

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

PERMIT NUMBER _____

APPLICANT INFORMATION

Applicant Contact Information	
Owner	Jeff Mark
Name (person of responsibility)	Jeff Mark
Company/Agency	The Landuis Company
Position of Applicant	Owner/Manager
Address (physical address, not PO Box)	212 N. Wahsatch Ave, Suite 301
City	Colorado Springs
State	Colorado
Zip Code	80903
Mailing address, if different from above	
Telephone	719-635-3200
FAX number	
Email Address	jmark@landhuisco.com
Cellular Phone number	

CONTRACTOR INFORMATION

Contractor	
Name (person of responsibility)	Steve Dwire
Company	DWIRE Earthmoving
Address (physical address, not PO Box)	6799 Bismark Rd., Suite C
City	Colorado Springs
State	Colorado
Zip Code	80922
Mailing address, if different from above	
Telephone	719-574-7123
FAX number	
Email Address	steve@dwirex.com
Cellular Phone number	
Erosion Control Supervisor (ECS)*	
ECS Phone number*	
ECS Cellular Phone number*	

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

PROJECT INFORMATION

Project Specifications	
Project Name	The Sands
Legal Description	see attachments Work to occur within The Sands Development and Const. Easements
Address (or nearest major cross streets)	Constitution Avenue/Marksheffel Road
Acreage (total and disturbed)	Total: acres 114 acres Disturbed: acres approximately 76 acres
Schedule	Start of Construction: April 2018 Completion of Construction: March 2020 Final Stabilization: September 2020
Project Purpose	Earthwork moving and construction relative activities associated with the construction of temporary sediment basins, overlot grading and grading of roadways.
Description of Project	Grading and construction of improvements which include: temporary sediment basins, overlot grading and grading of roadways.
Tax Schedule Number	53300000637, 5300000638, 5300000675

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 BMPs; and
- Signed Private Detention Basin/Stormwater Quality Best Management Practice Maintenance Agreement and Easement, if any permanent Best Management Practices 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

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, as the Applicant or the representative of the Applicant, 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. 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. I further understand that a Construction Permit must be obtained and all necessary stormwater quality control BMPs are to be installed in accordance with the SWMP and the El Paso County Engineering Criteria Manual and 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. I 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 Applicant or Representative

Date: 7/27/18

JEFF MARK

Print Name of Applicant or Representative

Permit Fee \$ _____

Surcharge \$ _____

Financial Surety \$ _____

Type of Surety _____

Total \$ _____



20 Boulder Crescent, STE 110
Colorado Springs, CO 80903
Mail to: PO Box 1360
Colorado Springs, CO 80901
v 719.955.5485

The Sands Addition No. 1 Annexation

A PARCEL OF LAND LYING WITHIN THE WEST HALF OF SECTION 33, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EASTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD BEING COINCIDENT WITH A LINE BEING 80.00 FEET EASTERLY OF THE WESTERLY LINE OF SAID SECTION 33, BEING MONUMENTED AT THE SOUTH END BY A REBAR WITH A YELLOW PLASTIC CAP STAMPED "AZTEC LS 36567", AND AT THE NORTH END BY A NO. 5 REBAR, ASSUMED TO BEAR N00°10'57"E.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 33;
THENCE S00°10'57"W, A DISTANCE OF 1125.01 FEET TO A POINT COINCIDENT WITH THE CENTERLINE OF MARKSHEFFEL ROAD;
THENCE S89°49'03"E, A DISTANCE OF 80.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID MARKSHEFFEL ROAD AS CONVEYED TO EL PASO COUNTY BY THE WARRANTY DEED, AS RECORDED SEPTEMBER 14, 2010 UNDER RECEPTION NO. 210107562 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER SAID POINT ALSO BEING A POINT ON THE SOUTHERLY LINE OF MARKSHEFFEL INDUSTRIAL PARK, AS RECORDED IN PLAT BOOK Z-3 AT PAGE 125 OF SAID COUNTY RECORDS SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED;

THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING FIVE (5) COURSES:

1. S89°47'51"E, A DISTANCE OF 663.52 FEET;
2. N66°36'44"E, A DISTANCE OF 81.74 FEET;
3. S89°55'19"E, A DISTANCE OF 349.88 FEET;
4. S00°12'12"E, A DISTANCE OF 4.51 FEET;
5. S89°55'54"E, A DISTANCE OF 270.12 FEET;

THENCE S00°04'42"W, A DISTANCE OF 1099.90 FEET TO THE CENTERLINE OF A 80 FOOT EASEMENT FOR ROAD AND UTILITY PURPOSES (PURSUANT TO BOOK 3863 AT PAGE 1414 AND BOOK 2988 AT PAGE 476 OF SAID COUNTY RECORDS);

THENCE S89°59'11"W ALONG SAID CENTERLINE, A DISTANCE OF 695.32 FEET;

THENCE S00°04'20"W, A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH LINE OF SAID EASEMENT;

THENCE S89°55'04"E ALONG THE SOUTH LINE OF SAID EASEMENT, A DISTANCE OF 665.24 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID MARKSHEFFEL ROAD;

THENCE N89°49'03"W, A DISTANCE OF 160.00 FEET;

THENCE N00°10'57"E, A DISTANCE OF 1116.24 FEET;

THENCE S89°49'03"E, A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS A CALCULATED AREA OF 38.6766 ACRES OF LAND, MORE OR LESS.



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The Sands Addition No. 2 Annexation

A PARCEL OF LAND LYING WITHIN THE WEST HALF OF SECTION 33, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EASTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD BEING COINCIDENT WITH A LINE BEING 80.00 FEET EASTERLY OF THE WESTERLY LINE OF SAID SECTION 33, BEING MONUMENTED AT THE SOUTH END BY A REBAR WITH A YELLOW PLASTIC CAP STAMPED "AZTEC LS 36567", AND AT THE NORTH END BY A NO. 5 REBAR, ASSUMED TO BEAR N00°10'57"E.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 33;
THENCE S00°10'57"W, A DISTANCE OF 2241.25 FEET TO A POINT COINCIDENT WITH THE CENTERLINE OF MARKSHEFFEL ROAD;

THENCE S89°49'03"E, A DISTANCE OF 80.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID MARKSHEFFEL ROAD AS CONVEYED TO EL PASO COUNTY BY THE WARRANTY DEED AS RECORDED SEPTEMBER 14, 2010 UNDER RECEPTION NO. 210107562 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER SAID POINT ALSO BEING A POINT ON THE SOUTH LINE OF A 80 FOOT EASEMENT FOR ROAD AND UTILITY PURPOSES (PURSUANT TO BOOK 3863 AT PAGE 1414 AND BOOK 2988 AT PAGE 476 OF SAID COUNTY RECORDS) SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED;

THENCE N89°55'04"E ALONG THE SOUTH LINE OF SAID EASEMENT, A DISTANCE OF 665.24 FEET TO A POINT ON THE WESTERLY LINE OF ROCKY MOUNTAIN INDUSTRIAL PARK FILING NO. 1, AS RECORDED UNDER RECEPTION NO. 202014735 OF SAID COUNTY RECORDS;
THENCE S00°04'20"W ALONG SAID WESTERLY LINE, A DISTANCE OF 1259.99 FEET;
THENCE S89°55'04"W, A DISTANCE OF 667.66 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID MARKSHEFFEL ROAD;
THENCE N89°49'03"W, A DISTANCE OF 160.00 FEET;
THENCE N00°10'57"E, A DISTANCE OF 1260.00 FEET;
THENCE S89°49'03"E, A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS A CALCULATED AREA OF 23.9054 ACRES OF LAND, MORE OR LESS.



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The Sands Addition No. 3 Annexation

A PARCEL OF LAND LYING WITHIN THE WEST HALF OF SECTION 33, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EASTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD BEING COINCIDENT WITH A LINE BEING 80.00 FEET EASTERLY OF THE WESTERLY LINE OF SAID SECTION 33, BEING MONUMENTED AT THE SOUTH END BY A REBAR WITH A YELLOW PLASTIC CAP STAMPED "AZTEC LS 36567", AND AT THE NORTH END BY A NO. 5 REBAR, ASSUMED TO BEAR N00°10'57"E.

**COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 33;
THENCE S00°10'57"W, A DISTANCE OF 3501.25 FEET TO A POINT COINCIDENT WITH THE CENTERLINE OF MARKSHEFFEL ROAD;**

THENCE S89°49'03"E, A DISTANCE OF 80.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID MARKSHEFFEL ROAD AS CONVEYED TO EL PASO COUNTY BY THE WARRANTY DEED AS RECORDED SEPTEMBER 14, 2010 UNDER RECEPTION NO. 210107562 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER SAID POINT BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED;

THENCE N89°55'04"E, A DISTANCE OF 667.66 FEET TO A POINT ON THE WESTERLY LINE OF ROCKY MOUNTAIN INDUSTRIAL PARK FILING NO. 1, AS RECORDED UNDER RECEPTION NO. 202014735 OF SAID COUNTY RECORDS;

THENCE S00°04'20"W ALONG SAID WESTERLY LINE, A DISTANCE OF 583.40 FEET TO THE SOUTHWESTERLY CORNER OF LOT 7, BLOCK 2 AS PLATTED IN SAID ROCKY MOUNTAIN INDUSTRIAL PARK FILING NO. 1;

THENCE S00°05'10"W, A DISTANCE OF 716.59 FEET;

THENCE S89°55'04"W, A DISTANCE OF 669.99 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID MARKSHEFFEL ROAD;

THENCE N89°49'03"W, A DISTANCE OF 160.00 FEET;

THENCE N00°10'57"E, A DISTANCE OF 1300.00 FEET;

THENCE S89°49'03"E, A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS A CALCULATED AREA OF 24.7364 ACRES OF LAND, MORE OR LESS.



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The Sands Addition No. 4 Annexation

A PARCEL OF LAND LYING WITHIN THE SOUTH HALF OF SECTION 33, TOWNSHIP 13 SOUTH, RANGE 65 WEST AND THE NORTH HALF OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EASTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD BEING COINCIDENT WITH A LINE BEING 80.00 FEET EASTERLY OF THE WESTERLY LINE OF SAID SECTION 33, BEING MONUMENTED AT THE SOUTH END BY A REBAR WITH A YELLOW PLASTIC CAP STAMPED "AZTEC LS 36567", AND AT THE NORTH END BY A NO. 5 REBAR, ASSUMED TO BEAR N00°10'57"E.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 33;
THENCE S00°10'57"W, A DISTANCE OF 4801.25 FEET TO A POINT COINCIDENT WITH THE CENTERLINE OF MARKSHEFFEL ROAD;
THENCE S89°49'03"E, A DISTANCE OF 80.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID MARKSHEFFEL ROAD AS CONVEYED TO EL PASO COUNTY BY THE WARRANTY DEED AS RECORDED SEPTEMBER 14, 2010 UNDER RECEPTION NO. 210107562 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER SAID POINT BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED;

THENCE N89°55'04"E, A DISTANCE OF 669.99 FEET;
THENCE N00°05'10"E, A DISTANCE OF 716.59 FEET TO THE SOUTHWESTERLY CORNER OF LOT 7, BLOCK 2 AS PLATTED IN ROCKY MOUNTAIN INDUSTRIAL PARK FILING NO. 1, AS RECORDED UNDER RECEPTION NO. 202014735 OF SAID COUNTY RECORDS;
THENCE N89°58'07"E ALONG THE SOUTHERLY LINE OF BLOCK 2, AS PLATTED IN SAID ROCKY MOUNTAIN INDUSTRIAL PARK FILING NO. 1, A DISTANCE OF 1004.19 FEET TO THE NORTHWEST CORNER OF THE SPECIAL WARRANTY DEED, AS RECORDED UNDER RECEPTION NO. 216016072 OF SAID COUNTY RECORDS;
THENCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID SPECIAL WARRANTY DEED THE FOLLOWING TWO (2) COURSES:

1. S00°01'38"E, A DISTANCE OF 250.00 FEET;
2. N89°58'07"E, A DISTANCE OF 200.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CAPITAL DRIVE AS DESCRIBED IN THE RESOLUTION NO. 00-189, AS RECORDED UNDER RECEPTION NO. 200144328 OF SAID COUNTY RECORDS;

THENCE S00°01'38"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 974.05 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CONSTITUTION AVENUE AS RECORDED IN PLAT BOOK Y-3 AT PAGE 169 OF SAID COUNTY RECORDS;
THENCE N89°58'14"E ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 688.41 FEET TO THE SOUTHEASTERLY CORNER OF LOT 7, BLOCK 1 AS PLATTED IN SAID ROCKY MOUNTAIN INDUSTRIAL PARK FILING NO. 1;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. N89°58'14"E, A DISTANCE 766.41 FEET TO A POINT ON CURVE;
2. ALONG THE ARC OF A 1,897.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 14°26'03", AN ARC LENGTH OF 477.90 FEET (THE LONG CHORD OF WHICH BEARS S82°47'56"E, A LONG CHORD DISTANCE OF 476.63 FEET;

THENCE S14°24'55"W ACROSS SAID CONSTITUTION AVENUE, A DISTANCE OF 120.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CONSTITUTION AVENUE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. ALONG THE ARC OF A 1,777.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 14°27'53", AN ARC LENGTH OF 448.62 FEET (THE LONG CHORD OF WHICH BEARS N82°48'50"W, A LONG CHORD DISTANCE OF 447.42 FEET;
2. S89°58'14"W, A DISTANCE 3,491.75 FEET;

THENCE N00°10'57"E, A DISTANCE OF 627.40 FEET;

THENCE S89°49'03"E, A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS A CALCULATED AREA OF 53.2874 ACRES OF LAND, MORE OR LESS.