

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

PCD Project Number: SF 21-021

APPLICANT INFORMATION

PERMIT NUMBER

Owner Information	
Owner	TimberRidge Development Group, LLC
Name (person of responsibility)	Loren J. Moreland
Company/Agency	Classic Homes
Position of Applicant	Vice President/Project Manager
Address (physical address, not PO Box)	2138 Flying Horse Club Dr.
City	Colorado Springs
State	CO
Zip Code	80921
Mailing address, if different from above	
Telephone	719-592-9333
FAX number	
Email Address	Lorenm@classichomes.com
Cellular Phone number	
Contractor/Operator Information	
Name (person of responsibility)	
Company	Unknown at this time
Address (physical address, not PO Box)	
City	
State	
Zip Code	
Mailing address, if different from above	
Telephone	
FAX number	
Email Address	
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 Information	
Project Name	Retreat at TimberRidge Filing No. 2
Legal Description	See attached
Address (or nearest major cross streets)	N/A East of int. of Vollmer Rd. and Poco Rd.
Acreage (total and disturbed)	Total: 75.8 acres Disturbed: 38.5 acres
Schedule	Start of Construction: Fall 2021 Completion of Construction: Fall 2022 Final Stabilization: Fall 2022
Project Purpose	Residential Development
Description of Project	Final Plat for 90 residential lots
Tax Schedule Number	52270-00-003, 52270-00-004, 52280-00-019, 52000-00-398 and 52270-00-001

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: _____ *** APPROVED** _____ Date _____
Engineering Department

 06/24/2022 3:22:11 PM
 dsdnijkamp
 EPC Planning & Community
 Development Department

*No construction in or affecting the Sand Creek channel or off site properties shall begin until the necessary permits, plans, and easements have been reviewed and accepted by PCD.

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

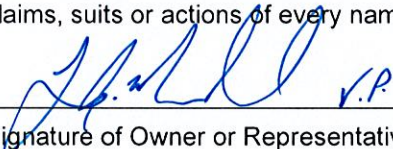
The County and its officers and employees, including but not limited to the ECM Administrator, shall not be answerable or accountable in any manner, for injury to or death of any person, including but not limited to a permit holder, persons employed by the permit holder, persons acting in behalf of the 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.

 V.P.

Signature of Owner or Representative

Date: 4/28/2021

LOREN J. MORELAND

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	\$	_____	



JOB NO.1185.20-01R
JANUARY 4, 2021
REVISED FEBRUARY 12, 2021
PAGE 1 OF 2

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

LEGAL DESCRIPTION:

TWO (2) PARCELS OF LAND BEING A PORTION OF SECTIONS 27 AND 28, 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 SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER 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 S89°08'28"W A DISTANCE OF 1356.68 FEET.

PARCEL A

COMMENCING AT THE NORTHWEST CORNER OF RETREAT AT TIMBERRIDGE FILING NO. 1 RECORDED UNDER RECEPTION NO. 220714653, EL PASO COUNTY, COLORADO, SAID POINT BEING ALSO ON THE EASTERLY RIGHT OF WAY LINE OF VOLMER ROAD AS RECORDED IN BOOK 2678 AT PAGE 430, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N21°41'10"E, ON THE EASTERLY RIGHT OF WAY LINE OF SAID VOLMER ROAD, A DISTANCE OF 657.86 FEET;
THENCE S68°18'50"E, A DISTANCE OF 40.00 FEET;
THENCE S46°30'00"E, A DISTANCE OF 243.59 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S46°30'00"E, HAVING A DELTA OF 114°51'36", A RADIUS OF 60.00 FEET AND A DISTANCE OF 120.28 FEET TO A POINT ON CURVE;
THENCE N12°00'00"E, A DISTANCE OF 307.77 FEET;
THENCE S78°00'00"E, A DISTANCE OF 490.00 FEET;
THENCE S12°00'00"W, A DISTANCE OF 183.00 FEET;
THENCE N90°00'00"E, A DISTANCE OF 378.68 FEET;
THENCE S86°05'18"E, A DISTANCE OF 253.40 FEET;
THENCE S00°00'00"E, A DISTANCE OF 208.46 FEET;
THENCE S41°00'00"E, A DISTANCE OF 256.15 FEET;
THENCE S16°19'41"E, A DISTANCE OF 155.30 FEET;
THENCE S03°30'00"W, A DISTANCE OF 107.28 FEET;
THENCE S17°19'01"W, A DISTANCE OF 103.72 FEET;
THENCE S18°00'00"W, A DISTANCE OF 100.00 FEET;
THENCE S19°43'22"W, A DISTANCE OF 95.70 FEET;
THENCE S27°50'00"W, A DISTANCE OF 94.45 FEET;
THENCE S35°37'50"W, A DISTANCE OF 108.98 FEET;
THENCE S36°37'30"W, A DISTANCE OF 200.00 FEET;
THENCE S53°22'30"E, A DISTANCE OF 150.00 FEET;
THENCE S36°37'30"W, A DISTANCE OF 10.00 FEET TO THE NORTHWESTERLY CORNER OF SAID RETREAT AT TIMBERRIDGE FILING NO. 1;

THENCE ON THE BOUNDARY OF SAID RETREAT AT TIMBERRIDGE FILING NO. 1 THE FOLLOWING TWELVE (12) COURSES:

1. S36°37'30"W, A DISTANCE OF 263.98 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 12°37'30", A RADIUS OF 525.00 FEET AND A DISTANCE OF 115.68 FEET TO A POINT ON CURVE;
3. N66°00'00"W, A DISTANCE OF 197.47 FEET;
4. N35°00'00"W, A DISTANCE OF 230.09 FEET;
5. N05°00'00"W, A DISTANCE OF 55.08 FEET;
6. N85°00'00"E, A DISTANCE OF 184.29 FEET;
7. N04°30'10"W, A DISTANCE OF 243.01 FEET;
8. N90°00'00"W, A DISTANCE OF 424.49 FEET;
9. N54°48'53"W, A DISTANCE OF 205.37 FEET;
10. N66°30'00"W, A DISTANCE OF 255.51 FEET TO A POINT ON CURVE;

11. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S66°30'00"E, HAVING A DELTA OF 09°20'00", A RADIUS OF 770.00 FEET AND A DISTANCE OF 125.43 FEET TO A POINT ON CURVE;
12. N57°10'00"W, A DISTANCE OF 661.28 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 45.715 ACRES.

PARCEL B

COMMENCING AT THE SOUTHEAST CORNER OF RETREAT AT TIMBERRIDGE FILING NO. 1 RECORDED UNDER RECEPTION NO. 220714653, EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE BOUNDARY OF SAID RETREAT AT TIMBERRIDGE FILING NO. 1 THE FOLLOWING FOURTEEN (14) COURSES:

1. N02°25'00"W, A DISTANCE OF 18.66 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 01°30'30", A RADIUS OF 1025.00 FEET AND A DISTANCE OF 26.98 FEET TO A POINT OF TANGENT;
3. N00°54'30"W, A DISTANCE OF 154.28 FEET;
4. S89°05'30"W, A DISTANCE OF 150.00 FEET;
5. N00°54'30"W, A DISTANCE OF 175.00 FEET;
6. N05°04'00"W, A DISTANCE OF 416.10 FEET;
7. N89°05'30"E, A DISTANCE OF 145.17 FEET;
8. S88°03'59"E, A DISTANCE OF 85.10 FEET;
9. N89°05'30"E, A DISTANCE OF 160.00 FEET;
10. N00°54'30"W, A DISTANCE OF 720.00 FEET;
11. N06°02'18"E, A DISTANCE OF 136.13 FEET TO A POINT ON CURVE;
12. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N06°02'18"E, HAVING A DELTA OF 05°02'42", A RADIUS OF 725.00 FEET AND A DISTANCE OF 63.84 FEET TO A POINT ON CURVE;
13. N11°05'00"E, A DISTANCE OF 147.40 FEET;
14. N71°41'17"W, A DISTANCE OF 87.90 FEET;

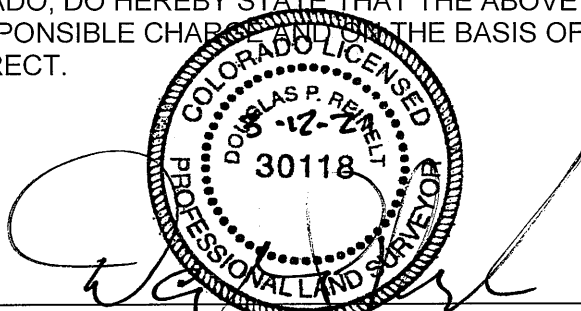
THENCE N19°50'00"E, A DISTANCE OF 225.69 FEET;
THENCE N05°57'53"E, A DISTANCE OF 241.74 FEET;
THENCE N89°05'30"E, A DISTANCE OF 150.00 FEET;
THENCE N00°54'30"W, A DISTANCE OF 28.43 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF CURVE TO THE RIGHT HAVING A DELTA OF 83°24'30", A RADIUS OF 55.00 FEET AND A DISTANCE OF 80.07 FEET TO A POINT ON CURVE;
THENCE N07°30'00"W, A DISTANCE OF 198.00 FEET;
THENCE S77°00'00"E, A DISTANCE OF 251.41 FEET;
THENCE S00°54'30"E, A DISTANCE OF 2478.00 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27 TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;
THENCE S87°35'00"W, ON SAID SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 639.38 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 30.114 ACRES.

CONTAINING A TOTAL CALCULATED AREA OF 75.829 ACRES.

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 WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.



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

MARCH 12, 2021
DATE