

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

001

**APPLICANT INFORMATION 100.050**

**PERMIT NUMBER PUD/SP 20-00x**

Owner Information	
Owner	Lorson, LLC
Name (person of responsibility)	Jeff Mark
Company/Agency	Lorson, LLC
Position of Applicant	Manager
Address (physical address, not PO Box)	212 N. Wahsatch Avenue, Suite 301
City	Colorado Springs
State	Colorado
Zip Code	80903
Mailing address, if different from above	
Telephone	719-635-3200
FAX number	719-635-3244
Email Address	jmark@landhuisco.com
Cellular Phone number	303-210-7747
Contractor/Operator Information	
Name (person of responsibility)	TBD
Company	TBD
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)*	Trevor Terrill
ECS Phone number*	
ECS Cellular Phone number*	(719) 659-5619

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

**PROJECT INFORMATION**

<b>Project Information</b>	
Project Name	Creekside South at Lorson Ranch
Legal Description	A PARCEL OF LAND IN THE NORTH HALF (N1/2) OF SECTION 23, T15S, R65W OF THE 6th P. See attached legal
Address (or nearest major cross streets)	Southwest corner of Lorson Boulevard and Trappe Drive
Acreage (total and disturbed)	Total: 64.257 acres Disturbed: 42.9 acres (on-site)
Schedule	Start of Construction: April, 2020 Completion of Construction: December, 2020 Final Stabilization: December, 2020
Project Purpose	Construction for Creekside South at Lorson Ranch which is a residential subdivision within Lorson Ranch
Description of Project	Construction of early grading and wet utilities for residential subdivision
Tax Schedule Number	5500000424 and 5500000404

Update. See comments in SWMP

**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 \$ \_\_\_\_\_



102 E. Pikes Peak Ave., 5<sup>th</sup> Floor  
Colorado Springs, CO 80903  
Mail to: PO Box 1360  
Colorado Springs, CO 80901  
719.955.5485

**CREEKSIDE SOUTH BOUNDARY  
LEGAL DESCRIPTION (64.257 ACRES)**

A PARCEL OF LAND IN THE NORTH HALF (N1/2) OF SECTION 23, T15S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING:

THE EAST-WEST CENTERLINE OF SAID SECTION 23 BEING MONUMENTED AT THE WEST QUARTER CORNER OF SAID SECTION WITH A FOUND NO. 6 REBAR, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 23 MONUMENTED WITH AN ALUMINUM CAP STAMPED "PLS NO. 31161", BEARS N89°41'54"E A DISTANCE OF 5319.46 FEET, TO WHICH LINE ALL BEARINGS IN THIS LEGAL DESCRIPTION ARE RELATIVE;

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 23;

THENCE N89°41'54"E ALONG THE CENTERLINE OF SAID SECTION 892.24 FEET TO THE SOUTHEAST CORNER OF "CREEKSIDE AT LORSON RANCH FILING NO. 1" AS RECORDED UNDER RECEPTION NO. \_\_\_\_\_, IN THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF "CREEKSIDE AT LORSON RANCH FILING NO. 1" THE FOLLOWING TWENTY-TWO (22) COURSES;

- 1) THENCE N36°43'29"E A DISTANCE OF 311.41 FEET;
- 2) THENCE N28°55'26"E A DISTANCE OF 265.02 FEET;
- 3) THENCE S77°01'58"E A DISTANCE OF 350.83 FEET;
- 4) THENCE N83°30'09"E A DISTANCE OF 446.06 FEET;
- 5) THENCE N16°26'24"E A DISTANCE OF 116.82 FEET TO A POINT OF CURVE;
- 6) THENCE 281.40 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 215.00 FEET, A CENTRAL ANGLE OF 74°59'26", THE CHORD OF 261.74 FEET BEARS N53°56'07"E TO A POINT OF TANGENT
- 7) THENCE S88°34'10"E A DISTANCE OF 160.16 FEET;
- 8) THENCE S44°43'03"E A DISTANCE OF 230.04 FEET;
- 9) THENCE S65°32'01"E A DISTANCE OF 188.46 FEET;
- 10) THENCE N85°20'33"E A DISTANCE OF 169.20 FEET;
- 11) THENCE N17°08'25"E A DISTANCE OF 123.42 FEET;
- 12) THENCE N60°55'25"E A DISTANCE OF 219.41 FEET;
- 13) THENCE N77°50'20"E A DISTANCE OF 405.01 FEET;
- 14) THENCE S82°16'06"E A DISTANCE OF 188.62 FEET;
- 15) THENCE N76°28'55"E A DISTANCE OF 247.86 FEET;
- 16) THENCE N31°05'09"E A DISTANCE OF 90.00 FEET;
- 17) THENCE N58°54'51"W A DISTANCE OF 4.71 FEET;
- 18) THENCE N31°55'05"E A DISTANCE OF 182.34 FEET;
- 19) THENCE N11°17'09"E A DISTANCE OF 285.14 FEET;
- 20) THENCE N00°29'43"E A DISTANCE OF 173.06 FEET;
- 21) THENCE N11°46'57"E A DISTANCE OF 127.69 FEET;

22) THENCE N21°18'01"E A DISTANCE OF 20.20 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LORSON BOULEVARD AS SHOWN IN THE PLAT OF " LORSON RANCH EAST FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 219714288 IN THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ALONG SAID LINE THE FOLLOWING FOUR (4) COURSES:

- 1) THENCE S86°49'28"E A DISTANCE OF 128.25 FEET;
- 2) THENCE N89°35'58"EA DISTANCE OF 125.90 FEET;
- 3) THENCE S47°05'26"E A DISTANCE OF 38.26 FEET;
- 4) THENCE S00°24'02"E A DISTANCE OF 38.12 FEET TO A POINT ON THE WEST LINE OF THAT PARCEL DESCRIBED IN A WARRANTY DEED UNDER RECEPTION NO. 217154370 IN THE EL PASO COUNTY RECORDS;

THENCE ALONG THE WEST LINES OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES;

- 1) THENCE S00°24'02"E A DISTANCE OF 429.71 FEET TO A POINT OF CURVE;
- 2) THENCE 538.03 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 595.00 FEET, A CENTRAL ANGLE OF 51°48'35", THE CHORD OF 519.88 FEET BEARS S26°18'20"E TO A POINT OF TANGENT;
- 3) THENCE S52°12'37"E A DISTANCE OF 365.17 FEET TO A POINT ON A TANGENT CURVE;
- 4) THENCE 160.11 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 780.00 FEET, A CENTRAL ANGLE OF 11°45'39", THE CHORD OF 159.83 FEET BEARS S58°05'27"E TO THE WEST LINE OF THAT EASEMENT DESCRIBED IN BOOK 2665 AT PAGE 715 OF THE EL PASO COUNTY RECORDS;

THENCE S38°22'41"W ALONG SAID EASEMENT LINE 250.28 FEET;

THENCE S00°19'53"E ALONG SAID EASEMENT LINE 168.88 FEET TO THE EAST-WEST CENTERLINE OF SECTION 23;

THENCE S89°41'54"W ALONG SAID CENTERLINE 4073.30 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS A CALCULATED AREA OF 2,799,021 Sq. Ft. (64.257 ACRES MORE OR LESS).

PREPARED BY:

---

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