

BLACK FOREST FIRE NOTES:

FIRE ACCESS AND WATER SUPPLY
DRIVEWAY: SHALL BE MIN. 4" THICK CONCRETE, MINIMUM OF 12" IN WIDTH, SLOPED OR CROWNED TO REMOVE SURFACE WATER.
VERTICAL CLEARANCE IS NOT LIMITED.
LENGTH OF DRIVE FROM CURB TO POINT OF ORIGIN OF 150' HOSE LAY DISTANCE ± 215'
MAX GRADE OF DRIVEWAY ± 10%
FIRE APPARATUS TURNAROUND DIMENSIONED AS SHOWN ON SITE PLAN. PROVIDE COMPACTED GRAVEL AT TURNAROUND AREA THAT IS OUTSIDE OF CONCRETE DRIVE TO MEET H-4 REQUIREMENTS.
FIREFIGHTING WATER SOURCE IS CISTERN LOCATED AT FLYING HORSE CLUBHOUSE.
CONSTRUCTION TYPE: V-B
FIRE AREA:

CLASS 2 WILDFIRE REQUIREMENTS
BLACK FOREST IS A MODERATE FIRE INTENSITY, CLASS 2 AREA UNDER THE COLORADO WILDFIRE RESILIENCY CODE (CIRC). CONSTRUCTION MUST BE DESIGNED AND BUILT TO THE CLASS 2 REQUIREMENTS. REFERENCE PROPOSED MATERIALS AND CONSTRUCTION DETAILS ON THE EXTERIOR MATERIALS SCHEDULE. CONTRACTOR SHALL COMPLETE MATERIAL CHECKLIST FOR REVIEW OF BFFD.

ROOFING: A CLASS 2 ROOF ASSEMBLY, PROTECTED ROOF EDGES AND VALLEYS, AND NONCOMBUSTIBLE GUTTERS AND DOWNSPOUTS.
ROOF & SOFFIT VENTS: EMBER-RESISTANT ATTIC, EAVE, VENTS, ALONG WITH COMPLIANT EAVES, SOFFITS, AND FASCIA.
SIDING: CLASS 2 EXTERIOR WALLS AND SIDING, INCLUDING PROTECTION AND FLASHING WHERE WALLS MEET THE GROUND, ROOFS, AND DECKS.
COMPLIANT DECKS, BALCONIES, EXTERIOR STAIRS, WINDOWS, EXTERIOR DOORS, AND GARAGE DOORS. IF FENCING CONNECTS NEAR A HOME, THAT CONNECTION MUST ALSO MEET THE APPLICABLE CLASS 2 REQUIREMENTS.

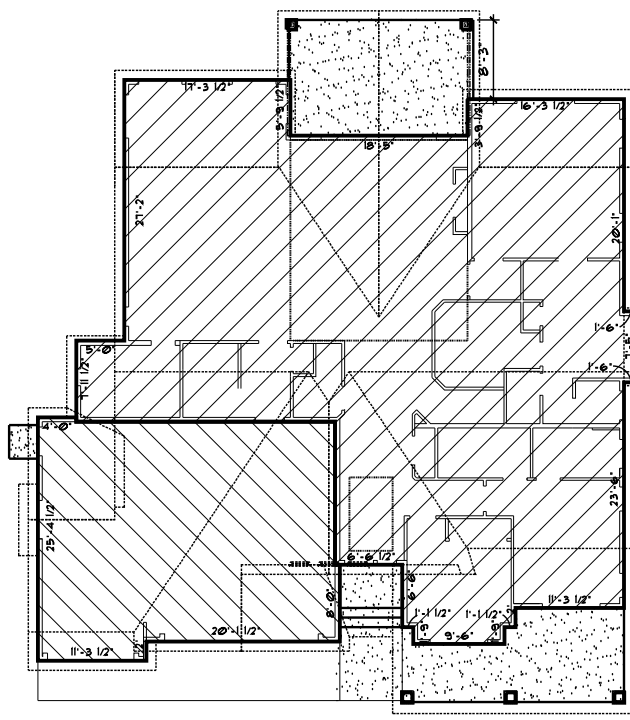
DEFENSIBLE SPACE AROUND EACH HOME. THE IMMEDIATE 0-5-FOOT AREA NEEDS COMPLIANT NONCOMBUSTIBLE GROUND COVER AND REMOVAL OF READILY IGNITABLE MATERIALS, VEGETATION, AND SURFACE FUELS IN THE AREAS FARTHER FROM THE HOME MUST ALSO BE MANAGED. THE GENERAL NOTE ON THE SITE PLAN CALLING FOR DISTURBED AREAS TO BE REVEGETATED SHOULD BE REVISED SO IT DOES NOT IMPLY THAT GRASS OR OTHER COMBUSTIBLE VEGETATION WILL BE PLACED IN THE IMMEDIATE ZONE.

EXTERIOR MATERIALS

CONSTRUCTION 4 EXTERIOR MATERIALS SHALL MEET CLASS 2 REQUIREMENTS.

A CLASS 'A' ROOF ASSEMBLY (CLASS 'A' ASPHALT SHINGLES, STANDING SEAM METAL ROOF), PROTECTED ROOF EDGES AND VALLEYS, AND NONCOMBUSTIBLE GUTTERS AND DOWNSPOUTS.
EMBER-RESISTANT ATTIC, EAVE, GRAUL SPACE, AND UNDERFLOOR VENTS, ALONG WITH COMPLIANT EAVES, SOFFITS, AND FASCIA.
CLASS 2 EXTERIOR WALLS AND SIDING, INCLUDING PROTECTION AND FLASHING WHERE WALLS MEET THE GROUND, ROOFS, AND DECKS.
COMPLIANT DECKS, BALCONIES, EXTERIOR STAIRS, WINDOWS, EXTERIOR DOORS, AND GARAGE DOORS. IF FENCING CONNECTS NEAR A HOME, THAT CONNECTION MUST ALSO MEET THE APPLICABLE CLASS 2 REQUIREMENTS. A PRODUCT MARKETED AS 'FIRE RESISTANT' IS NOT SUFFICIENT BY ITSELF. CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR THE ACTUAL PRODUCT OR WALL ASSEMBLY BEING INSTALLED.

ROOFING: QUEENS CORNING DURATION CLASS 'A' ASPHALT SHINGLES AND 'BERRIDGE' OR EQUAL STANDING SEAM METAL ROOF.
SIDING: 'JAMES HARDIE' FIBER CEMENT SIDING AND STUCCO AND 'ELCORA' CULTURED STONE.
FASCIA, SOFFIT, FIBER CEMENT 'JAMES HARDIE'.
DECKING: TREX SELECT.
DECK RAIL: PREFINISHED METAL.
FRONT DOOR: 1 3/4" SOLID ALDER (SEALED).
GARAGE DOOR: C.H.I. INSULATED METAL.
WINDOWS: PRIME PREMIUM 3000 VINYL WINDOWS.
FENCE: DEXSEN PRECAST CONCRETE 3 RAIL GATES: METAL.
EXPOSED TIMBERS: STAINED AND SEALED FIR.



BUILDING FOOTPRINT

SCALE: 1" = 20'-0"



HEIGHT CALCULATION

SCALE: 1" = 10'-0"

NOTE: GRADE OF DRIVEWAY SHALL NOT EXCEED 4% FOR THE FIRST 20' OF DRIVEWAY AT TIE IN INTO STREET. SEE EPC ENGINEERING CRITERIA MANUAL DRAWING 9D3-14 FOR DETAIL OF CURB CUT.

AREA OF FIRE APPARATUS TURNAROUND SHALL BE CONSTRUCTED WITH GRASSCRETE & COMPACTED BASE 4 CONCRETE DRIVEWAY TO MEET H-4 LOADING REQUIREMENTS.

PROVIDE CULVERT AS ENGINEERED BY EL PASO COUNTY ENGINEERING DEPARTMENT.

Released for Permit
10/08/2026 11:23 AM
BERRY A
ENUMERATION

FLAG NOTES:

- (A) PROVIDE CULVERT AS REQUIRED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION.
- (B) COORDINATE LOCATION OF DRIVE CUT WITH EL PASO COUNTY PLANNING DEPARTMENT. CONTRACTOR SHALL APPLY FOR DRIVEWAY PERMIT. FOLLOW ENGINEERING GUIDELINES OF PLANNING DEPARTMENT.
- (C) REFER TO SOIL ENGINEER'S REPORT FOR DESIGN OF SEPTIC SYSTEM AND LEACH FIELD.
- (D) PROVIDE SEWER CLEANOUT WITHIN 5' OF HOUSE.
- (E) APPROXIMATE LOCATION OF SEWER LINE TO LEACH FIELD.
- (F) APPROXIMATE LOCATION OF PROPOSED SEPTIC TANK.
- (G) APPROXIMATE LOCATION OF PROPOSED SEPTIC FIELD.
- (H) ALTERNATE LOCATION OF PROPOSED SEPTIC FIELD.
- (I) DRIVEWAY SHALL BE A MAXIMUM OF 4% SLOPE FOR FIRST 20' FROM EDGE OF PUBLIC ROADWAY.
- (J) CULVERT OUTLET PROTECTION.
- (K) CULVERT INLET PROTECTION.

SITE DATA:

ADDRESS: 1508 RUBBLE DR. ✓
COLORADO SPRINGS, CO
LEGAL DESCRIPTION: LOT 26, FLYING HORSE NORTH
FIL. NO. 4
TAX SCHEDULE NO.: 51310-01-011
ZONE: EL PASO COUNTY: FUD ✓
LOT SIZE: 2.35 ACRES (103,486 SF.) ✓
CALCULATED HEIGHT ± 22'-2 1/4" ✓
MAX ALLOWABLE HEIGHT ± 35' ✓
PRINCIPAL STRUCTURE AREA: 3548 SQ. FT.
MAIN LEVEL 2356 SQ. FT.
LOWER LEVEL (FIN.) 1806 SQ. FT.
LOWER LEVEL (UNFIN.) 532 SQ. FT.
GARAGE 131 SQ. FT.
TOTAL BUILDING 5431 SQ. FT.
COVERED ENTRY 42 SQ. FT.
COVERED FRONT PORCH 186 SQ. FT.
COVERED REAR PATIO 221 SQ. FT.
COVERAGE 3548 SQ. FT.
LOT COVERAGE: 32%
TOTAL FIRE AREA (INCLUDES COVERED DECK & BASEMENT): 5886 SF.
MAX. # OF BEDROOMS ± 4.

LOT SIZE: 2.35 ACRES (103,486 SF.)
IMPERVIOUS AREA: 2,350 SQ. FT.
DRIVEWAY ± 4,358 SF.
ROOF ± 3,832 SF.
FRONT WALK ± 36 SF.
TOTAL AREA OF IMPERVIOUSNESS: ± 2,726 SF.
TOTAL PERCENT OF IMPERVIOUSNESS: ± 7.5%

STRUCTURAL ELEVATIONS:

• T.O. FINISHED FLOOR	• SITE EL. = 7620.39
• T.O. BASEMENT SLAB	• SITE EL. = 7610.19
• T.O. SLAB O.H. DOOR	• SITE EL. = 7618.08
• T.O. SLAB & COMMON WALL	• SITE EL. = 7618.48
• T.O. FOUNDATION	• SITE EL. = 7618.20
• T.O. ENTRY STOOP	• SITE EL. = 7619.15
• T.O. BACK OF CURB	• SITE EL. = 7598.00
• T.O. BACK OF SIDEWALK	• SITE EL. = 7599.00
• T.O. DRIVE APRON	• SITE EL. = 7618.00
• T.O. REAR PATIO	• SITE EL. = 7618.50
• AVERAGE FINISHED GRADE	• SITE EL. = 7618.30

BLDG. CORNER ELEVATIONS:

NO.	EXISTING	FINISH
(1)	7618.0	7618.08
(2)	7618.0	7618.08
(3)	7618.0	7618.08
(4)	7617.6	7618.0
(5)	7617.6	7618.0
(6)	7619.2	7618.5
(7)	7619.0	7618.0
(8)	7618.3	7618.0
(9)	7618.1	7618.3
(10)	7618.1	7618.1
(11)	7618.1	7618.3

AVERAGE FINISH GRADE = 7618.3

BLDG. CODES:

JURISDICTIONS SERVED BY PIKES PEAK REGIONAL BUILDING DEPT HAVE ADOPTED THE FOLLOWING CODES PERTAINING TO RESIDENTIAL:
2023 PIKES PEAK REGIONAL BUILDING CODE
2021 IRC (INTERNATIONAL RESIDENTIAL CODE)
2025 CIRC (COLORADO WILDFIRE RESILIENCY CODE)

GENERAL NOTES:

- ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH NATIVE GRASSES AS SOON AS POSSIBLE.
- FINAL GRADING OF SITE SHALL BE SUCH THAT SURFACE WATER SHALL DRAIN AWAY FROM STRUCTURE IN A POSITIVE MANNER.
- CONTRACTOR SHALL FIELD VERIFY AND CONFIRM WITH DEVELOPER LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION AND CONSTRUCTION.
- LANDSCAPING SHALL BE PROVIDED BY OTHERS.
- FIELD VERIFY ALL DIMENSIONS.
- CONTRACTOR SHALL FIELD VERIFY AND CONFIRM STAKE OUT OF BUILDING CORNERS PRIOR TO EXCAVATION AND CONSTRUCTION.
- LOCATION OF NEW AND EXISTING UTILITIES TO BE FIELD VERIFIED.
- ALL EASEMENTS, SETBACKS, GRADES AND HEIGHTS SHALL BE FIELD VERIFIED BY TITLE SEARCH AND CONTRACTOR.
- ALL GRADES SHALL SLOPE AWAY FROM STRUCTURE A MINIMUM OF 10' CONFORM TO ALL REQUIREMENTS INDICATED ON SOILS REPORT. SOILS REPORT SHALL GOVERN ALL SLAB DESIGN AND FOUNDATION DRAINAGE.
- USE EROSION CONTROL FENCE DURING EXCAVATION TO STABILIZE AND PREVENT THE EROSION OF SOILS.

SEPTIC SYSTEM NOTES:

COMPLY WITH THE FOLLOWING SETBACKS ESTABLISHED BY THE EL PASO COUNTY HEALTH DEPARTMENT AND HOME OWNER ASSOCIATION REQUIREMENTS:
WELL TO SEPTIC TANK: 50 FT.
WELL TO LEACH FIELD: 100 FT.
MAIN WATER LINE TO SEPTIC TANK: 25 FT.
WATER SUPPLY LINES TO SEPTIC TANK: 10 FT.
SEPTIC TANK TO HOUSE: 5 FT.
LEACH FIELD TO HOUSE: 20 FT.
LEACH FIELD TO PERIMETER DRAINS: 25 FT.
LEACH FIELD TO IRRIGATION LINES: 35 FT.
DO NOT ENCRoACH INTO EASEMENTS

REVISIONS:

10/6/26
REMOVED LOT 43

JOB NO.

2615

DATE:

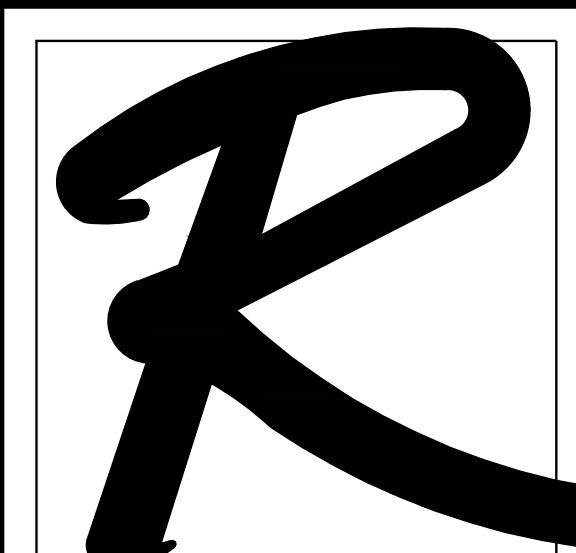
10/1/26

SHEET NO.

SITE PLAN



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RUNGE ARCHITECTURE

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COLORADO SPRINGS, CO 80919
PHONE: (719) 260-0039
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A NEW RESIDENCE

MODEL 2345.2
1508 RUBBLE DRIVE
COLORADO SPRINGS, CO



SITE PLAN

SCALE: 1" = 20'-0"



SITE



2023 PPRBC
2021 IECC and CO MERSRC

Address: 15108 RUBBLE DR, COLORADO SPRINGS

Parcel: 5131001017

Plan Track #: 217529  **Received: 08-Oct-2026 (BECKYA)**

Description:

RESIDENCE

Type of Unit:

Garage	671	
Lower Level 2	2337	
Main Level	2345	
	5353	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

BECKYA

10/8/2026 11:35:06 AM

Floodplain

(N/A) RBD GIS

Construction

Released for Permit
10/08/2026 1:47:14 PM

CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

10/13/2026 3:37:35 PM


**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.**