

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

EPC Project Number: PCD Filing No. SF2230

**APPLICANT INFORMATION**

**PERMIT NUMBER**

Owner Information	
Property Owner	SR LAND, LLC
Applicant Name (Permit Holder)	JAMES MORLEY
Company/Agency	SR LAND, LLC
Position of Applicant	MANAGER
Address (physical address, not PO Box)	20 BOULDER CRESCENT, SUITE 200
City	COLORADO SPRINGS
State	COLORADO
Zip Code	80903
Mailing address, if different from above	SAME AS ABOVE
Telephone	719-491-3024
FAX number	
Email Address	JMORLEY3870@AOL.COM
Cellular Phone number	
Contractor/Operator Information	
Name (person of responsibility)	ALL CONTRACTOR INFORMATION TBD
Company	
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	STERLING RANCH FILING NO. 4
Legal Description	SEE EXHIBIT A
Address (or nearest major cross streets)	EAST OF INTERSECTION OF VOLLMER RD AND MARKSHEFFEL ROAD
Acreage (total and disturbed)	Total: 55 acres Disturbed: 39 acres
Schedule	Start of Construction: Fall 2024 Completion of Construction: Spring 2025 Final Stabilization: Spring 2026
Project Purpose	GRADING, UTILITIES AND ROADS FOR CONSTRUCTION OF A 157 LOT SUBDIVISION
Description of Project	STERLING RANCH FILING NO. 4 IS PART OF THE OVERALL STERLING RANCH MASTER PLANNED COMMUNITY
Tax Schedule Number	5233000019


**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**

By: Elizabeth Nijkamp, PE  
Date: 08/31/2023  
El Paso County Department of Public Works



\_\_\_\_\_

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.

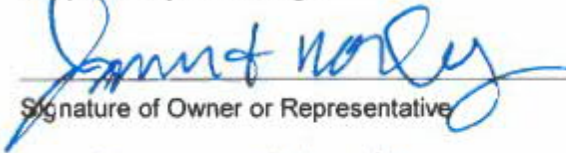
The permit holder shall indemnify, save, and hold harmless the County and its officers and employees, including but not limited to the BOCC and ECM Administrator, from all claims, suits or actions of every name, kind and description brought for or on account of damage to property or injuries to or death 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: 4/25/2023

James Morley  
\_\_\_\_\_  
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 \$ \_\_\_\_\_

TWO PARCELS OF LAND BEING A REPLAT OF ALL OF TRACTS B AND J, STERLING RANCH FILING NO. RECORDED UNDER RECEPTION NO. 222714894 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N89°14'14"E, A DISTANCE OF 2,722.56 FEET.

PARCEL A:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE N82°23'37"W A DISTANCE OF 4,105.23 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STERLING RANCH ROAD, AS SHOWN ON THE PLAT OF STERLING RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. 222714894 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AND THE POINT OF BEGINNING;

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

1. S76°19'20"W A DISTANCE OF 441.99 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,040.00 FEET, A CENTRAL ANGLE OF 24°08'46" AND AN ARC LENGTH OF 438.28 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BYNUM DRIVE, AS SHOWN ON THE PLAT OF SAID STERLING RANCH FILING NO. 2 AND A POINT OF NON-TANGENT;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, N39°28'36"W A DISTANCE OF 20.01 FEET, TO A POINT ON THE SOUTHERLY LINE OF TRACT I, STERLING RANCH FILING NO. 2 AND A POINT OF NON-TANGENT CURVE;

THENCE ON THE BOUNDARY OF SAID TRACT I, THE FOLLOWING THREE (3) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S37°51'18"E, HAVING A RADIUS OF 1060.00 FEET, A CENTRAL ANGLE OF 04°11'34" AND AN ARC LENGTH OF 77.57 FEET, TO A POINT OF NON-TANGENT;
2. N16°30'13"W A DISTANCE OF 179.19 FEET;

3. S73°29'47"W A DISTANCE OF 130.02 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BYNUM DRIVE, AS SHOWN ON THE PLAT OF SAID STERLING RANCH FILING NO. 2 AND A POINT OF NON-TANGENT CURVE;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N78°42'44"E, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 13°20'11" AND AN ARC LENGTH OF 64.01 FEET, TO A POINT OF TANGENT;
2. N02°02'55"E A DISTANCE OF 502.83 FEET, TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 02°36'21" AND AN ARC LENGTH OF 23.88 FEET, TO A POINT OF TANGENT;
4. N00°33'26"W A DISTANCE OF 16.47 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CORDGRASS DRIVE, AS SHOWN ON THE PLAT OF SAID STERLING RANCH FILING NO. 2;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, N89°17'25"E A DISTANCE OF 124.20 FEET, TO A POINT ON THE EASTERLY BOUNDARY LINE OF SAID STERLING RANCH FILING NO. 2;

THENCE ON SAID EASTERLY BOUNDARY LINE, N00°42'35"W A DISTANCE OF 195.00 FEET, TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF AMENDED PLAT BARBARICK SUBDIVISION RECORDED UNDER RECEPTION NO. 217713910;

THENCE ON SAID SOUTHERLY LINE, N89°17'25"E A DISTANCE OF 697.50 FEET;

THENCE DEPARTING SAID SOUTHERLY LINE, THE FOLLOWING THREE (3) COURSES:

1. S00°42'35"E A DISTANCE OF 539.36 FEET;
2. N76°19'20"E A DISTANCE OF 63.46 FEET;
3. S13°40'40"E A DISTANCE OF 195.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 678,265 SQUARE FEET OR 15.5708 ACRES.

PARCEL B:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE N83°42'20"W A DISTANCE OF 4,128.52 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STERLING RANCH ROAD, AS SHOWN ON THE PLAT OF STERLING RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. 222714894 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AND THE POINT OF BEGINNING;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, ON THE WESTERLY BOUNDARY LINE OF STERLING RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. \_\_\_\_\_, THE FOLLOWING THREE (3) COURSES:

1. S13°40'40"E A DISTANCE OF 303.66 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 59°37'18" AND AN ARC LENGTH OF 182.10 FEET, TO A POINT OF REVERSE CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 17°06'47" AND AN ARC LENGTH OF 67.20 FEET, TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID STERLING RANCH FILING NO. 3;

THENCE ON SAID SOUTHERLY BOUNDARY LINE, N89°04'30"E A DISTANCE OF 162.56 FEET, TO A POINT ON THE WESTERLY BOUNDARY LINE OF PAWNEE RANCHEROS FILING NO. 2 RECORDED IN PLAT BOOK U-2 AT PAGE 45;

THENCE ON SAID WESTERLY BOUNDARY LINE, S00°13'07"W A DISTANCE OF 1,128.08 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON SAID SOUTH LINE, S89°16'22"W A DISTANCE OF 1,321.55 FEET, TO A POINT ON THE WEST LINE OF SAID SECTION 4;

THENCE ON SAID WEST LINE, N06°22'51"E A DISTANCE OF 708.97 FEET, TO A POINT ON THE SOUTHERLY LINE OF THAT ACCESS AND UTILITY EASEMENT RECORDED UNDER RECEPTION NO. 215051140;

THENCE ON SAID SOUTHERLY EASEMENT LINE, N49°38'28"W A DISTANCE OF 141.98 FEET, TO A POINT ON THE EASTERLY LINE OF SAID STERLING RANCH FILING NO. 2;

THENCE ON SAID EASTERLY LINE, N40°21'31"E A DISTANCE OF 139.50 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD, AS SHOWN ON THE PLAT OF SAID STERLING RANCH FILING NO. 2;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, N49°38'30"W A DISTANCE OF 28.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STERLING RANCH ROAD;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING SEVEN (7) COURSES:

1. N40°21'31"E A DISTANCE OF 343.51 FEET;
2. N31°53'31"E A DISTANCE OF 54.33 FEET;
3. N40°21'31"E A DISTANCE OF 25.84 FEET, TO A POINT OF CURVE;

4. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 950.00 FEET, A CENTRAL ANGLE OF 08°21'17" AND AN ARC LENGTH OF 138.53 FEET, TO A POINT OF NON-TANGENT;
5. N41°03'23"E A DISTANCE OF 60.83 FEET, TO A POINT OF NON-TANGENT CURVE;
6. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S37°41'10"E, HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 24°00'30" AND AN ARC LENGTH OF 402.26 FEET, TO A POINT OF TANGENT;
7. N76°19'20"E A DISTANCE OF 386.99 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,792,262 SQUARE FEET OR 41.1447 ACRES.