

SF2235

# EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) EL PASO COUNTY APPLICATION AND PERMIT

PCD Project Number SF – 22 - XX

**APPLICANT INFORMATION****PERMIT NUMBER**

Owner Information	
Owner	SRJ Land, LLC
Name (person of responsibility)	Loren <span style="background-color: cyan;">Morelan</span>
Company/Agency	Classic Homes
Position of Applicant	Project Manager
Address (physical address, not PO Box)	2138 Flying Horse Club Drive
City	Colorado Springs
State	CO
Zip Code	80921
Mailing address, if different from above	
Telephone	719-592-9333
FAX number	
Email Address	<a href="mailto:lmoreland@classichomes.com">lmoreland@classichomes.com</a>
Cellular Phone number	719-499-3125
Contractor/Operator Information	
Name (person of responsibility)	Adam Doyle
Company	Classic Homes
Address (physical address, not PO Box)	2138 Flying Horse Club Drive
City	Colorado Springs
State	CO
Zip Code	80921
Mailing address, if different from above	
Telephone	719-592-9333
FAX number	
Email Address	<a href="mailto:adoyle@classichomes.com">adoyle@classichomes.com</a>
Cellular Phone number	719-331-6174
Erosion Control Supervisor (ECS)*	Adam Doyle
ECS Phone number*	719-592-9333
ECS Cellular Phone number*	719-331-6174

\*Required for all applicants. May be provided at later date pending securing a contract when applicable.

**PROJECT INFORMATION**

<b>Project Information</b>	
Project Name	Sterling Ranch East Filing 1
Legal Description	See attached
Address (or nearest major cross streets)	Southwest of Briargate Parkway and Sterling Ranch Road
Acreage (total and disturbed)	Total: 122.977 acres Disturbed: 98.23 acres
Schedule	Start of Construction: March 2023 Completion of Construction: March 2024 Final Stabilization: Roadways, Home Lots, Re-seeding
Project Purpose	Roadway, drainage and utility infrastructure installation to support Filing No. 1. Final stabilization with this ESQCP.
Description of Project	Proposed single-family residential community
Tax Schedule Number	52330-00-017

**FOR OFFICE USE ONLY**

The following signature from the ECM Administrator signifies the approval of this ESQCP. All work shall be performed in accordance with the permit, the El Paso County Engineering Criteria Manual (ECM) Standards, City of Colorado Springs Drainage Criteria Manual, Volume 2 (DCM2) as adopted by El Paso County Addendum, approved plans, and any attached conditions. The approved plans are an enforceable part of the ESQCP. Construction activity, except for the installation of initial construction BMPs is not permitted until issuance of a Construction permit and Notice to Proceed.

Signature of ECM Administrator: \_\_\_\_\_

Date \_\_\_\_\_

## 1.1 REQUIRED SUBMISSIONS

In addition to this completed and signed application, the following items must be submitted to obtain an ESQCP:

- Permit fees
- Stormwater Management Plan (SWMP) meeting the requirements of DCM2 and ECM either as part of the plan set or as a separate document;
- Cost estimates of construction and maintenance of construction and permanent stormwater control measures (Cost estimates shall be provided on a unit cost basis for all stormwater BMPs);
- Financial surety in an amount agreeable to the ECM Administrator based on the cost estimates of the stormwater quality protection measures provided. The financial surety shall be provided in the form of a Letter of Credit, Surety with a Bonding Company, or other forms acceptable to El Paso County;
- Operation and Maintenance Plan for any proposed permanent stormwater control measures; and
- Signed Private Detention Basin/Stormwater Quality Best Management Practice Maintenance Agreement and Easement, if any permanent stormwater control measures are to be located on site.

## 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 resulting from any activities undertaken by a permit holder or under the direction of a permit holder. 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.

To the extent allowed by law, the permit holder shall 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 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.

**1.3 APPLICATION CERTIFICATION**

We, as the Applicants or the representative of the Applicants, 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.

We, as the Applicants or the representatives of the Applicants, have read and will comply with all of the requirements of the specified Stormwater Management Plan and any other documents specifying stormwater best management practices to be used on the site including permit conditions that may be required by the ECM Administrator. We understand that the stormwater control measures are to be maintained on the site and revised as necessary to protect stormwater quality as the project progresses. We further understand that a Construction Permit must be obtained and all necessary stormwater quality control measures are to be installed in accordance with the SWMP, the El Paso County Engineering Criteria Manual, Drainage Criteria Manual, Volume 2 and El Paso County Addendum 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 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 Section 1.2 Responsibility for Damage.

\_\_\_\_\_  
Signature of Owner or Representative

Date: \_\_\_\_\_

\_\_\_\_\_  
Print Name of Owner or Representative

\_\_\_\_\_  
Signature of Operator or Representative

Date: \_\_\_\_\_

\_\_\_\_\_  
Print Name of Operator or Representative

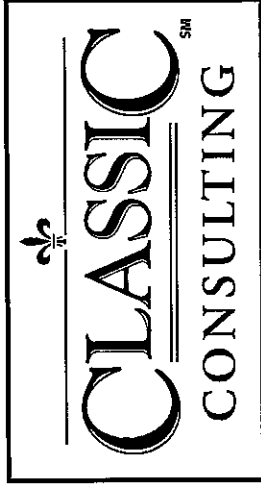
Permit Fee \$ \_\_\_\_\_

Surcharge \$ \_\_\_\_\_

Financial Surety \$ \_\_\_\_\_

Type of Surety \_\_\_\_\_

Total \$ \_\_\_\_\_



619 N. Cascade Avenue, Suite 200 (719) 785-0790  
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

**LEGAL DESCRIPTION: STERLING RANCH EAST FILING NO. 1**

A PARCEL OF LAND BEING A PORTION OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE CENTER-EAST ONE-SIXTEENTH CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006" AND AT THE EAST END, WHICH IS A 30" WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI 10376, 2006", IS ASSUMED TO BEAR N89°08'28"E, A DISTANCE OF 1356.68 FEET.

COMMENCING AT THE CENTER-EAST ONE-SIXTEENTH CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO, SAID POINT BEING THE SOUTHWESTERLY CORNER OF RETREAT AT TIMBERIDGE FILING NO. 1 RECORDED UNDER RECEPTION NO. 220714653 RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S02°29'39"E, A DISTANCE OF 3615.96 FEET TO THE POINT OF BEGINNING;

THENCE S50°26'12"E, A DISTANCE OF 364.35 FEET;  
THENCE S39°33'48"W, A DISTANCE OF 183.61 FEET;  
THENCE S15°41'09"W, A DISTANCE OF 56.79 FEET;  
THENCE S74°18'51"E, A DISTANCE OF 53.36 FEET;  
THENCE S41°18'44"E, A DISTANCE OF 85.60 FEET;  
THENCE S18°32'31"E, A DISTANCE OF 102.16 FEET;  
THENCE S23°20'25"W, A DISTANCE OF 115.86 FEET;  
THENCE S39°08'49"W, A DISTANCE OF 115.81 FEET;  
THENCE S34°35'49"W, A DISTANCE OF 123.80 FEET;  
THENCE S42°15'44"W, A DISTANCE OF 112.55 FEET;  
THENCE S49°55'39"W, A DISTANCE OF 123.80 FEET;  
THENCE S58°26'56"W, A DISTANCE OF 117.93 FEET;  
THENCE S24°57'12"E, A DISTANCE OF 100.00 FEET;  
THENCE S25°47'46"E, A DISTANCE OF 108.67 FEET;  
THENCE S30°23'59"E, A DISTANCE OF 97.86 FEET;  
THENCE S35°15'35"E, A DISTANCE OF 97.86 FEET;  
THENCE S40°07'11"E, A DISTANCE OF 97.86 FEET;  
THENCE S44°58'47"E, A DISTANCE OF 97.86 FEET;  
THENCE S49°50'24"E, A DISTANCE OF 97.86 FEET;  
THENCE S54°42'00"E, A DISTANCE OF 97.86 FEET;  
THENCE S59°13'04"E, A DISTANCE OF 98.67 FEET;  
THENCE S60°08'46"E, A DISTANCE OF 700.00 FEET;  
THENCE S66°02'10"E, A DISTANCE OF 37.35 FEET TO A POINT ON CURVE;  
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N66°02'11"W, HAVING A DELTA OF 52°21'31", A RADIUS OF 1460.00 FEET AND A DISTANCE OF 1334.19 FEET TO A POINT OF TANGENT;

THENCE S76°19'20"W, A DISTANCE OF 1779.03 FEET;  
THENCE N13°40'40"W, A DISTANCE OF 44.22 FEET;  
THENCE N58°40'40"W, A DISTANCE OF 19.87 FEET;  
THENCE S70°06'35"W, A DISTANCE OF 170.61 FEET;  
THENCE S01°19'20"W, A DISTANCE OF 7.43 FEET TO A POINT ON THE EASTERLY BOUNDARY OF STERLING RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 218714161;

THENCE ON THE EASTERLY BOUNDARY OF SAID STERLING RANCH FILING NO. 1 THE FOLLOWING TWENTY-FIVE (25) COURSES:

1. N76°13'42"W, A DISTANCE OF 207.54 FEET;
2. N17°53'47"W, A DISTANCE OF 105.91 FEET;
3. N46°52'24"E, A DISTANCE OF 128.28 FEET;
4. N15°27'56"W, A DISTANCE OF 241.77 FEET;
5. N00°53'19"W, A DISTANCE OF 131.63 FEET;
6. N35°47'33"E, A DISTANCE OF 139.61 FEET;
7. N46°04'45"E, A DISTANCE OF 252.38 FEET;
8. N60°18'33"E, A DISTANCE OF 166.84 FEET;
9. N65°39'18"E, A DISTANCE OF 252.42 FEET;
10. N02°44'27"E, A DISTANCE OF 452.46 FEET;
11. N26°06'12"W, A DISTANCE OF 393.42 FEET;
12. N04°22'24"W, A DISTANCE OF 296.69 FEET;
13. N13°28'59"E, A DISTANCE OF 371.46 FEET;
14. S88°53'18"E, A DISTANCE OF 56.14 FEET;
15. S19°39'33"E, A DISTANCE OF 163.51 FEET;
16. S50°40'25"E, A DISTANCE OF 72.52 FEET;
17. N50°58'40"E, A DISTANCE OF 94.24 FEET;
18. N40°27'16"E, A DISTANCE OF 150.60 FEET;
19. N65°02'48"E, A DISTANCE OF 632.56 FEET;
20. N87°30'37"E, A DISTANCE OF 117.08 FEET;
21. N59°31'52"E, A DISTANCE OF 178.71 FEET;
22. N00°14'13"E, A DISTANCE OF 243.48 FEET;
23. N31°50'18"E, A DISTANCE OF 229.19 FEET;
24. N42°37'17"E, A DISTANCE OF 138.57 FEET;
25. N14°40'14"W, A DISTANCE OF 12.64 FEET;

THENCE S79°16'20"E, A DISTANCE OF 122.46 FEET;  
THENCE N39°33'48"E, A DISTANCE OF 14.16 FEET TO THE POINT OF BEGINNING.  
CONTAINING A CALCULATED AREA OF 122.977 ACRES (5,356,900 SQUARE FEET).

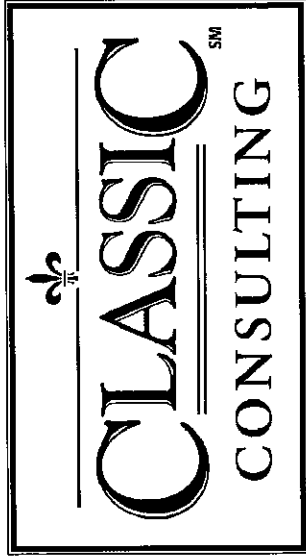
**LEGAL DESCRIPTION STATEMENT:**

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.



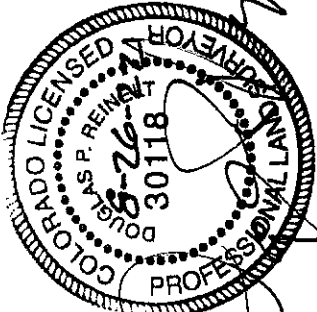
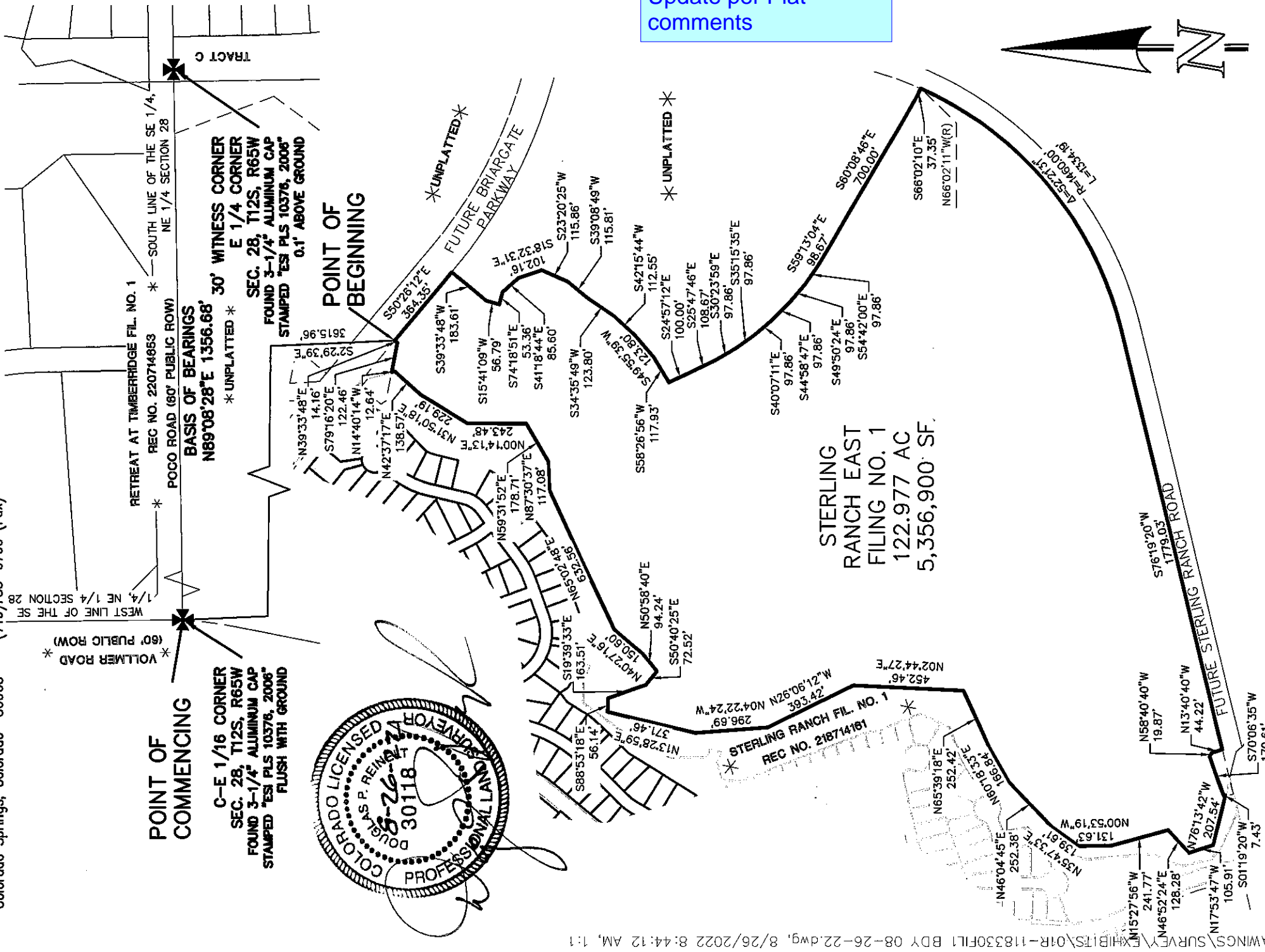
DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 30118  
FOR AND ON BEHALF OF CLASSIC CONSULTING  
ENGINEERS AND SURVEYORS, LLC

August 26, 2022  
DATE



619 North Cascade Avenue, Suite 200  
 Colorado Springs, Colorado 80903  
 (719)785-0790  
 (719)785-0799 (Fax)

STERLING RANCH EAST  
 FILING NO. 1  
 JOB NO. 1183.30-01R  
 AUGUST 9, 2022  
 REV. AUGUST 26, 2022  
 SHEET 3 OF 3



Update per Plat comments



SCALE: 1" = 500'  
 U.S. SURVEY FEET

CCES, LLC DOES NOT EXPRESS NOR IMPLY ANY WARRANTY WITH THE ABOVE WRITTEN LEGAL DESCRIPTION AND EXHIBIT. THE LEGAL DESCRIPTION WAS WRITTEN FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT DEPICT A MONUMENTED LAND SURVEY.