

BUILDER'S NOTES

MANAGER SIGNATURE  
CURB DAMAGE  
SPOILS PILE LOCATION  
TRUCKS NEEDED

T.O.W. =  
B.O.H. =  
FOOTER =  
FLOOR =  
TOTAL =  
WALK OUT =  
DRIVE SLOPE =  
GARAGE =  
PORCH =

SFD26722  
PLAT: 15552  
ZONE: PUD



It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.



ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION

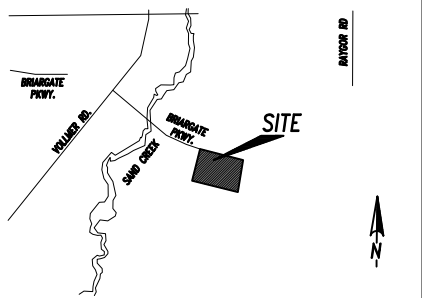
Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.

An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.

Division of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department



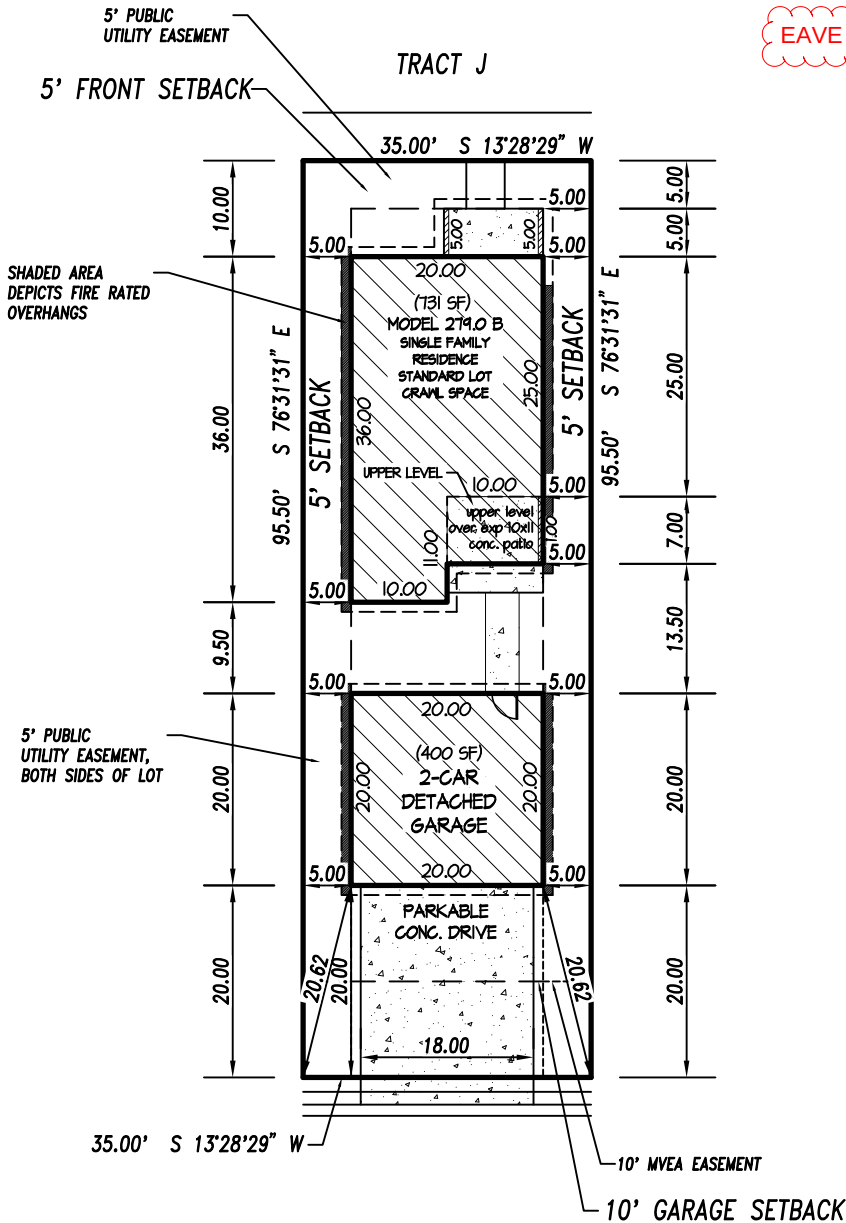
This parcel is in a low/moderate/high intensity fire risk area. Please reach out to the local fire district regarding recommendations for compliance with the WRC code.



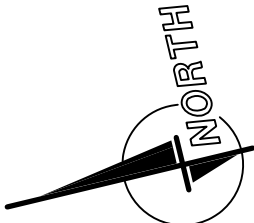
VICINITY MAP (N.T.S.)

ADDRESS SHALL BE PLACED ON BOTH FRONT AND REAR;  
ENTRY SIDE OF THE HOUSE  
AND THE STREET SIDE OF THE DETACHED GARAGE.

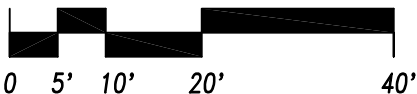
EAVE PROTECTION REQUIRED



NAPERVILLE HEIGHTS  
(30' PRIVATE ROAD)



SCALE 1"=20'



Released for Permit

08/07/2026 9:52:13 AM



LEGAL DESCRIPTION

ADDRESS: 8711 NAPERVILLE HEIGHTS  
DESCRIPTION: LOT 206  
VILLAGES AT STERLING RANCH  
COLORADO SPRINGS, COLORADO  
EL PASO COUNTY

CLASSIC  
HOMES

2138 Flying Horse Club Dr. Colorado Springs, Colorado 80921 (719) 542-4333

PLOT PLAN

Drawn by: JA

PUD

AUG 6, 2026

52343-01-031

TAX ID #523430203

# SITE



**2023 PPRBC**  
**2024 IECC and CO MERSRC**

**Address: 8771 NAPERVILLE HTS, COLORADO SPRINGS**

**Parcel: 5234302031**

**Plan Track #: 215802**  **Received: 07-Aug-2026 (AMY)**

## Description:

### RESIDENCE

Type of Unit:

|               |      |                   |
|---------------|------|-------------------|
| Garage        | 480  |                   |
| Lower Level 2 | 610  |                   |
| Main Level    | 610  |                   |
| Upper Level 1 | 621  |                   |
|               | 2321 | Total Square Feet |

## Required PPRBD Departments (3)

### Enumeration

**APPROVED**

**AMY**

**8/7/2026 9:52:42 AM**

### Floodplain

**(N/A) RBD GIS**

### Construction

Released for Permit

**08/10/2026 1:19:56 PM**



## Required Outside Departments (1)

### County Zoning

**APPROVED**

**Plan Review**

**08/12/2026 2:51:59 PM**

**dsdchambers**

**EPC Planning & Community  
Development Department**

**Release of this plan does not preclude compliance with all  
applicable codes, ordinances and other pertinent regulations.  
This plan set must be present on the job site for every inspection.**



2880 International Circle, Suite 110  
Colorado Springs, CO 80910  
Phone: 719-520-6300  
Email: Stormwater@elpasoco.com  
[publicworks.elpasoco.com/stormwater/](http://publicworks.elpasoco.com/stormwater/)

EPC STORMWATER APPROVAL:

**APPROVED**

08/06/2026 2:11:22 PM

Erica Rylander

EPC Department of Public Works

**EL PASO COUNTY**  
**MODIFICATION REQUEST FORM**

**Associate Erosion and Stormwater Quality Control Permit (AESQCP)**

**Stormwater Permit Number:** ASQ 2020 (ASQ2626)

This form is only for AESQCP modifications. This form should only be filled out and submitted when there is an existing active AESQCP. The Permit Holder listed in Part I must have an existing active AESQCP for the same Subdivision and Filing as the requested modifications (see ECM Appendix I.3).

**Part I. Home Builder/Operator (Permit Holder)**

|                                |                      |
|--------------------------------|----------------------|
| Company                        | Classic Homes        |
| Name of Responsible Individual | Matt Manuszak        |
| Title                          | Construction Manager |

**Part II. Project Information**

|                             |                            |
|-----------------------------|----------------------------|
| Subdivision Name and Filing | Villages at Sterling Ranch |
|-----------------------------|----------------------------|

**Part III. Permit Modification: Add Lots**

**Add lots to your existing AESQCP?**

If yes, list street address and lot number for all lots you would like to add to the existing AESQCP.

Yes

No



8771 Naperville Hts, Lot 206 ✓  
8759 Naperville Hts, Lot 207 ✓

**Property Owner Information**

Check the box next to the applicable Property Owner statement.

☒ The Property Owner is the same entity as listed in Part I. Home Builder/Operator

☐ The Property Owner is a different entity than listed in Part I. Home Builder/Operator

*If the Home Builder/Operator is not the Property Owner of one or more lots being added to the existing AESQCP, please provide the Property Owner's information on Page 5 of this application.*



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**EL PASO COUNTY**  
**MODIFICATION REQUEST FORM**

**Associate Erosion and Stormwater Quality Control Permit (AESQCP)**

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**Part IV. Permit Modification: Remove Lots**

**Remove lots from your existing AESQCP?**

If yes, list street address and lot number for all lots you would like to remove from the existing AESQCP. All lots must meet the criteria outlined in ECM Section I.4.7 to be removed from the AESQCP.

Yes

No

X

**Request Permit Termination?**

Permit Termination may only be requested when the final lot covered by the AESQCP is removed. An AESQCP may remain open without active lots only if the Permit Holder anticipates additional lot purchases in the same subdivision and filing within 30 days.

Yes

No

X



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**EL PASO COUNTY**  
**MODIFICATION REQUEST FORM**  
**Associate Erosion and Stormwater Quality Control Permit (AESQCP)**

**Stormwater Permit Number:** ASQ 2020

**REQUIRED SUBMISSIONS**

See ECM Appendix I for the documentation required to be submitted, reviewed, and approved in conjunction with this Stormwater Permit Form.

**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 the Permit Holder, persons employed by the Permit Holder, or persons acting on 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, and persons acting on 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 Board of County Commissioners (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.



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## EL PASO COUNTY MODIFICATION REQUEST FORM

### Associate Erosion and Stormwater Quality Control Permit (AESQCP)

Stormwater Permit Number: ASQ 2020

#### APPLICATION AND PERMIT CERTIFICATION – PERMIT HOLDER

We, as the Permit Holder, hereby certify that this application is correct and complete as per the requirements presented in the El Paso County Engineering Criteria Manual (ECM) and Drainage Criteria Manual (DCM) Volume 2. We, as the Permit Holder, have read and will comply with all of the requirements of the submitted Stormwater Management Plan (SWMP), Grading & Erosion Control (GEC) Plan, and any other documents specifying construction control measures to be used on the site, including permit conditions that may be required by the ECM Administrator. We understand that the approved plans are an enforceable part of the AESQCP. We further understand that we are to comply with all requirements set forth by the ECM and DCM Volume 2. We understand that the permitted area is that which is shown as the Limits of Disturbance on the approved GEC Plans and any subsequently approved AESQCP Modification Request Form. We further understand all necessary construction control measures are to be installed in accordance with the SWMP, GEC Plan, ECM, and DCM Volume 2 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 understand that the construction control measures are to be maintained on the site and be modified as necessary to protect stormwater quality as the project progresses. We understand that, prior to the sale or transfer of control of the lot to a private homeowner, we are responsible for installing adequate construction control measures and informing the private homeowner of their responsibility to maintain the construction control measures until Final Stabilization is achieved, in accordance with ECM Section I.4.7 and ECM Section I.4.8. 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 Responsibility for Damage section above.

Matt Manuszak  
Signature of Home Builder/Operator (Permit Holder)

8/6/26  
Date

Matt Manuszak  
Print Name of Home Builder/Operator (Permit Holder)



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**MODIFICATION REQUEST FORM**  
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For all new lots to be added to the existing AESQCP that are not owned by the Home Builder/Operator, provide the Property Owner's information in Table 1 below.

**Table 1. Property Owner Information for New Lots Being Added to an Existing AESQCP**

| Lot Number | Property Owner Name | Current Mailing Address | Phone Number | Email Address |
|------------|---------------------|-------------------------|--------------|---------------|
|            |                     |                         |              |               |
|            |                     |                         |              |               |
|            |                     |                         |              |               |
|            |                     |                         |              |               |
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|            |                     |                         |              |               |