April 3, 2026

El Paso County
Department of Public Works
Stormwater Section
Attn.: Mikayla Hartford
2880 International Circle
Colorado Springs, CO 80910

Attach ditch hydraulic calcs to memo.

RE: Woodmen View RV & Boat Storage Pond As-Built Memo
8035 Vollmer Place, El Paso County

Ms. Hartford,

The Woodmen View RV & Boat Storage pond facility was designed and constructed under County file #PPR03040. The Final Drainage Report and approved design plans were prepared by Calibre Engineering, Inc. in July 2010. Baseline Engineering has been requested by the owner of Woodmen View RV & Boat Storage to prepare the As-Built Record Drawings. Additionally, Baseline was tasked to respond to engineering comments from El Paso County's Final Acceptance Punchlist dated November 20, 2024. There were four items that were noted in the punchlist that deviated from the approved design plans:

"Swale along NW site boundary was designed as a grass lined swale (reference section A-A detail on plan sheet #3) but was installed as a riprap lined swale. Confirm with your project engineer that this change from the plans is acceptable and then reflect the change on the as-builts. Additionally, consult with your engineer to confirm dimensions of swale (width and depth) are acceptable. Reference Photo 1"

Riprap lining of the swale is acceptable and has been reflected on the as-built plans. The northernmost approximately 200 feet of the swale downstream of the culvert under Vollmer Place was evaluated and determined to be shallower than would be required to fully contain the calculated 100-year runoff event within the swale section. However, the swale continues to convey nuisance and more frequent storm events directly to the detention basin as intended.

During larger storm events that exceed the swale capacity, runoff is conveyed to the detention basin via controlled overland flow across the RV parking lot in accordance with the overall site grading plan prepared by Calibre Engineering. This drainage pattern ultimately routes all flows to the detention pond, maintaining the intended site drainage function.

The site has operated in this configuration since construction in 2010 without reported adverse impacts to adjacent properties or downstream drainage facilities. As such, the drainage system continues to function as designed, with the parking lot serving as a secondary conveyance path during extreme storm events.

Consistent with typical site maintenance responsibilities, the owner remains responsible for maintaining and repairing the parking lot surface if localized flooding occurs during these larger events.

Based on the above, the swale configuration as constructed is acceptable from a drainage standpoint and continues to direct runoff to the approved detention facility.

The swale is at the property line and while the stormwater flow will sheet flow eventually to the pond, there is risk for flooding the adjacent property owner. It seems like minimal grading to the swale could fix the overtopping issue. While the configuration has been fine since 2010, the 100-year storm event may not have happened and due to the location it is higher risk.

"Riprap along concrete trickle channel on W side of EDB is not shown on approved plans. Confirm with your project engineer that this change from the plans is acceptable and then reflect the change on the as-builts. Reference Photo 3"

Riprap along trickle channel edge is acceptable. Riprap has been added to the as-built plans.

"Riprap rundowns on N embankment at W end of EDB are not shown on approved plans. Confirm with your project engineer that this change from the plans is acceptable and then reflect the change in the as-builts. Reference Photos 17 & 18"

Riprap along N embankment is acceptable. Riprap has been added to the as-built plans.

"Curb, inflow pipe, concrete apron, and riprap rundown at NE end of EDB are not shown on approved plans. Confirm with your project engineer that this change from the plans is acceptable and then reflect the change on the as-builts. Reference photo 19."

Curb, inflow pipe, concrete apron and riprap rundown is acceptable. Updates have been added to plans.

If you have any questions or concerns, you may reach me at mark.sundstrom@baselinecorp.com or 719-531-6200.

Sincerely,

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