

EL PASO COUNTY



APPROVED
Plan Review
04/06/2026 10:06:10 AM
dsdyounger
EPC Planning & Community
Development Department

Planning & Community Development - 2880 International Circle, Colorado Springs, CO 80910
Phone (719) 520-6300 Fax (719) 520-6695 www.elpasoco.com

APPLICATION & PERMIT – BUILDERS EROSION & STORMWATER QUALITY CONTROL PERMIT (BESQCP)

PERMIT NUMBER ESR26298

Applicant Contact Information	
Owner	Joan Johnston
Name (person of responsibility)	Joan Johnston
Company	
Position of Applicant	Owner
Address (physical address, not PO Box)	33433 W. Ramah Rd.
City State	Ramah, CO
Zip Code	80832
Phone Number	719-491-4744
E-mail Address	joan.e.johnston@gmail.com

Contractor	
Name (person of responsibility)	Jason Travers
Company	Liquid Structures, Inc.
Position of Applicant	President
Address	1925 Aerotech Dr. #218
City State	Colorado Springs, CO
Zip Code	80916
Phone Number	719-451-7171
E-mail Address	jtravers@liquidstructuresinc.com

Project Information	
Name and Legal Description	Johnston Residence - Parcel ID 1100000246
Name of Subdivision Filing	n/a
Address (or nearest major cross streets)	33433 W. Ramah Rd. Ramah, CO 80832 ✓
Acreage (total and disturbed)	80 ✓
Schedule (start and finish and date of final stabilization)	April 2026 - Jan. 2027 ✓
Description of Project	New residential home ✓
Tax Schedule Number	1100000246

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The following signature from the ECM Administrator signifies the approval of this BESQCP. All work shall be performed in accordance with the permit and the El Paso County ECM Standards.

Signature of ECM Administrator:  Date: _____

1.1 REQUIRED SUBMISSIONS

In addition to this completed and signed application, all permit fees must be submitted to obtain a BESQCP. Submission and review of a Stormwater Management Plan or posting of financial sureties are not required for a BESQCP.

1.2 RESPONSIBILITY FOR DAMAGE

The County and its officers and employees, including but not limited to the ECM Administrator, shall not be answerable or accountable in any manner, for injury to or death of any person, including but not limited to a permit holder, persons employed by the permit holder, persons acting in behalf of the permit holder, or for damage to property from any cause. The permit holder shall be responsible for any liability imposed by law and for injuries to or death of any person, including but not limited to the permit holder, persons employed by the permit holder, persons acting in behalf of the permit holder, or damage to property arising out of work or other activity permitted and done by the permit holder under a permit, or arising out of the failure on the permit holder's part to perform the obligations under any permit in respect to maintenance or any other obligations, or resulting from defects or obstructions, or from any cause whatsoever during the progress of the work, or other activity, or at any subsequent time work or other activity is being performed under the obligations provided by and contemplated by the permit.

The permit holder shall indemnify, save, and hold harmless the County and its officers and employees, including but not limited to the ECM Administrator, from all claims, suits or actions of every name, kind and description brought for or on account of injuries to or death of any person, including but not limited to the permit holder, persons employed by the permit holder, persons acting in behalf of the permit holder and the public, or damage to property resulting from the performance of work or other activity under the permit, or arising out of the failure on the permit holder's part to perform his obligations under any permit in respect to maintenance or any other obligations, or resulting from defects or obstructions, or from any cause whatsoever during the progress of the work, or other activity or at any subsequent time work or other activity is being performed under the obligations provided by and contemplated by the permit, except as otherwise provided by state law. The permit holder waives any and all rights to any type of expressed or implied indemnity against the County, its officers or employees. It is the intent of the parties that the permit holder will indemnify, save, and hold harmless the County, its officers and employees from any and all claims, suits or actions as set forth above regardless of the existence or degree of fault or negligence, whether active or passive, primary or secondary, on the part of the County, the permit holder, persons employed by the permit holder, or persons acting in behalf of the permit holder.

1.3 APPLICATION CERTIFICATION

I, as the Applicant or the representative of the Applicant, hereby certify that this application is correct and complete as per the requirements presented in this application and the El Paso County Engineering Criteria Manual and Drainage Criteria Manual, Volume 2 and El Paso County Addendum. I own and will build on ten (10) or fewer lots in the referenced subdivision filing.

I understand that the Best Management Practices are to be maintained on the site and revised as necessary to protect stormwater quality as the project progresses. The site and adjacent areas will be self-inspected as often as necessary to be sure that Best Management Practices are installed correctly and functioning for each stage of construction and following each rain event.

Installation and maintenance of Best Management Practices include, but are not limited to:

- Source control and physical barriers that prevent pollutants, including sediment, from leaving the site, especially into waterways or storm drain systems. Pollutants are also to be kept off of roadways, including roadside ditches, and adjacent properties.
- Protection of downstream storm drains, channels, ponds, or waterways.
- Immediate cleanup of sediment and other pollutants that are tracked or otherwise leave the permitted site.

Examples of pollutants that must be contained and cleaned up are:

- Sediment (mud or dirt)
- Excavated or imported soil, aggregate, or rock
- Landscaping materials, including topsoil
- Concrete washout water
- Stucco
- Paints
- Solvents
- Fuels and lubricants
- Pesticides and fertilizers
- Cleaning products
- Other chemicals
- Trash, litter, garbage
- Sanitary waste (e.g. portable toilets), other animal waste

Note: El Paso County does not require that a Stormwater Management Plan (SWMP) be reviewed for a BESQCP. However, it is recommended that a SWMP be prepared and site personnel **be trained in the procedures necessary to protect stormwater quality. The measures in the** City of Colorado Springs' Drainage Criteria Manual, Volume 2, Chapter 3, and the El Paso County approved Addendum provide guidance on BMPs for construction sites. **Sites covered by BESQCPs are still subject** to any other relevant regulations such as the Colorado Discharge Permit System regulations. The permit holder is responsible for subcontractors onsite complying with the terms of the permit holder's BESQCP.

Signature of Applicant or Representative:  [Joan E Johnston \(Mar 11, 2026 11:06:04 MDT\)](#) Date: 03/11/26







BESQCP-Application-Form-1

Final Audit Report

2026-03-11

Created:	2026-03-11
By:	Lindsey Kelly (lkelly@liquidstructuresinc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAs7uXrGYIpPuu7M3_xmlhnzSVbhSVECfq

"BESQCP-Application-Form-1" History

-  Document created by Lindsey Kelly (lkelly@liquidstructuresinc.com)
2026-03-11 - 3:09:03 PM GMT
-  Document emailed to joan.e.johnston@gmail.com for signature
2026-03-11 - 3:14:21 PM GMT
-  Email viewed by joan.e.johnston@gmail.com
2026-03-11 - 4:53:16 PM GMT
-  Signer joan.e.johnston@gmail.com entered name at signing as Joan E Johnston
2026-03-11 - 5:06:02 PM GMT
-  Document e-signed by Joan E Johnston (joan.e.johnston@gmail.com)
Signature Date: 2026-03-11 - 5:06:04 PM GMT - Time Source: server
-  Agreement completed.
2026-03-11 - 5:06:04 PM GMT