2880 International Circle, Suite 110
Colorado Springs, CO 80910
Phone: 719-520-6300
Email: Stormwater@elpasoco.com
publicworks.elpasoco.com/stormwater/

EPC STORMWATER APPROVAL:

APPROVED

11/12/2026 2:38:45 PM
Glenn Reese
EPC Department of Public Works

EL PASO COUNTY
STORMWATER PERMIT FORM
Associate Erosion and Stormwater Quality Control Permit (AESQCP)

Stormwater Permit Number: ASQ 2685

This form initially acts as the permit application. Only once this form has been signed & approved, all other required documents have been submitted & approved, and the Notice to Proceed has been issued, does this form become an active permit. The AESQCP is for single-family residential home construction within a Larger Common Plan of Development (see ECM Appendix I.3).

Part I. Home Builder/Operator (Permit Holder)	
Company	Empire Colorado Homes, LP
Name of Responsible Individual	Mike Davidson
Title	Manager of Land Acquisition & Development
Physical Address (not PO Box)	
Street Number and Street Name	13737 Struthers Rd
City, State, Zip Code	Colorado Springs, Colorado, 80921
Mailing Address (if differs from above)	
Street Number and Street Name	
City, State, Zip Code	
Phone Number - Office	719-448-5000
Phone Number - Cell	
Email Address	midavidson@empirehomes.com

Part II. Property Owner

Check the box next to the applicable Property Owner statement.

☐ The Property Owner is the same entity as listed in Part I. Home Builder/Operator

☑ The Property Owner is a different entity than listed in Part I. Home Builder/Operator

If the Home Builder/Operator is not the Property Owner of one or more lots, please provide the Property Owner's information in Table 1 on Page 5 of this application.

Part III. Qualified Stormwater Manager (QSM)*	
Company/Organization	Raw Land Detailing, Inc
Name	Larry Lee
Phone Number - Office	719-661-4499
Phone Number - Cell	
Email Address	larry@rawlanddetailing.com

*This section can be left blank through Stormwater Permit Application review but must be filled in no later than at the Pre-Construction Meeting.

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Part IV. Project Information	
Subdivision Name and Filing Number	Retreat At Prairie Ridge Filing 4
Lot Number(s) (e.g., Lots 1-10, 15, 35-40, 72-80)	1-112
Schedule *input estimated month (or season) and year*	Start of Construction: November 2026 Completion of Construction: December 2030

*Following issuance of this AESQCP, additional lots purchased by the Permit Holder, within the Subdivision and Filing identified above, may be added to this AESQCP by submitting an AESQCP Modification Request Form.

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REQUIRED SUBMISSIONS

See ECM Appendix I for the documentation required to be submitted, reviewed, and approved in conjunction with this Stormwater Permit Form.

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 damage to property or for injury to or death of any person, including but not limited to the Permit Holder, persons employed by the Permit Holder, or persons acting on behalf of the Permit Holder, from any cause. The Permit Holder shall be responsible for any liability imposed by law and for damage to property or injuries to or death of any person, including but not limited to the Permit Holder, persons employed by the Permit Holder, and persons acting on behalf of the Permit Holder, arising out of work or other activity permitted and done under a permit, or arising out of the failure to perform the obligations under any permit with 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 Board of County Commissioners (BoCC) and ECM Administrator, from all claims, suits or actions of every name, kind and description brought for or on account of damage to property or 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, resulting from the performance of work or other activity under the permit, or arising out of the failure to perform obligations under any permit with 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 of 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.

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APPLICATION AND PERMIT CERTIFICATION – PERMIT HOLDER

We, as the Permit Holder, hereby certify that this application is correct and complete as per the requirements presented in the El Paso County Engineering Criteria Manual (ECM) and Drainage Criteria Manual (DCM) Volume 2. We, as the Permit Holder, have read and will comply with all of the requirements of the submitted Stormwater Management Plan (SWMP), Grading & Erosion Control (GEC) Plan, and any other documents specifying construction control measures to be used on the site, including permit conditions that may be required by the ECM Administrator. We understand that the approved plans are an enforceable part of the Stormwater Permit. We further understand that we are to comply with all requirements set forth by the ECM and DCM Volume 2. We understand that the permitted area is that which is shown as the Limits of Disturbance on the approved GEC Plans and any subsequently approved AESQCP Modification Request Form. We further understand all necessary construction control measures are to be installed in accordance with the SWMP, GEC Plan, ECM, and DCM Volume 2 before land disturbance begins and that failure to comply will result in a Stop Work Order and may result in other penalties as allowed by law. We understand that the construction control measures are to be maintained on the site and be modified as necessary to protect stormwater quality as the project progresses. We understand that, prior to the sale or transfer of control of the lot to a private homeowner, we are responsible for installing adequate construction control measures and informing the private homeowner of their responsibility to maintain the construction control measures until Final Stabilization is achieved, in accordance with ECM Section I.4.7 and ECM Section I.4.8. We further understand and agree to indemnify, save, and hold harmless the County and its officers and employees, including but not limited to the BoCC and ECM Administrator, from all claims, suits or actions of every name, kind and description as outlined in Responsibility for Damage section above.

Signed by:

_____ 11/9/2026 | 6:38 AM PST

Signature of Home Builder/Operator (Permit Holder) Date

C5C1592E903247E...

Mike Davidson, On behalf of Empire Colorado Homes, LP

Print Name of Home Builder/Operator (Permit Holder)

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For all lots to be covered by the AESQCP that are not owned by the Home Builder/Operator, provide the Property Owner's information in Table 1 below.

Table 1. Property Owner Information

Lot Number	Property Owner Name	Current Mailing Address	Phone Number	Email Address
1-112	SwiftEagle Capital, LLC,	11700 Atlantis Place, Suite F7, Alpharetta, GA 30022	470-384-9205	george@swifteaglecapital.com
	Land Bank	Homes will be purchased on a quarterly basis from the above entity		