

EDGE OF PINE CONE ROAD  
(60' PUBLIC R.O.W.)

375.28' N 89°21'12" E  
(375.28' N 89°39'54" W LSP)  
(375.00' S 89°46'02" E PLAT)

25' SETBACK

**SFD26524**  
**PLAT: 04212**  
**ZONE: RR-5**

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 OBTAIN 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.

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

**APPROVED**  
**Plan Review**

06/11/2026 11:38:36 AM  
dsdchambers

EPC Planning & Community  
Development Department

(IN-GROUND)  
PROPOSED  
PRIMARY  
LEACH FIELD

313.98

255.19

48.00

80.00

299.45

14.00  
TIP

(MOUNDED)  
PROPOSED  
ALTERNATE  
LEACH FIELD

145.00

125.24

122.18

122.04

121.30

143.46

143.57

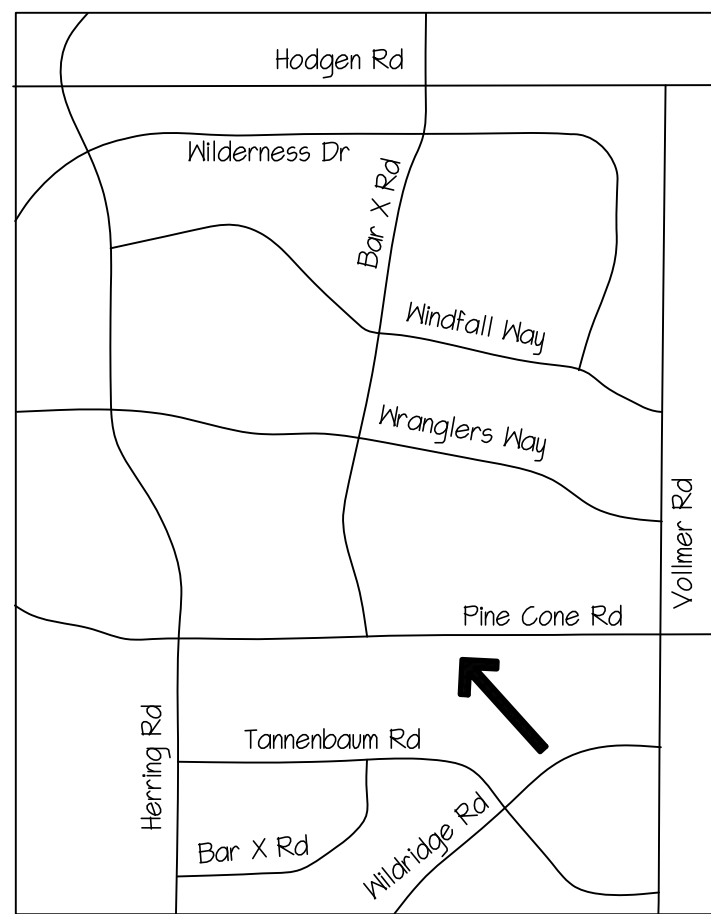
100.00

50.00

WELL  
LOCATION

EDGE OF  
DRIP LINE  
OF EXISTING  
TREES

MODEL: 416.0 A  
SINGLE FAMILY RESIDENCE  
STANDARD LOT BASEMENT  
1' TALLER FND HEIGHT  
LOT SIZE: 220,632 Sq.Ft.  
BLDG. SIZE: 4,817 Sq.Ft.  
LOT COVERAGE: 2.18%  
BLDG. HEIGHT: 14'-2 3/8"



Vicinity Map

25' SETBACK

25' SETBACK

25' SETBACK

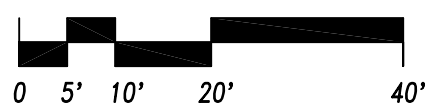
(375.07' S 89°47'52" E LSP)

(375.00' S 89°47'52" E PLAT)

7' PUBLIC UTILITY EASEMENT

375.05' S 89°14'36" W

SCALE 1"=20'



Released for Permit  
06/09/2026 4:13:35 PM

matijewicz  
CONSTRUCTION

Released for Permit  
06/09/2026 4:40 PM

REGIONAL  
BOBBY A  
ENUMERATION



TAX ID # 5133001017

**LEGAL DESCRIPTION**

ADDRESS: 8345 PINE CONE ROAD  
DESCRIPTION: LOT 3  
WILDWOOD VILLAGE UNIT I  
COLORADO SPRINGS, COLORADO  
EL PASO COUNTY

**CLASSIC**  
HOMES

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

**PLOT PLAN**

Drawn by: RC

RR-5

JUNE 2, 2026

# SITE



2023 PPRBC  
2021 IECC Amended

Address: 8395 PINE CONE RD, COLORADO SPRINGS

Parcel: 5133001017

Plan Track #: 214066 

Received: 09-Jun-2026 (BECKYA)

## Description:

### RESIDENCE

Type of Unit:

Garage	831	
Lower Level 2	2801	
Main Level	2675	
	6307	Total Square Feet

## Required PPRBD Departments (3)

**Enumeration**

**APPROVED**

**BECKYA**

**6/9/2026 2:50:53 PM**

**Floodplain**

**(N/A) RBD GIS**

**Construction**

**Released for Permit**

**06/09/2026 4:13:39 PM**



**matthewa**

**CONSTRUCTION**

## Required Outside Departments (1)

**County Zoning**

**APPROVED**

**Plan Review**

*06/11/2026 11:40:25 AM*

*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:

<p><b>APPROVED</b></p> <p>05/28/2026 9:10:37 AM</p> <p><i>Glenn Reese</i></p> <p>EPC Department of Public Works</p>
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**EL PASO COUNTY**  
**STORMWATER PERMIT FORM**  
**Builder's Erosion and Stormwater Quality Control Permit (BESQCP)**

Stormwater Permit Number: BSQ 2616

This form initially acts as the permit application. Only once this form has been signed & approved, all other required documents have been submitted & approved, does this form become an active permit. The BESQCP is for single-family residential home construction that is not within a Larger Common Plan of Development (see ECM Appendix I.3).

<b>Part I. Home Builder/Operator (Permit Holder)</b>	
Company	Classic Homes
Name of Responsible Individual	Jim McCrary
Title	Construction Manager
Physical Address (not PO Box)	
Street Number and Street Name	2138 Flying Horse Club Drive
City, State, Zip Code	Colorado Springs, CO 80921
Mailing Address (if differs from above)	
Street Number and Street Name	same as above
City, State, Zip Code	
Phone Number - Office	719-592-9333
Phone Number - Cell	
Email Address	jmccrary@classichomes.com

<b>Part II. Property Owner*</b>	
Company (if applicable)	same as above
Name of Responsible Individual	
Title	
Physical Address (not PO Box)	
Street Number and Street Name	
City, State, Zip Code	
Mailing Address (if differs from above)	
Street Number and Street Name	
City, State, Zip Code	
Phone Number - Office	
Phone Number - Cell	
Email Address	

\*If applicable, may be the same entity listed in Part I. Home Builder/Operator (Permit Holder).



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 STORMWATER PERMIT FORM**

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<b>Part III. Project Information</b>	
Name of Subdivision and Filing <i>if not applicable, provide the Legal Description</i>	Wildwood Village Unit 1 - Lot 3
Street Address	8395 Pine Cone Road
Parcel Number	5133001017
Acreage	Total: 5.06 acres Proposed Disturbance: .98 acres
Schedule <i>input estimated month (or season) and year</i>	Start of Construction: 6/15/2026 Completion of Construction: 3/15/2027



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## EL PASO COUNTY STORMWATER PERMIT FORM

### Builder's Erosion and Stormwater Quality Control Permit (BESQCP)

Stormwater Permit Number: BSQ 2616

#### 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**  
**STORMWATER PERMIT FORM**  
**Builder's Erosion and Stormwater Quality Control Permit (BESQCP)**

Stormwater Permit Number: BSQ\_\_\_\_\_

**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, understand that we are to comply with all requirements set forth by the ECM and DCM Volume 2. We further understand that construction control measures are to be maintained on the site and revised as necessary to protect stormwater quality as the project progresses. The site and adjacent areas will be self-inspected as often as necessary to ensure that construction control measures are installed correctly and functioning for each stage of construction. 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.

*James B McCray CM*  
 Signature of Home Builder/Operator (Permit Holder)

5/22/2026  
 Date

JAMES B MCCRAY CM  
 Print Name of Home Builder/Operator (Permit Holder)

## ROAD IMPACT FEE PROGRAM - Credit Use Authorization Receipt

Form Valid until 12/31/2026

To use your credits to offset the Road Impact fee applied as part of the Site Plan Review process: ① Complete this form and send to [RoadFee@elpasoco.com](mailto:RoadFee@elpasoco.com) for an approval signature by a County Representative. ② The signed form will be returned to you via email. ③ Include this form with the Site Plan document package submitted for review. ④ The credits will be applied after the Site Plan Review approval and when you pay associated fees for building permits. *\*A separate form is required for each lot. \*Credits are deducted when this form is signed \*You cannot use credits without this signed form and a valid parcel and schedule number.*

*\*Site Plan document packages may be submitted either by using Regional's on-line Building Department Assistant program or by taking a paper copy of your Site Review document package to the Planning and Community Development front desk.*

6/3/2026

Date Submitted	Authorized Representative (if applicable)
<b>Owner of Credits</b>	<b>Authorized Representative (if applicable)</b>
Elite Properties of America	Classic Homes
Company	Company
Doug Stimple	Rebecca Clark
Name	Name
719-592-9333	719-785-3318
Phone number	Phone number
dstimple@classichomes.com	rclark@classichomes.com
Email address	Email address
2138 Flying Horse Club Drive	2138 Flying Horse Club Drive
Address	Address
Colorado Springs, CO 80921	Colorado Springs, CO 80921
City State Zip	City State Zip
1-1-2026	
Signature Date	Credit Holder Signature

### Property Information

Address: 8395 Pine Cone Road

Parcel # 5133001017

Legal Description: Lot 3 Blk          Wildwood Village Unit 1

Type of land use:  Single family dwelling  Other         

Fee/Unit category In a PID:  Yes  No Mill Levy:  5 mills  10 mills

Credit amount to be used: \$ 4,101.00 Credit Balance: \$ 8,463.00

\*\*\*COUNTY USE ONLY BELOW THIS LINE\*\*\*

Credit Use Approval	Site Plan Review
Authorization tracking # <u>EP949</u>	Date Received <u><i>dsdclumbers</i></u>
Date Approved <u>6/3/2026</u>	Received by <u>06/11/2026 11:40:05 AM</u>
Approved by <u>TL</u>	SFD <u>26524</u>
Credit balance before use \$ <u>12,564.00</u>	Other <u>        </u>
Credit use amount per lot \$ <u>4101.00</u>	
Credit balance after use \$ <u>8,463.00</u>	