs/El Paso County Drainage Criteria Manual – Volume II.

Appendix C

Standard Operation Procedures
for
Inspection and Maintenance

Extended Detention Basins (EDBs)

May 2021

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EDB-1 BACKGROUND

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

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

EDB-2 INSPECTING EXTENDED DETENTION BASINS (EDBs)

EDB-2.1 Access and Easements

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

EDB-2.2 Stormwater Management Facilities Locations

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

EDB-2.3 Extended Detention Basin (EDB) Features

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

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

Table EDB-1
Typical Inspection & Maintenance Requirements Matrix

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

EDB-2.3.1 Inflow Points

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

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

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

a. Riprap Displaced – Many times, because the repeated impact/force of water, the riprap can shift and settle. If any portion of the riprap apron appears to have settled, soil is present between the riprap, or the riprap has shifted, maintenance may be required to ensure future erosion is prevented.

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

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

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

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

EDB-2.3.2 Forebay

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

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

a. Sediment/Debris Accumulation – Because this feature of the EDB is designed to provide the initial sedimentation, debris and sediment frequently accumulate in this area. If the sediment and debris is not removed from the forebay on a regular basis, it can significantly affect the function of other features within the EDB. Routine sediment removal from the forebay can **significantly** reduce the need for dredging of the main portion of the EDB using specialized equipment (long reach excavators). Routine removal of sediment from the forebay can **substantially** decrease the long-term sediment removal costs of an EDB.

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

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

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

EDB-2.3.3 Trickle Channel (Low-Flow)

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

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

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

flows from circumventing the trickle channel and affecting the dry storage portion of the pond.

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

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

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

EDB-2.3.4 Bottom Stage

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

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

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

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

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

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

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

EDB-2.3.5 Micro-pool

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

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

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

b. Woody Growth/Weeds Present - Because of the constant moisture in the soil surrounding the micro-pool, woody growth (cottonwoods/willows) can create operational problems for the EDB. If woody vegetation is not routinely mowed/removed, the growth can cause debris/sediment to accumulate outside of the micro-pool, which can cause problems with other EDB features. Also, tree roots can

cause damage to the structural components of the outlet works. Routine management is essential for trees (removing a small tree/sapling is much cheaper and "quieter" than a mature tree).

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

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

EDB-2.3.6 Outlet Works

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

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

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

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

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

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

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

EDB-2.3.7 Emergency Spillway

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

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

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

b. Erosion Present – Although the spillway is typically armored, stormwater flowing through the spillway can cause erosion damage.

Erosion must be repaired to ensure the integrity of the basin embankment, and proper function of the spillway.

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

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

EDB-2.3.8 Upper Stage (Dry Storage)

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

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

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

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

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

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

Below is a list of indicators:

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

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

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

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

EDB-2.3.9 Miscellaneous

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

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

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

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

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

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

EDB-2.4 Inspection Forms

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

EDB-3 MAINTAINING EXTENDED DETENTION BASINS (EDBS)

EDB-3.1 Maintenance Personnel

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

EDB-3.2 Equipment

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

1.) Loppers/Tree Trimming Tools

2.) Mowing Tractors

3.) Trimmers (extra string)

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

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

EDB-3.3 Safety

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

EDB-3.4 Maintenance Forms

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

EDB-3.5 Maintenance Categories and Activities

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

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

EDB-3.6 Routine Maintenance Activities

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

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

TABLE – EDB-2

Summary of Routine Maintenance Activities

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

EDB-3.6.1 Mowing

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

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

EDB-3.6.2 Trash/Debris Removal

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

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

EDB-3.6.3 Outlet Works Cleaning

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

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

EDB-3.6.4 Weed Control

Noxious weeds and other unwanted vegetation must be treated as needed throughout the EDB. This activity can be performed either through mechanical means (mowing/pulling) or with herbicide. Consultation with the local Weed Inspector is highly recommended prior to the use of herbicide.

Frequency – Routine – As needed based on inspections.

EDB-3.6.5 Mosquito/Algae Treatment

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

Frequency – As needed.

EDB- 3.7 Minor Maintenance Activities

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

Table – EDB-3
Summary of Minor Maintenance Activities

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

EDB-3.7.1 Sediment Removal

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

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

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

EDB-3.7.2 Erosion Repair

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

Frequency – Nonroutine – As necessary based upon inspections.

EDB-3.7.3 Vegetation Removal/Tree Thinning

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

Frequency – Nonroutine – As necessary based upon inspections.

EDB-3.7.4 Clearing Drains/Jet-Vac

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

Frequency – Nonroutine – As necessary based upon inspections.

EDB-3.8 Major Maintenance Activities

This work consists of larger maintenance/operational problems and failures within the stormwater management facilities. All of this work requires

consultation with EPC to ensure the proper maintenance is performed. This work requires that the engineering staff review the original design and construction drawings to access the situation and assign the necessary maintenance. **A public improvements permit shall be required for all major maintenance activities.** This work may also require more specialized maintenance equipment, design/details, surveying, or assistance through private contractors and consultants.

Table – EDB-4
Summary of Major Maintenance Activities

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

EDB-3.8.1 Major Sediment Removal

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

Frequency – Nonroutine – Repair as needed based upon inspections.

EDB-3.8.2 Major Erosion Repair

Major erosion repair consist of filling and revegetating areas of severe erosion. Determining the cause of the erosion as well as correcting the condition that caused the erosion should also be part of the erosion

repair. Care should be given to ensure design grades and volumes are preserved.

Frequency – Nonroutine – Repair as needed based upon inspections.

EDB-3.8.3 Structural Repair

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

Frequency – Nonroutine – Repair as needed based upon inspections.

Reference:

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

APPENDIX D

EXTENDED DETENTION BASIN (EDB)
INSPECTION FORM

Date:_____

Subdivision/Business Name:_Crossroads Mixed Use Filing No. 1 Inspector:_____

Subdivision/Business Address: Northwest of HWY 24 & Newt Drive Intersection

Weather: _____

Date of Last Rainfall:_____ Amount:_____Inches

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

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

INSPECTION SCORING - For each facility inspection item, insert one of the following scores:

0 = No deficiencies identified
1 = Monitor (potential for future problem)
2 = Routine maintenance required
3 =Immediate repair necessary
N/A = Not applicable

FEATURES

1.) Inflow Points
- ____Riprap Displaced
- ____Erosion Present/Outfall Undercut
- ____Sediment Accumulation
- ____Structural Damage (pipe, end-section, etc.)
- ____Woody Growth/Weeds Present

2.) Forebay
- ____Sediment/Debris Accumulation
- ____Concrete Cracking/Failing
- ____Drain Pipe/Wier Clogged (not draining)
- ____Wier/Drain Pipe Damage

3.) Trickle Channel (Low-flow)
- ____Sediment/Debris Accumulation
- ____Concrete/Riprap Damage
- ____Woody Growth/Weeds Present
- ____Erosion Outside Channel

4.) Bottom Stage (Micro-Pool)
- ____Sediment/Debris Accumulation
- ____Woody Growth/Weeds Present
- ____Bank Erosion
- ____Mosquitoes/Algae Treatment
- ____Petroleum/Chemical Sheen

5.) Outlet Works
- ____Trash Rack/Well Screen Clogged
- ____Structural Damage (concrete,steel,subgrade)
- ____Orifice Plate(s) Missing/Not Secure
- ____Manhole Access (cover, steps, etc.)
- ____Woody Growth/Weeds Present

6.) Emergency Spillway
- ____Riprap Displaced
- ____Erosion Present
- ____Woody Growth/Weeds Present
- ____Obstruction/Debris

7.) Upper Stage (Dry Storage)
- ____Vegetation Sparse
- ____Woody Growth/Undesirable Vegetation
- ____Standing Water/Boggy Areas
- ____Sediment Accumulation
- ____Erosion (banks and bottom)
- ____Trash/Debris
- ____Maintenance Access

8.) Miscellaneous
- ____Encroachment in Easement Area
- ____Graffiti/Vandalism
- ____Public Hazards
- ____Burrowing Animals/Pests
- ____Other

Inspection Summary / Additional Comments:_____

OVERALL FACILITY RATING (Circle One)

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

This inspection form shall be kept indefinitely and made available to the El Paso County upon request.

APPENDIX E

EXTENDED DETENTION BASIN (EDB)
MAINTENANCE FORM

Subdivision/Business Name: Crossroads Mixed Use Filing No. 1
Subdivision/Business Address: Northwest of HWY 24 & Newt Drive intersection

Completion Date:_____

Contact Name:_____

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

MAINTENANCE ACTIVITIES PERFORMED

ROUTINE WORK

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

RESTORATION WORK

____ SEDIMENT REMOVAL
- ____ FOREBAY
- ____ TRICKLE CHANNEL
- ____ INFLOW

____ EROSION REPAIR
- ____ INFLOW POINT
- ____ TRICKLE CHANNEL

____ VEGETATION REMOVAL/TREE THINNING
- ____ INFLOW(S)
- ____ TRICKLE CHANNEL
- ____ UPPER STAGE
- ____ BOTTOM STAGE

____ REVEGETATION
____ JET-VAC/CLEARING DRAINS
- ____ FOREBAY
- ____ OUTLET WORKS
- ____ INFLOWS

REHABILITATION WORK

____ SEDIMENT REMOVAL (DREDGING)
- ____ BOTTOM STAGE
- ____ UPPER STAGE

____ EROSION REPAIR
- ____ OUTLET WORKS
- ____ UPPER STAGE
- ____ BOTTOM STAGE
- ____ SPILLWAY

____ STRUCTURAL REPAIR
- ____ INFLOW
- ____ OUTLET WORKS
- ____ FOREBAY
- ____ TRICKLE CHANNEL

OTHER_____
_____
_____

ESTIMATED TOTAL MANHOURS: _____

EQUIPMENT/MATERIAL USED: _____

_____

_____

COMMENTS/ADDITIONAL INFO: _____

_____

This Maintenance Activity Form shall be kept indefinitely and made available to the El Paso County upon request.

APPENDIX F

Annual Inspection and Maintenance Reporting Form
for
Stormwater Facilities

(This form to be submitted to EPC prior to May 31 of each year)

Date: _____

To: **El Paso County Department of Public Works**
Attn: Stormwater Facility Operations and Maintenance Program
2880 International Circle, Suite 7437 South Fairplay Street
Colorado Springs, CO 80922

Re: **Certification of Inspection and Maintenance; Submittal of forms**

Property/Subdivision Name: __Crossroads Mixed Use Filing No. 1_____

Property Address: __Northwest of HWY 24 & Newt Drive intersection_____

Contact Name: _____ Danny Mientka _____

I verify that the required stormwater facility inspections and required maintenance have been completed in accordance with the Stormwater Facilities Maintenance Agreement and the Operations and Maintenance Manual associated with the above referenced property.

The required Stormwater Facility Inspection and Maintenance forms are hereby provided.

_____ _____
Name of Party Responsible for Inspection & Maintenance — Property Owner

_____ _____
Authorized Signature — Signature

APPENDIX G

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

PLAN AND PROFILE SHEET

Plan view shall include:

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

Profile view shall include:

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

DETAIL SHEET

Detail sheet shall include:

- ☐ Volume provided by the EDB forebay and micropool, including the WQCV
- ☐ WQCV drain time
- ☐ Seed mix
- ☐ Total mow area including approximate mow boundaries on each side of EDB
- ☐ Duplicate the following tables from the “Standard Operation Procedure for Extended Detention Basin Inspection and Maintenance” document:
  - Inspection and Maintenance Requirements at Specific EDB Features
  - Summary of Routine Maintenance Activities for an EDB
  - Summary of Minor Maintenance Activities for an EDB
  - Summary of Major Maintenance Activities for an EDB
- ☐ Water quality outlet works detail
- ☐ Water quality plate detail

- ☐ Maintenance access road detail
- ☐ Trickle channel typical section
- ☐ Forebay edge detail (or cross section) which includes maximum allowed sediment depth in forebay
- ☐ Forebay release structure detail
- ☐ Spillway detail(s), including cutoff wall

OPERATION AND MAINTENANCE SITE PLANS
STORMWATER FACILITIES MAP
CHECKLIST FOR REQUIRED ITEMS

Stormwater facilities map shall include:

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