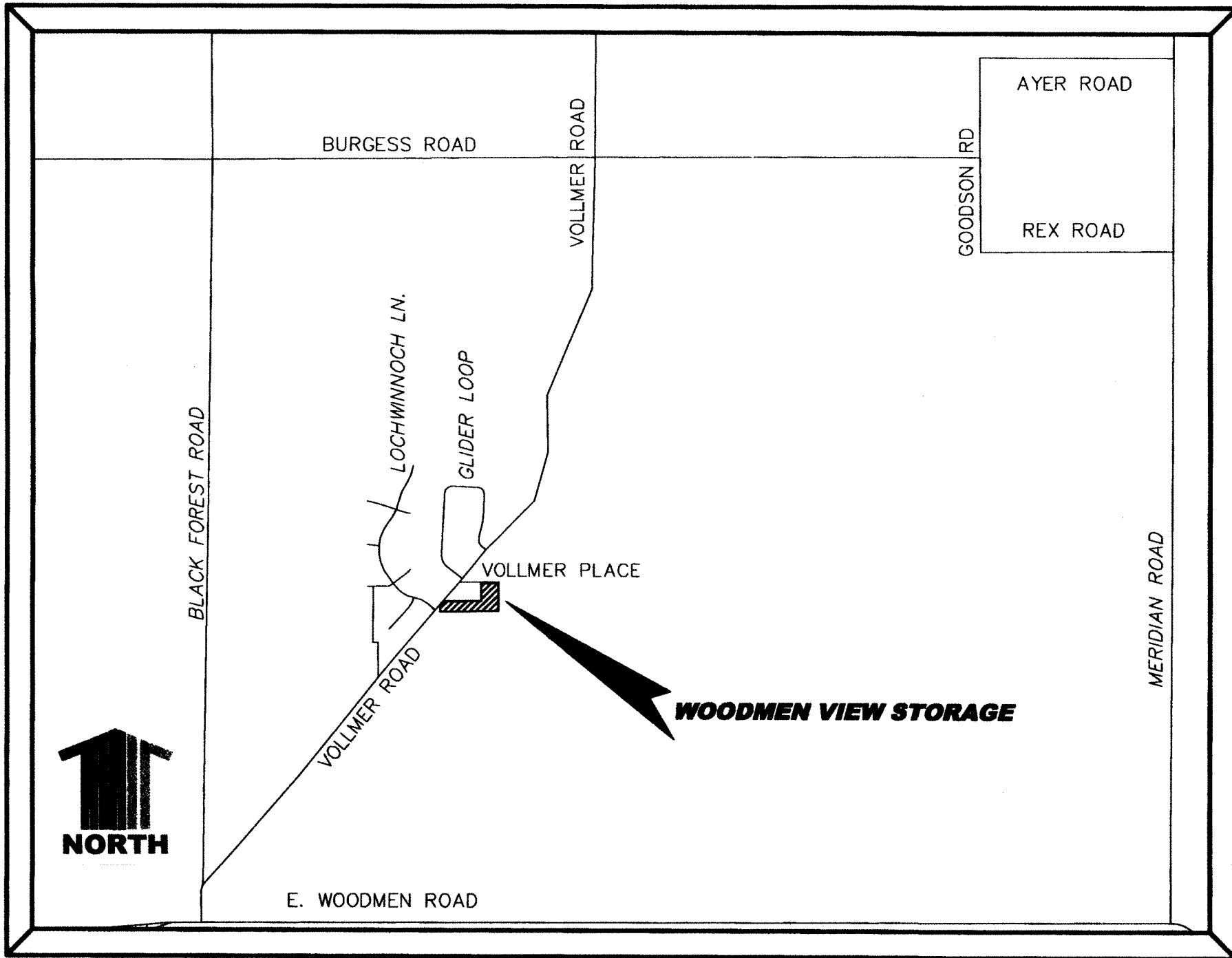


STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF SITE WATERS, INCLUDING WETLANDS.
2. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
3. A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. DURING CONSTRUCTION THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED STORMWATER MANAGER, SHALL BE LOCATED ON SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
4. ONCE THE ESQCP HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL BMPs AS INDICATED ON THE GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY DSD INSPECTIONS STAFF.
5. SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 21 CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE, HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPs SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND ESTABLISHED.
6. TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO STANDARDS AND SPECIFICATION PRESCRIBED IN THE DCM VOLUME II AND THE ENGINEERING CRITERIA MANUAL (ECM) APPENDIX I.
7. ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMPs IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME II AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN (SWMP).
8. ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMPs AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS, THE SWMP AND THE DCM VOLUME II AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION.
9. ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME.
10. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON-EROSIVE VELOCITY.
11. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
12. EROSION CONTROL BLANKETING IS TO BE USED ON SLOPES STEEPER THAN 3:1.
13. BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. BMPs MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
14. VEHICLE TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
16. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
17. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
18. NO CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED IN STORMWATER UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
19. BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
20. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCHLINE.
21. INDIVIDUALS SHALL COMPLY WITH THE 'COLORADO WATER QUALITY CONTROL ACT' (TITLE 25, ARTICLE 8, CRS), AND THE 'CLEAN WATER ACT' (33 USC 1344), IN ADDITION TO THE REQUIREMENTS INCLUDED IN THE DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, OR COUNTY AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
22. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
23. PRIOR TO ACTUAL CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
24. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
25. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY AND SHALL BE CONSIDERED A PART OF THESE PLANS.
26. AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 1 ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

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

WOODMEN VIEW STORAGE
PLOT PLAN
AS-BUILT CONSTRUCTION DRAWINGS
EL PASO COUNTY
STATE OF COLORADO



VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING OF NORTH 00°06'50" WEST ALONG THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

BENCHMARK

NATIONAL GEODETIC SURVEY MONUMENT MARKED "LONGS 1947" SET IN ROCK LEDGE ON GRASSY KNOLL WHICH IS THE HIGHEST POINT IN THE VICINITY. ELEV ASSUMED = 7035.75' NEAR NAVD 88 DATUM. NOT FOUND

AS-BUILT SURVEY BENCHMARK: BEC 2" ALUMINUM CAP CP1 ELEV. 7058.9 (NAVD88)
(TOP OF POND OUTLET STRUCTURE ELEV. 7041.50)

LEGAL DESCRIPTION

A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 33 AND 541.89 FEET SOUTHERLY FROM THE WEST QUARTER CORNER OF SAID SECTION 33, THENCE NORTH 39 DEGREES 04'18" EAST ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF A COUNTY ROAD (VOLLMER ROAD) A DISTANCE OF 173.37 FEET; THENCE NORTH 89 DEGREES 42' 17" EAST A DISTANCE OF 803.40 FEET; THENCE NORTH 0 DEGREES 17'43" WEST A DISTANCE OF 402.00 FEET; THENCE NORTH 89 DEGREES 42' 17" EAST, A DISTANCE OF 380.43 FEET; THENCE SOUTH 0 DEGREES 22' 33" WEST A DISTANCE OF 627.94 FEET; THENCE SOUTH 89 DEGREES 42' 17" EAST A DISTANCE OF 380.43 FEET; THENCE SOUTH 0 DEGREES 22' 33" WEST A DISTANCE OF 627.94 FEET; THENCE SOUTH 89 DEGREES 42' 17" WEST A DISTANCE OF 1287.51 FEET TO A POINT ON SAID WEST LINE OF SECTION 33; THENCE NORTH 0 DEGREES 22' 30" EAST ON THE SAID WEST LINE OF SECTION 33 A DISTANCE OF 91.87 FEET TO THE POINT OF BEGINNING.

A NON-EXCLUSIVE EASEMENT FOR ACCESS OVER A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. IN EL PASO COUNTY, COLORADO, AND LYING WITHIN LOT "D" OF MCCLINTOCK STATION, A SUBDIVISION RECORDED IN PLAT BOOK H-3 AT PAGE 9 OF THE EL PASO COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AN EASEMENT 15 FEET ON EACH SIDE OF A CENTER LINE DESCRIBED AS BEGINNING AT A POINT FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 33 BEARS NORTH 25 DEGREES 50' 47" WEST, A DISTANCE OF 2942.18 FEET; THENCE SOUTH 00 DEGREES 22' 33" WEST, A DISTANCE OF 627.94 FEET.

SHEET INDEX

- | | |
|---|--|
| 1 | TITLE SHEET |
| 2 | PLOT PLAN |
| 3 | GRADING, DRAINAGE, AND EROSION CONTROL |
| 4 | DETAILS |

SUMMARY DATA CHART

EXISTING LAND USE = PHID - PLANNED HEAVY INDUSTRIAL DISTRICT

EXISTING ACREAGE PHASE I = 33.33% (3.49 ACRES) PHASE II = 66.67% (6.51 ACRES) FOR A TOTAL OF 10 ACRES.

OWNER:
ALAN BRASS
MARK WARREN
BEN OLIVER

PROPERTY ADDRESS:
8725 VOLLMER ROAD
COLORADO SPRINGS, CO 80908

TAX ID/PARCEL NO.:
5233002001

PREPARED BY:

TODD A. JOHNSON, P.E.
CALIBRE ENGINEERING, INC.
8201 SOUTHPARK LANE, SUITE 200
LITTLETON, CO 80120

AS-BUILT PREPARED BY:

BASELINE ENGINEERING CORP.
1046 ELKTON DR.
COLORADO SPRINGS, CO 80907

MARK SUNDSTROM, COLORADO P.E. #56102 DATE

I CERTIFY THAT BASELINE ENGINEERING CORP (BEC) HAS PREPARED THESE AS-BUILT DRAWINGS FOR WOODMEN VIEW STORAGE DETENTIONWATER QUALITY POND UTILIZING FIELD SURVEY INFORMATION COLLECTED BY BEC PERSONNEL ON MAY 6, 2025 AND THE RECORD DRAWINGS PREPARED BY CALIBRE ENGINEERING AND APPROVED BY EL PASO COUNTY ON SEPTEMBER 9, 2010.

APPROVED
DATE
FOR
NOTES
EL PASO COUNTY
DEVELOPMENT SERVICES

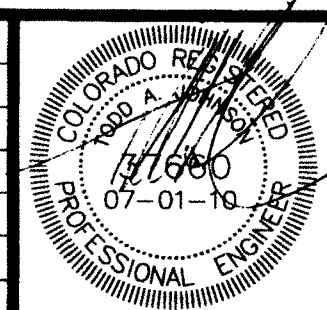
DENIED

An access permit must be granted by the Development Services Engineering Division prior to the establishment of any driveway onto a County Road.

version of blockage of any drainageway

AS-BUILT

DATE	REVISION	DESCRIPTION
	5	
	4	
	3	
	2	
	1	



Calibre
Construction Management Civil Engineering Surveying
WOODMEN VIEW STORAGE

**WOODMEN VIEW STORAGE
PLOT PLAN
TITLE SHEET**

JULY 1, 2010

1

4

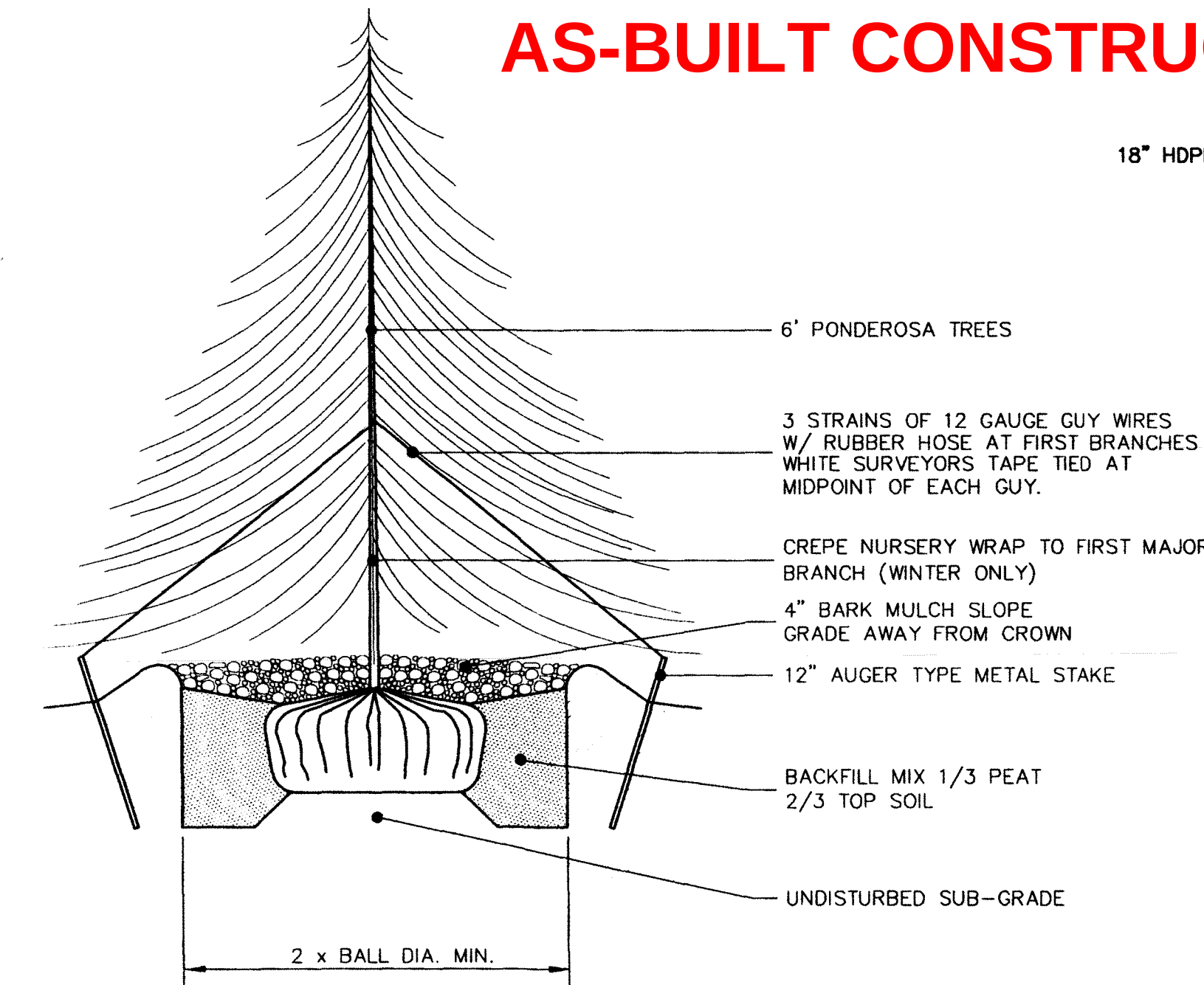
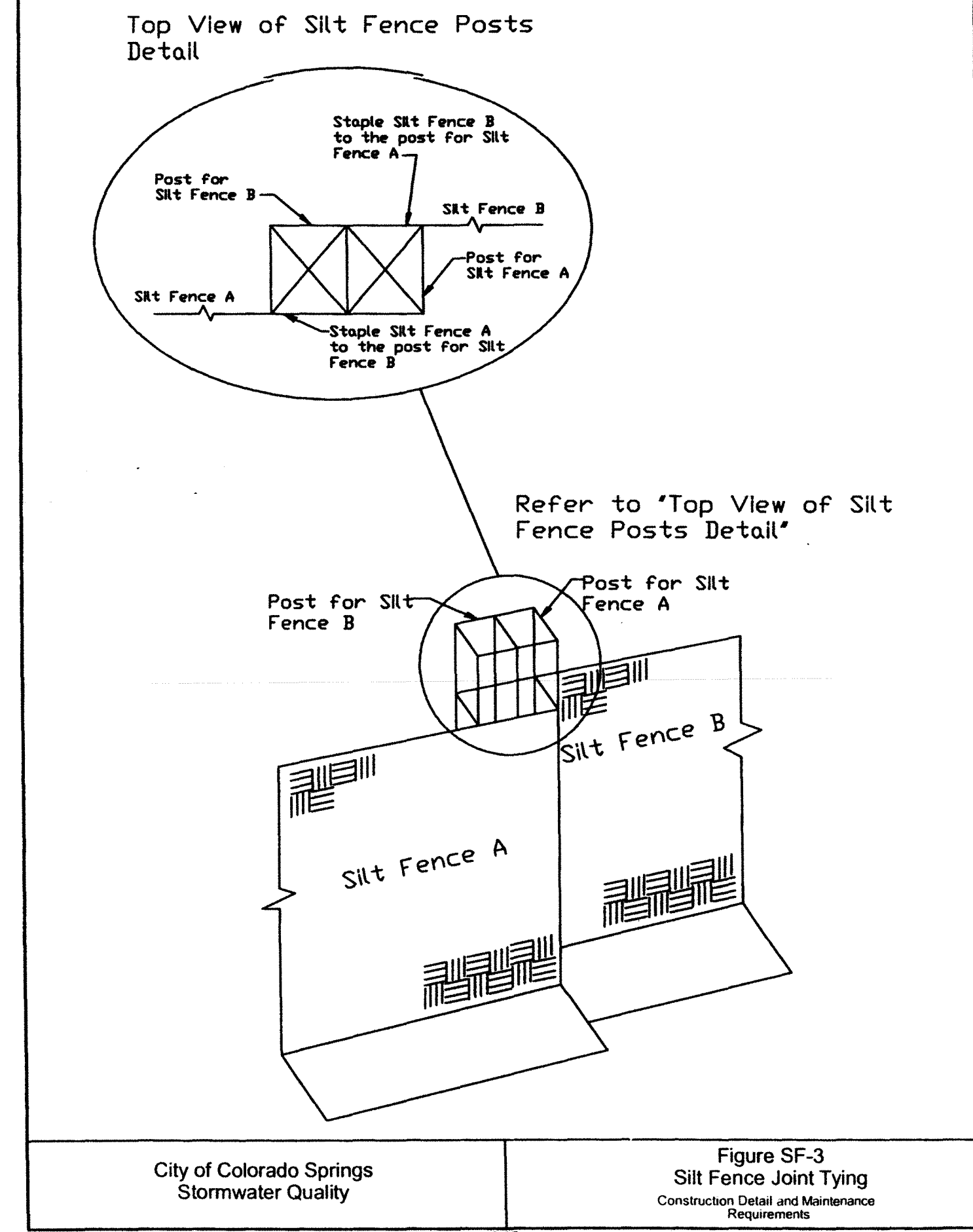
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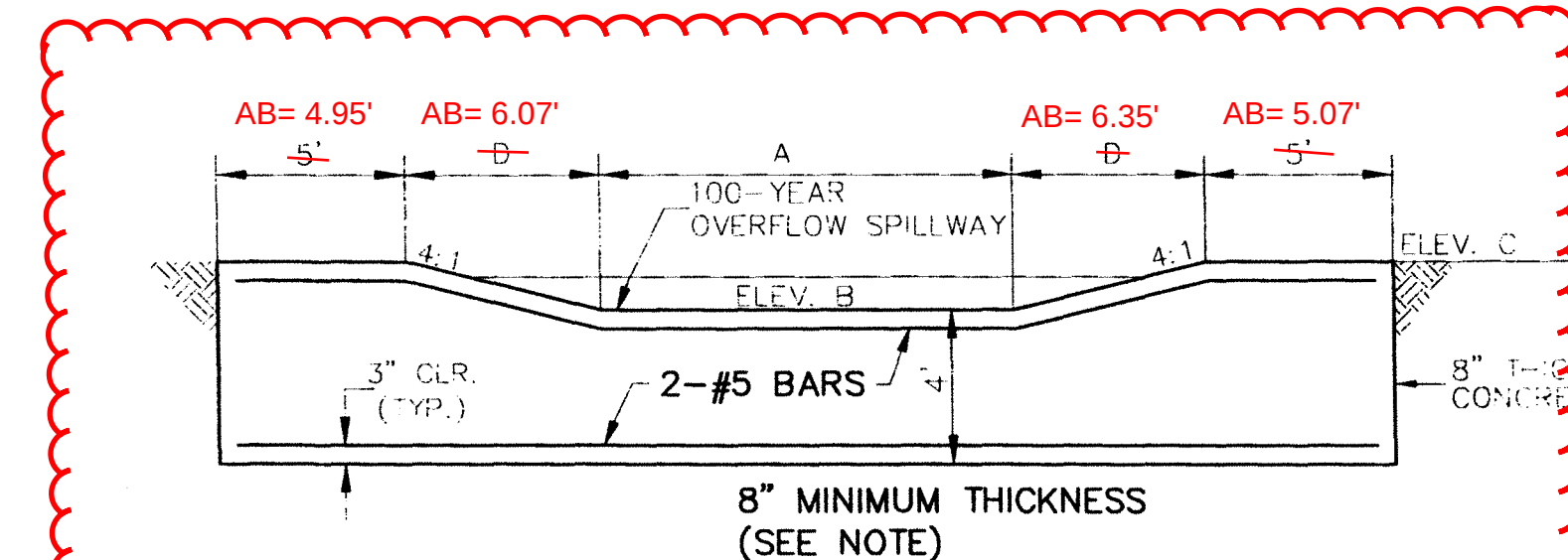
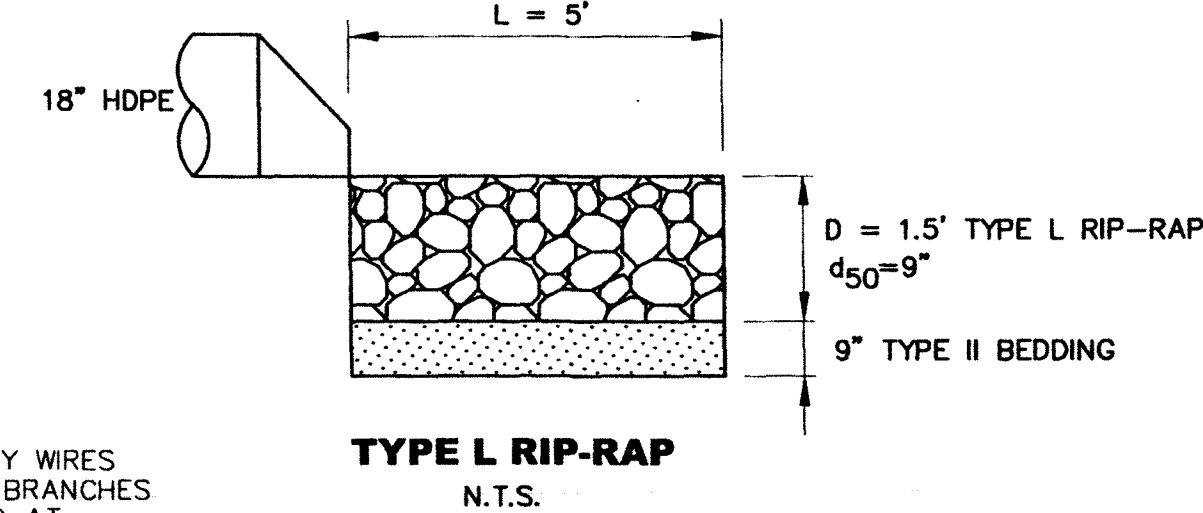
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WOODMEN VIEW STORAGE PLOT PLAN AS-BUILT CONSTRUCTION DRAWINGS

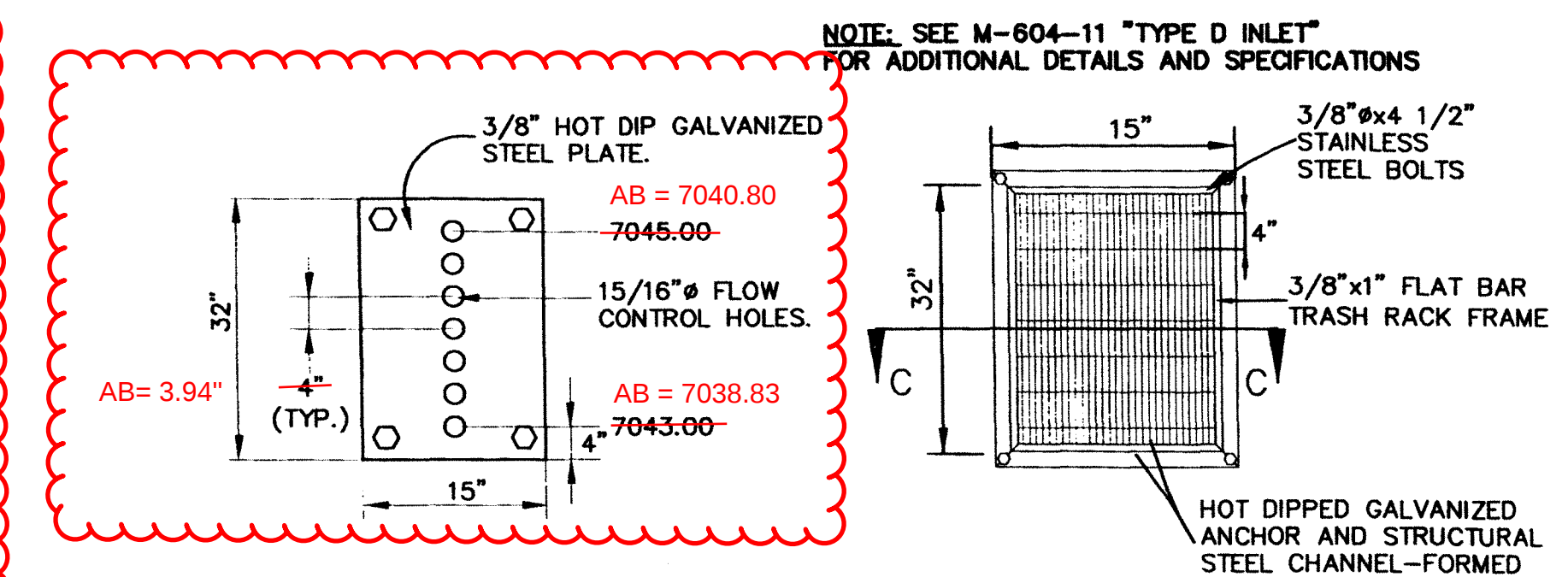
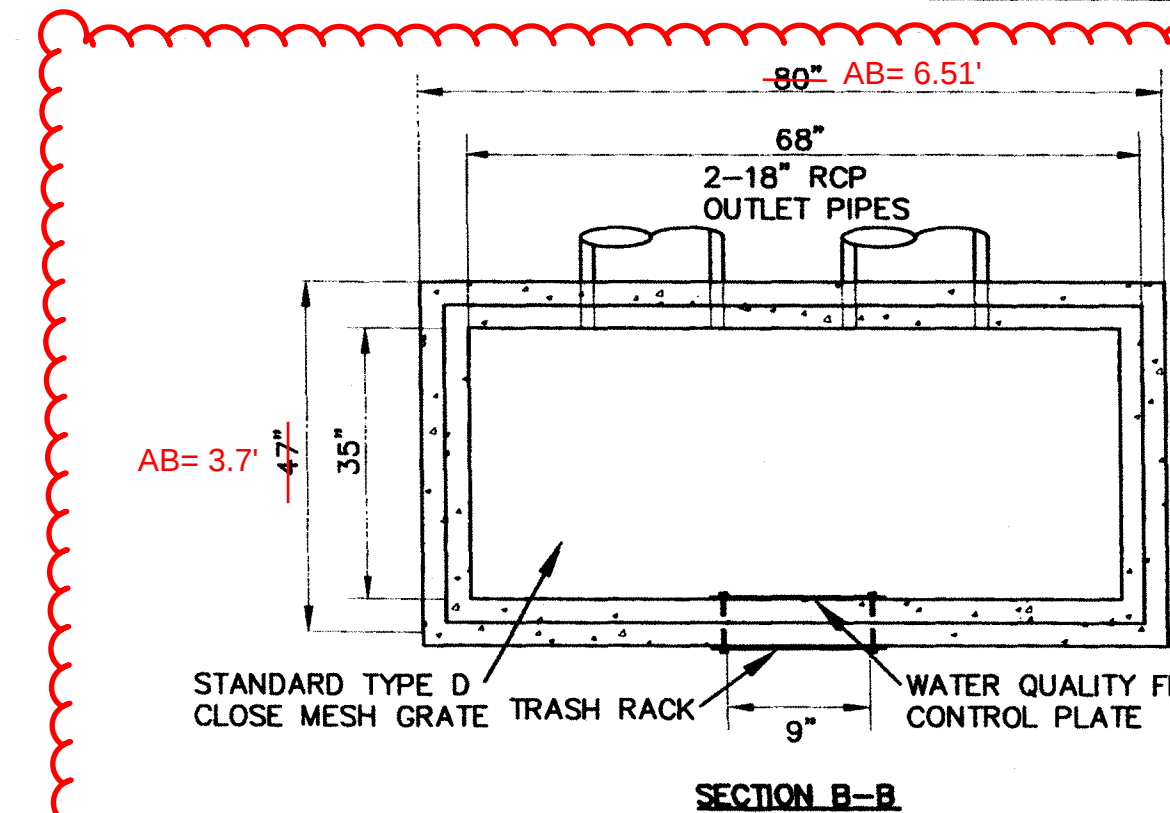


CONIFEROUS TREE PLANTING DETAIL

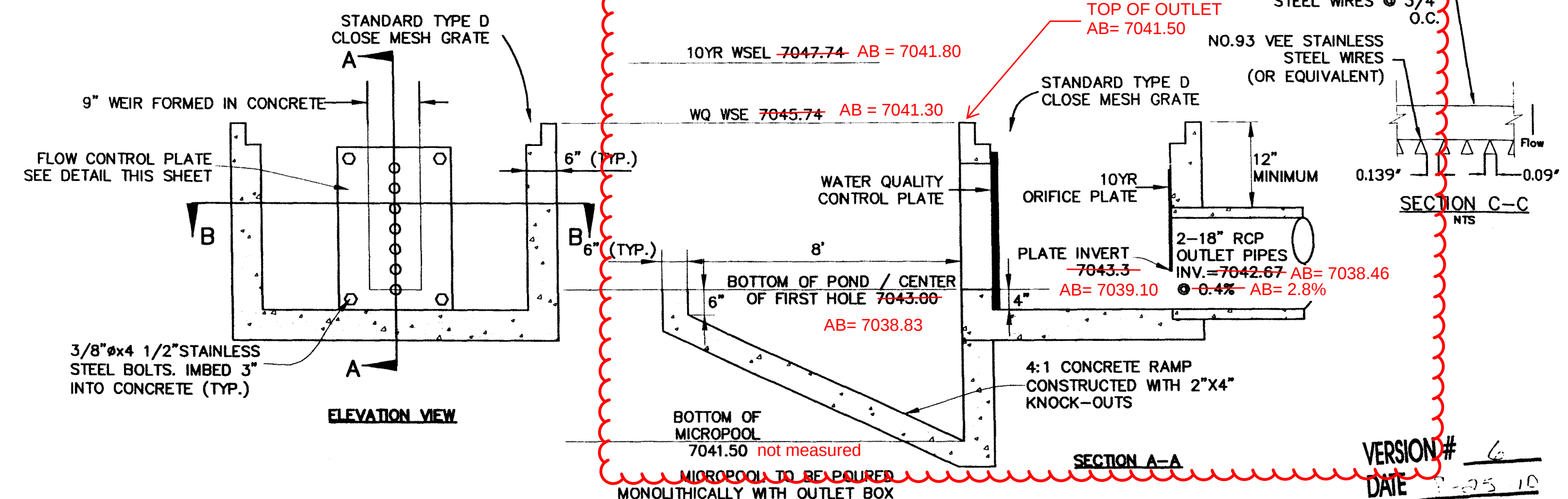
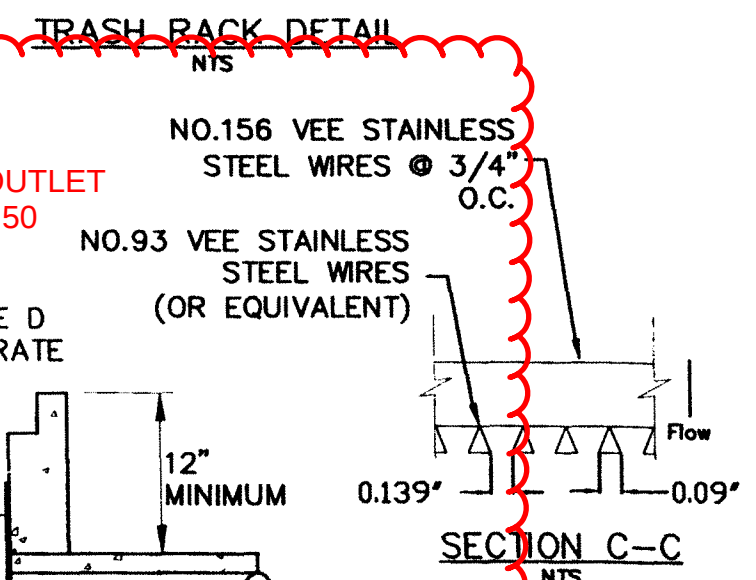


WEIR DESIGN INFORMATION				
	A (LENGTH)	ELEV. B	ELEV. C	D (LENGTH)
DETENTION POND	23.0	7047.47	7049.00	6.1
	AB = 22.63'	AB = 7043.15'	AB = 7044.69	

CONCRETE WEIR OVERFLOW STRUCTURE

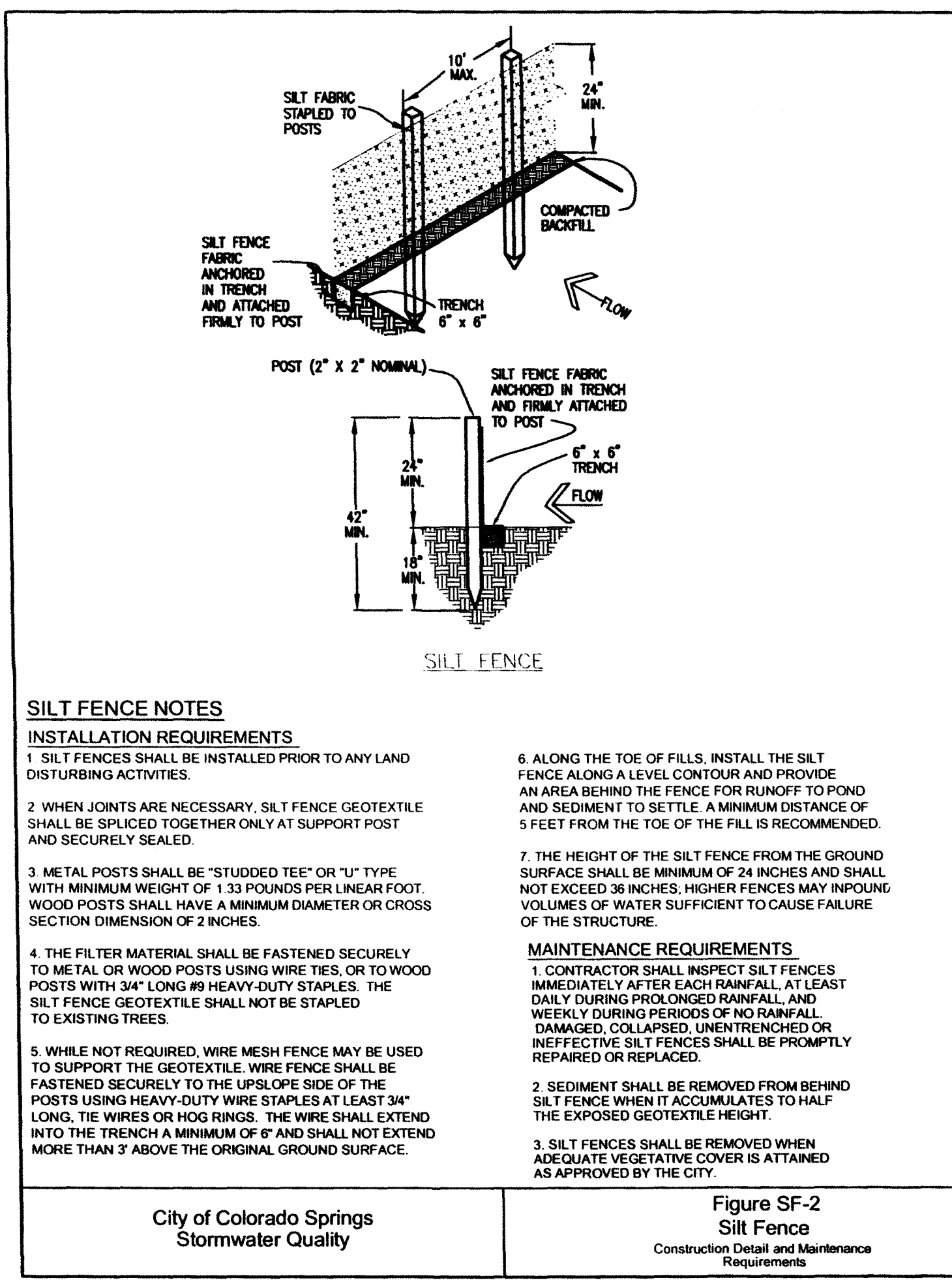
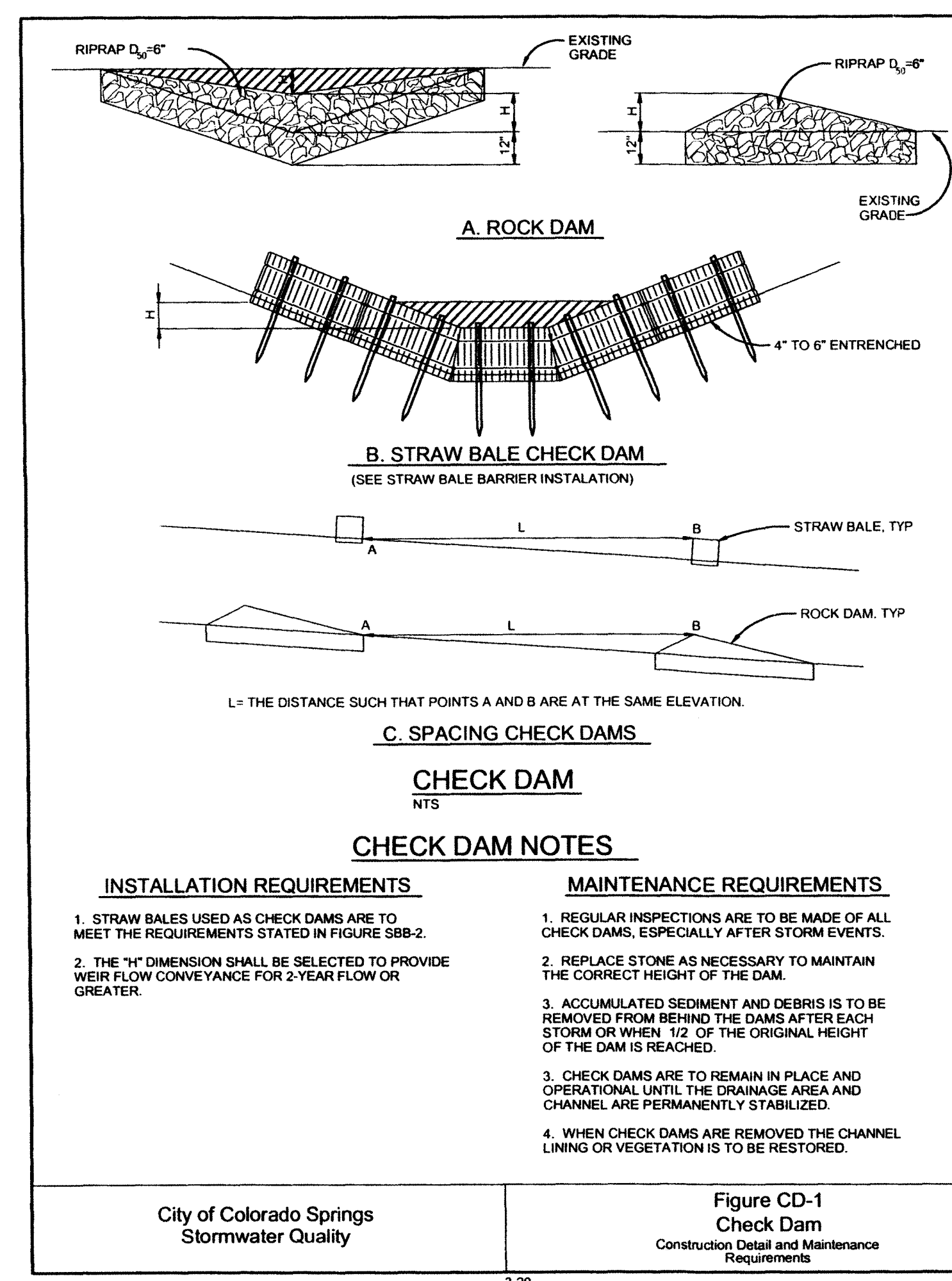


WATER QUALITY FLOW CONTROL PLATE DETAIL

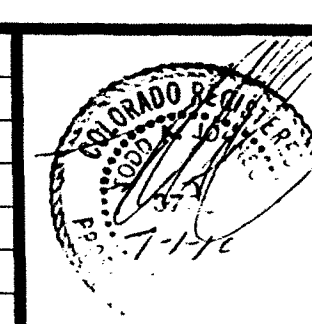


AS-BUILT

POND OUTFALL STRUCTURE MODIFIED TYPE D



DATE	REVISION	DESCRIPTION
	1	
	2	
	3	
	4	



Calibre

Construction Management Civil Engineering Surveying

WOODMEN VIEW STORAGE

WOODMEN VIEW STORAGE
PLOT PLAN
DETAILS

JULY 1, 2010

POND AS-BUILT WOODMEN VIEW STORAGE

DATE PRINTED: April 1, 2026

LEGEND

EXISTING LINETYPES	PROPOSED LINETYPES	
		MAJOR CONTOUR (5' INTERVAL)
		MINOR CONTOUR (1' INTERVAL)
		EDGE OF CONCRETE
		STORM SEWER

EXISTING SYMBOLS	PROPOSED SYMBOLS	
		NOMINAL SLOPE ON CUT OR FILL
		FLOW DIRECTION, TYPICALLY IN FLOWLINE

	RIPRAP
	TURF REINFORCEMENT MAT

AS-BUILT SURVEY BENCHMARK:

BEC 2" ALUMINUM CAP CPI ELEV. 7058.9 (NAVD88)
(TOP OF POND OUTLET STRUCTURE ELEV. 7041.50)

Stage - Storage Description	Optional Override Stage (ft)	Optional Override Area (ft ²)	Area (acre)	Volume (ft ³)	Volume (ac-ft)
Top of Micropool	0.00	0	0.000		
7040	1.20	3,666	0.084	2,199	0.050
7041	2.20	8,485	0.195	8,275	0.190
7042	3.20	18,278	0.420	21,656	0.497
7043	4.20	23,933	0.549	42,762	0.982
7043.15	4.35	24,476	0.562	46,393	1.065
7044	5.20	27,553	0.633	68,505	1.573
7044.66	5.86	30,193	0.693	87,561	2.010

