

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

**ADMINISTRATIVELY APPROVED PERMIT ISSUED TO
STERLING RANCH METROPOLITAN DISTRICT #1 FOR THE CONSTRUCTION OF A
GRAVITY FED 18" WASTEWATER LINE
(AASI-19-005)
TO CONDUCT DESIGNATED ACTIVITIES OF STATE INTEREST
OR TO ENGAGE IN DEVELOPMENT IN A
DESIGNATED AREA OF STATE INTEREST IN
EL PASO COUNTY, COLORADO**

Pursuant to Guidelines and Regulations for Areas and Activities of State Interest of El Paso County (the "Regulations") heretofore adopted by the Board of County Commissioners, the Executive Director of the Planning and Community Development Department (the "Director"), acting pursuant to Section 2.202 and Section 4.201 of the Regulations, and on behalf of the Board of County Commissioners, has received an application from **Sterling Ranch Metropolitan District #1** (hereinafter "Applicant") for an Administratively Approved Permit to conduct the following matter(s) of state interest:

Site Section and Construction of Sewage Treatment Systems and/or Major Extension of Existing Domestic Water and Sewage Treatment Systems

and has approved that application.

This Administratively Approved Permit authorizes the Applicant to conduct the following activities/development:

Construction of the Sterling Ranch Development gravity fed 18" wastewater line to connect to Colorado Springs Utilities existing wastewater infrastructure.

Within multiple easements on tracts of land described in Exhibit A (attached).

The construction of which is to be completed within the following period: (1) year expiring September 3, 2020.

In accordance with the plans and/or specifications approved by the Director on September 3, 2019, as well as the guidelines for administration adopted by the County for:

Site Section and Construction of Major New Domestic Water and Sewage Treatment Systems and Major Extension of Existing Domestic Water and Sewage Treatment Systems

On the condition that the Applicant proceeds in conformity with all applicable federal and state statutes, regulations and permits as well as all applicable local land use controls including, but not limited to, applicable comprehensive or master plans, subdivision regulations, zoning and building codes.

And on the following additional conditions:

1. Prior to trenching or construction, approval of a site development plan by the El Paso County Planning and Community Development Department for the wastewater line is required. The site development plan application shall meet the requirements of Chapter 6 of the El Paso County Land Development Code (2019) as determined by the Planning and Community Development Director.
2. The activity shall be conducted in accordance with the regulations of El Paso County and the accompanying documents/reports in the Planning and Community Development Department's files for the matter of state interest permit application (AASI-19-005).
3. No expansion and/or enlargement of the wastewater line shall be allowed without prior review by the Planning and Community Development Department, which may result in the requirement for additional permitting.
4. The hours of operation during construction of the facility shall be limited to seasonal daytime hours, except in non-typical circumstances unless otherwise approved by the Planning and Community Development Director. Non-typical circumstances may include extended time needed to expeditiously restore traffic flow and/or public access, extended time needed to ensure public health and safety, or extended time needed to maintain utility service.
5. Site lighting, including temporary lighting, will be limited to that shown on the site development plan(s). Detailed specifications shall be provided, including but not limited to manufacturer cut sheets and photometric plan(s). All light fixtures shall be directional and positioned so that the light sources are concealed and fully shielded from adjacent properties and roads.
6. Operations shall comply with the County Noise Ordinance. If complaints occur, the County may require that the Applicant conduct additional testing to determine noise levels associated with construction or vehicle traffic noise levels. The County may require changes to the hours of operation, or noise controls may need to be installed to achieve acceptable levels as defined in the County Noise Ordinance.
7. The applicant shall comply with all applicable local, State, and federal laws and regulations regarding the use, disposal, storage, and transportation of solid and/or hazardous materials on and off site.
8. The applicant shall comply with federal and state laws, regulations, ordinances, review and permit requirements of applicable agencies including, but not limited to: Colorado Division of Wildlife, Colorado Department of Transportation, Colorado Department of Public Health and Environment, State Engineer's Office, United States Army Corps of Engineers (USACOE), Environmental Protection Agency,

FEMA, and the United States Fish and Wildlife Service regarding the Endangered Species Act.

9. Construction Permits, Work in the Right-of-Way Permits, and Special Transport Permits shall be obtained where necessary for construction in or through County rights-of-way.

10. Access Permits shall be obtained for all temporary and permanent accesses to the project from County roads.

In the event that the Applicant fails to take substantial steps to initiate the above development or activity within twelve (12) months from the date of this permit or, if such steps are taken, in the event the Applicant fails to complete the development or activity with reasonable diligence, this Administratively Approved Permit may be revoked by the Director.

Date: September 3, 2019

EL PASO COUNTY PERMIT AUTHORITY,
ACTING AS THE EXECUTIVE DIRECTOR
OF THE PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT



By: Craig Dossey, Executive Director



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Colorado Springs, CO 80901
719.955.5485

**TEMPORARY CONSTRUCTION SEWER EASEMENT
EXHIBIT A**

PARCEL A
CHALLENGER COMMUNITIES, LLC
RECEPTION NO. 219100022

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4 NW1/4) SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. EL PASO COUNTY, COLORADO. THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BEING MONUMENTED WITH A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", FROM WHICH THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BEING MONUMENTED WITH A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", BEARS N 89°14'14" E, A DISTANCE OF 2,722.56 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) OF SECTION 34;
THENCE S78°23'19"W A DISTANCE OF 5097.16 FEET TO THE POINT OF BEGINNING.

THENCE S00°01'33"E A DISTANCE OF 107.08 FEET;
THENCE N89°44'21"W A DISTANCE OF 283.02 FEET TO THE EASTERLY LINE OF THAT PARCEL DESCRIBED BY SPECIAL WARRANTY DEED UNDER RECEPTION NO. 204209417 OF THE RECORDS OF EL PASO COUNTY, COLORADO;
THENCE N06°22'07"E ALONG SAID EASTERLY LINE, 50.29 FEET;
THENCE S89°44'21"E A DISTANCE OF 227.42 FEET;
THENCE N00°01'33"W A DISTANCE OF 56.83 FEET;
THENCE N89°58'27"W A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 16,859 S.F. (0.387 ACRES) MORE OR LESS.

PARCEL B
8335 VOLLMER ROAD, LLC
RECEPTION NO. 219085065

A PARCEL OF LAND IN THE EAST HALF OF THE NORTHEAST QUARTER (E1/2 NE1/4) SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. EL PASO COUNTY, COLORADO. THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BEING MONUMENTED WITH A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", FROM WHICH THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BEING MONUMENTED WITH A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", BEARS N 89°14'14" E, A DISTANCE OF 2,722.56 FEET.
COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) OF SECTION 34;
THENCE S79°27'59"W, A DISTANCE OF 5348.79 FEET TO A POINT ON THE EAST LINE THE NORTHEAST QUARTER OF THE AFORESAID NORTHEAST QUARTER SECTION 5 AND THE POINT OF BEGINNING.

THENCE S06°22'07"W ALONG SAID EAST LINE, 228.22 FEET TO THE SOUTHEAST CORNER OF AFORESAID NORTHEAST QUARTER NORTHEAST QUARTER (NE1/4 NE1/4) SECTION 5;
THENCE S00°15'39"W ALONG THE EAST LINE OF THE SOUTHEAST QUARTER NORTHEAST QUARTER (SE1/4 NE1/4) SECTION 5, 1320.72 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER NORTHEAST QUARTER (SE1/4 NE1/4);
THENCE S89°21'46"W ALONG THE SOUTH LINE OF AFORESAID SOUTHEAST QUARTER NORTHEAST QUARTER (SE1/4 NE1/4), 50.01 FEET;
THENCE N00°15'39"E, 50.00 FEET EAST AND PARALLEL TO AFORESAID EAST SECTION LINE, 1324.18 FEET;
THENCE N06°22'07"E, 50.00 FEET EAST AND PARALLEL TO AFORESAID EAST SECTION LINE, 230.88 FEET;
THENCE S83°37'53"E A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 77,600 S.F. (1.781 ACRES) MORE OR LESS.

PARCEL C
8335 VOLLMER ROAD, LLC
RECEPTION NO. 219100021

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4) SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. EL PASO COUNTY, COLORADO. THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BEING MONUMENTED WITH A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", FROM WHICH THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BEING MONUMENTED WITH A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", BEARS N 89°14'14" E, A DISTANCE OF 2,722.56 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) OF SECTION 34;
THENCE S64°36'14"W, A DISTANCE OF 5889.08 FEET TO A POINT 30 FEET WEST OF THE SOUTHEAST CORNER OF THAT PARCEL AS DESCRIBED BY SPECIAL WARRANTY DEED UNDER RECEPTION NO. 204209417 IN THE RECORDS OF EL PASO COUNTY AND THE POINT OF BEGINNING.

THENCE S89°21'46"W ALONG THE SOUTH LINE OF SAID PARCEL, 494.76 FEET;
THENCE N00°38'14"W A DISTANCE OF 50.00 FEET;
THENCE N89°21'46"E A DISTANCE OF 495.54 FEET;
THENCE S00°15'39"W A DISTANCE OF 50.01 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 24,757 S.F. (0.568 ACRES) MORE OR LESS.

PARCEL D
SHORT STICK, LLC
RECEPTION NO. 219100024

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4) SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. EL PASO COUNTY, COLORADO. THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BEING MONUMENTED WITH A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", FROM WHICH THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BEING MONUMENTED WITH A

2-1/2" ALUMINUM CAP STAMPED "LS 11624", BEARS N 89°14'14" E, A DISTANCE OF 2,722.56 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) OF SECTION 34;
THENCE S66°13'26"W, A DISTANCE OF 6299.24 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF
COWPOKE ROAD AS DESCRIBED ON THE PLAT OF "FOREST MEADOWS FILING NO. 7A" UNDER RECEPTION NO.
214713543 IN THE RECORDS OF EL PASO COUNTY AND THE POINT OF BEGINNING.

THENCE S89°21'46"W ALONG SAID NORTHERLY RIGHT-OF-WAY, 50.00 FEET;
THENCE N00°38'14"W A DISTANCE OF 9.00 FEET;
THENCE N89°21'46"E A DISTANCE OF 50.00 FEET;
THENCE S00°15'39"W A DISTANCE OF 9.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 450 S.F. (0.010 ACRES) MORE OR LESS.

PREPARED BY:

VERNON P. TAYLOR, COLORADO PLS NO. 25966 DATE
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC
20 BOULDER CRESCENT, SUITE 110
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