

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

EPC Project Number: SF-2428

APPLICANT INFORMATION

PERMIT NUMBER **ESQ2621**

Owner Information	
Property Owner	Classic SRJ Land, LLC
Applicant Name (Permit Holder)	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)	Mike Cornella
Company	Cornela Brothers Excavating
Address (physical address, not PO Box)	3740 Silica Dr.
City	Colorado Springs
State	Colorado
Zip Code	80910
Mailing address, if different from above	
Telephone	719-390-1122
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	Sterling Ranch East Filing No. 3
Legal Description	See attached
Address (or nearest major cross streets)	N/A Southeast of Sterling Ranch Road
Acreage (total and disturbed)	Total: 74.745 acres Disturbed: 62.0 acres
Schedule	Start of Construction: Spring 2026 Completion of Construction: Spring 2027 Final Stabilization: Spring 2027
Project Purpose	Residential Development
Description of Project	Final Plat for 187 residential lots
Tax Schedule Number	52330-00-023, 52330-00-024

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;
- 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 constructed.

1.2 RESPONSIBILITY FOR DAMAGE

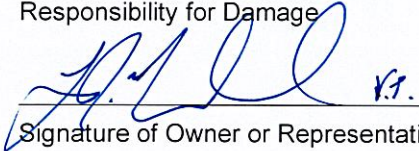
The County and its officers and employees, including but not limited to the ECM Administrator, shall not be answerable or accountable in any manner for damage to property or for injury to or death of any person, including but not limited to a permit holder, persons employed by the permit holder, or persons acting in behalf of the permit holder, from any cause. The permit holder shall be responsible for any liability imposed by law and for damage to property or 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, arising out of work or other activity permitted and done under a permit, or arising out of the failure to perform the obligations under any permit with 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.

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 damage to property or 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, resulting from the performance of work or other activity under the permit, or arising out of the failure to perform obligations under any permit with 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. It is the intent of the parties that the permit holder will indemnify, save, and hold harmless the County, its officers and employees from any and all claims, suits or actions as set forth above regardless of the existence or degree of fault of or negligence, whether active or passive, primary or secondary, on the part of the County, the permit holder, persons employed by the permit holder, or persons acting in behalf of the permit holder

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, 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: 2/24/2025

COREN 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 \$ _____



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

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO 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" FOUND FLUSH WITH EXISTING GRADE 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" FOUND 0.1 FOOT ABOVE EXISTING GRADE; DETERMINED FROM GPS OBSERVATIONS TO BEAR NORTH 89°08'28" EAST, A DISTANCE OF 1356.68 FEET.

COMMENCING AT THE SAID CENTER-EAST ONE-SIXTEENTH CORNER OF SECTION 28, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF RETREAT AT TIMBERRIDGE FILING NO. 1 RECORDED DECEMBER 23, 2020 UNDER RECEPTION NO. 220714653 RECORDS OF EL PASO COUNTY, COLORADO;

THENCE SOUTH 07°13'18" EAST, A DISTANCE OF 6440.55 FEET TO SOUTHERLY RIGHT-OF-WAY LINE OF STERLING RANCH ROAD AS PLATTED IN HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1 RECORDED MAY 19, 2023 UNDER RECEPTION NO. 223715150 RECORDS OF EL PASO COUNTY, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE SOUTH 08°06'15" WEST, A DISTANCE OF 35.78 FEET;

THENCE SOUTH 36°12'00" EAST, A DISTANCE OF 163.72 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 575.00 FEET, WHOSE CENTER BEARS NORTHEASTERLY;

THENCE SOUTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°34'00", AN ARC DISTANCE OF 547.61 FEET;

THENCE NORTH 89°14'00" EAST A DISTANCE OF 7.06 FEET;

THENCE SOUTH 00°46'00" EAST, A DISTANCE OF 1,085.87 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST, SAID LINE ALSO BEING THE NORTHERLY BOUNDARY LINE OF PAWNEE RANCHEROS FILING NO. 1 CORRECTION SURVEY RECORDED MAY 12, 1966 IN PLAT BOOK I-2, PAGE 47 RECORDS OF EL PASO COUNTY;

THENCE SOUTH 89°14'14" WEST, ON SAID SOUTH LINE, A DISTANCE OF 166.30 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 33;

THENCE WESTERLY, ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, ALSO BEING THE NORTHERLY 30-FOOT RIGHT-OF-WAY LINE OF MOJAVE DRIVE AS PLATTED IN BAR J-B ACRES SECOND FILING RECORDED JUNE 11, 1959 IN PLAT BOOK A-2, PAGE 56 RECORDS OF EL PASO COUNTY, THE FOLLOWING TWO (2) COURSES:

1. THENCE SOUTH 89°13'48" WEST A DISTANCE OF 1,401.41 FEET;
2. THENCE SOUTH 89°04'30" WEST, ON SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, SAID LINE ALSO BEING THE NORTHERLY BOUNDARY LINE OF PAWNEE RANCHEROS FILING NO. 2 RECORDED FEBRUARY 15, 1972 IN PLAT BOOK U-2, PAGE 45 RECORDS OF EL PASO COUNTY, A DISTANCE OF 1,646.85 FEET TO THE EASTERLY EXTERIOR BOUNDARY OF STERLING RANCH FILING NO. 3 RECORDED AUGUST 2, 2022 UNDER RECEPTION NUMBER 222714995 RECORDS OF EL PASO COUNTY;

1. THENCE NORTH 35°56'43" EAST A DISTANCE OF 113.88 FEET;
2. THENCE NORTH 78°47'17" EAST A DISTANCE OF 182.32 FEET;
3. THENCE NORTH 54°45'26" EAST A DISTANCE OF 199.63 FEET;
4. THENCE NORTH 30°01'21" WEST A DISTANCE OF 151.07 FEET;
5. THENCE NORTH 05°59'19" WEST A DISTANCE OF 253.00 FEET;
6. THENCE NORTH 17°59'13" EAST A DISTANCE OF 156.80 FEET;
7. THENCE NORTH 40°32'14" WEST, A DISTANCE OF 55.22 FEET TO THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF STERLING RANCH ROAD;

THENCE NORTHEASTERLY, ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID STERLING RANCH ROAD, THE FOLLOWING THREE (3) COURSES:

1. NORTH 13°40'40" WEST, A DISTANCE OF 15.90 FEET;
2. NORTH 76°19'20" EAST, A DISTANCE OF 1,779.03 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 1540.00 FEET, WHOSE CENTER BEARS NORTHWESTERLY;
3. THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°22'42", AN ARC DISTANCE OF 655.27 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION PRODUCES A COMBINED CALCULATED AREA OF 3,255,901 SQUARE FEET (74.74519 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.



ROBERT L. MEADOWS, JR., PLS 34977
PREPARED FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

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