

April 16, 2021



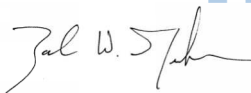
EL Paso County Colorado
Planning Department
[Street Address]
[City, State, Zip]

To Whom it may concern,

The proposed Les Schwab Tire Center will be connected to the larger storm water system created and maintained Park Place Enterprises, LLC. Due to this we have not provided a detention maintenance agreement for our site as no additional detention facilities are being proposed. In lieu of this we have attached the Operation and Maintenance Manual for the Meridian Crossing development for which we are a part, this manual was recorded with the county on 09/09/2008 and is number 208099923.

For additional information regarding stormwater drainage please reference the Storm Water Report that is included as part of this Site Development Plan submittal package.

Sincerely,

 Digitally signed by
Zack Graham
Date: 2021.04.16
14:13:43-06'00'

Zack Graham, PE



ROBERT C. "BOB" BALINK El Paso County, CO
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**OPERATION AND MAINTENANCE MANUAL
MERIDIAN CROSSING
PARK PLACE ENTERPRISES, LLC
EL PASO COUNTY, COLORADO**

May 2008

PREPARED FOR:

Park Place Enterprises, LLC
15 Miranda Road
Colorado Springs, CO 80906

PREPARED BY:

Springs Engineering
31 N. Tejon Street
Suite 315
Colorado Springs, CO 80903

PROJECT NO. 07-057-0032

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Introduction

This Operation and Maintenance Plan is being submitted on behalf of Park Place Enterprises, LLC for a development known as Meridian Crossing in Falcon, Colorado. The purpose of this Operation and Maintenance Manual (O&M) is to identify facilities which are to be maintained by the Meridian Crossing Properties Owners Association (POA) and the frequency with which these items are to be maintained.

General Location and Description

Meridian Crossing is currently zoned CR and the proposed development includes 6 commercial lots, proposed water quality facilities, streets, and utilities.

Meridian Crossing is approximately 9.5 acres and is located north of the intersection of Meridian Road and Old Meridian Road in Falcon, Colorado, Section 12, Township 13 South, Range 65 West of the 6th Principal Meridian.

Description of Construction

Construction will consist of site grading, utility installation, and road paving. Approximately 9.5 acres of the site will be graded for construction of the proposed commercial units. Erosion control will be provided prior to construction.

Facilities

Water quality facilities will be owned and maintained by the POA. Water and sanitary sewer will be maintained by the Falcon Highlands Metropolitan District. All other utilities are to be maintained by their respective owners.

Inspection and Maintenance

A thorough inspection of the permanent structures shall be performed every 30 days as well as after any significant rain or snowmelt event. Inspectors are to look for any significant deterioration of the facilities including:

- Erosion of channels and side slopes.
- Accumulated trash or debris.

Repairs and removal of debris shall occur as soon as practical.

Porous Landscape Detention Facility

Lawn mowing and vegetative care shall be performed routinely, as aesthetic requirements demand. This shall limit unwanted vegetation. Irrigated turf grass shall be between 2 and 4 inches in height and non irrigated native turf grasses shall be 4 to 6 inches in height. Debris and litter removal shall be performed routinely, as aesthetic requirements demand. Removal of debris and litter from any detention area minimizes clogging of the sand media. Landscaping removal and replacement shall be done every 5 to 10 years depending on infiltration rates needed to drain the area in 12 hours or less. Over time the

sandy loam turf will clog. The layer will need to be replaced, along with all turf and other vegetation growing on the surface, to rehabilitate infiltration rates. Bin-annual inspections of the hydraulic performance of the area will need to be performed. This will determine if the sand media is allowing acceptable infiltration.

An Operation and Maintenance Log follows.

Operation & Maintenance Log

MERIDIAN CROSSING FILING NO. 1
OPERATION AND MAINTENANCE LOG

(Record inspections, items found maintenance and corrective actions taken. Also record any training received by Contractor personnel with regard to erosion control, materials handling and any inspections by outside agencies)

DATE	ITEM	SIGNATURE OF PERSON MAKING ENTRY