



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

EPC STORMWATER APPROVAL:

✓ **APPROVED**

06/24/2026 1:35:15 PM

Zachary Jannusch

EPC Department of Public Works

EL PASO COUNTY
STORMWATER PERMIT FORM

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

Stormwater Permit Number: BSQ 2642 ✓

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).

Part I. Home Builder/Operator (Permit Holder)

Company	Solid Rock Custom Homes, LLC
Name of Responsible Individual	Lain Chappell
Title	President
Physical Address (not PO Box)	
Street Number and Street Name	16375 Open Sky Way
City, State, Zip Code	Colorado Springs, CO 80908
Mailing Address (if differs from above)	
Street Number and Street Name	
City, State, Zip Code	
Phone Number - Office	719-633-7999
Phone Number - Cell	719-964-6352
Email Address	lain@sheachappell.com

Part II. Property Owner*

Company (if applicable)	
Name of Responsible Individual	Brian Lindsey
Title	Property Owner
Physical Address (not PO Box)	
Street Number and Street Name	712 Cardiff Court
City, State, Zip Code	O'Fallon, IL 62269-7408
Mailing Address (if differs from above)	
Street Number and Street Name	
City, State, Zip Code	
Phone Number - Office	n/a
Phone Number - Cell	253-468-1775
Email Address	bnclindsey93@gmail.com

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



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Part III. Project Information	
Name of Subdivision and Filing <i>if not applicable, provide the Legal Description</i>	Abert Ridge ✓
Street Address	17541 Abert Ridge View, Colorado Springs, CO 80908 ✓
Parcel Number	5114003005 ✓
Acreage	Total: 5 acres ✓ Proposed Disturbance: 0.95 acres
Schedule <i>input estimated month (or season) and year</i>	Start of Construction: September 2026 Completion of Construction: September 2027



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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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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.

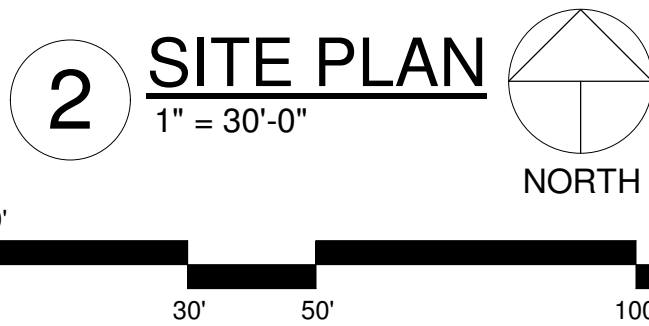
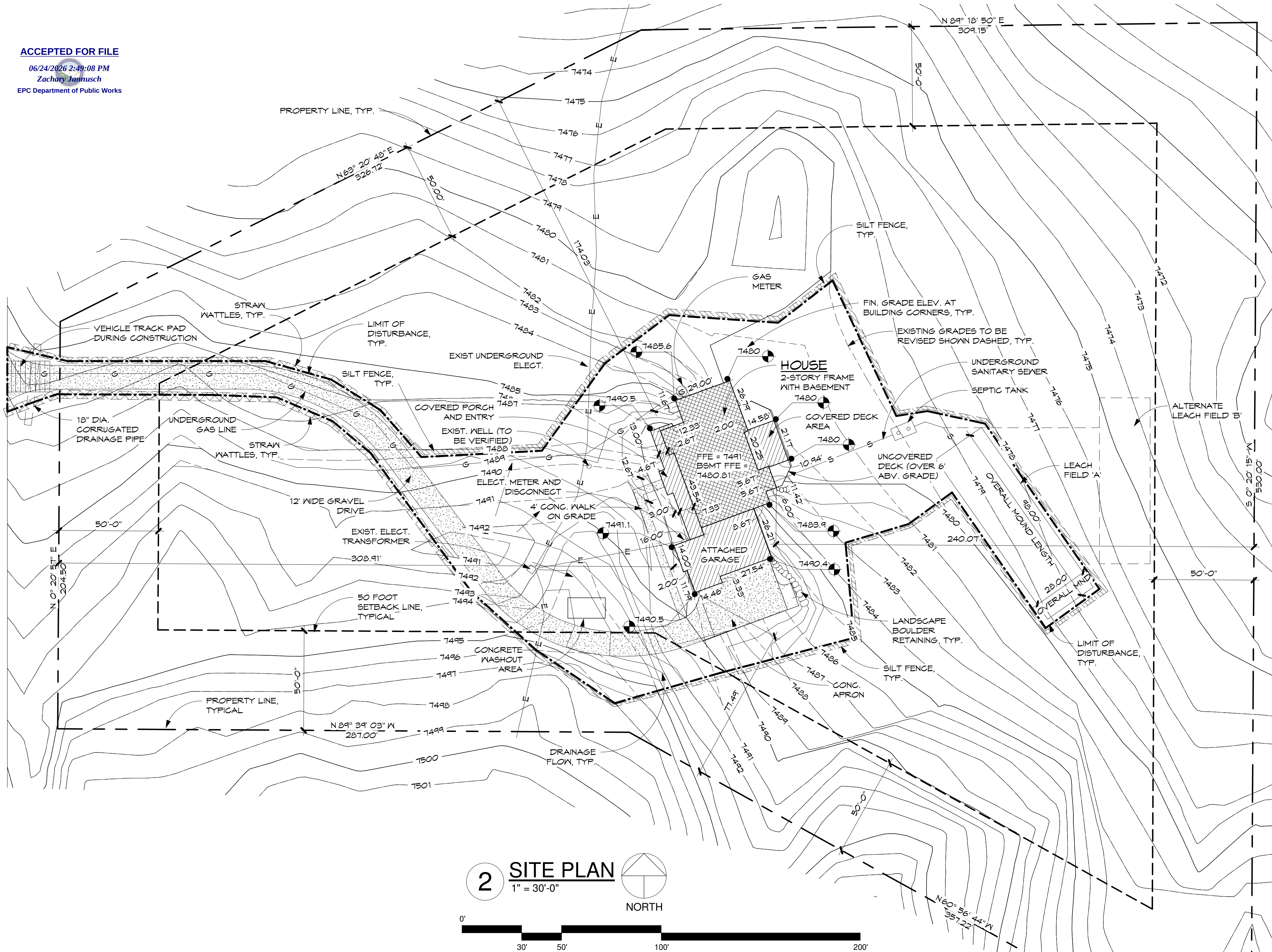
 ✓
Signature of Home Builder/Operator (Permit Holder)

6/24/26 ✓
Date

Lain Chappell ✓
Print Name of Home Builder/Operator (Permit Holder)

ACCEPTED FOR FILE
06/24/2026 2:49:08 PM
Zachary Janusch
EPC Department of Public Works

ABERT RIDGE VIEW
PRIVATE ROAD



GENERAL NOTES

GENERAL

- CONTRACTOR, SUBCONTRACTORS, SUPPLIERS, AND OWNER SHALL REVIEW AND VERIFY ALL NOTES, DIMENSIONS AND INFORMATION ON THESE DRAWINGS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES, OMISSIONS OR CHANGES TO THE ARCHITECT. IF ERRORS, OMISSIONS, OR QUESTIONS REGARDING THE DRAWINGS BECOME EVIDENT OR ARE SUSPECTED, THE ITEM SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH WORK. FAILURE TO DO SO SHALL RELIEVE THE ARCHITECT OF ANY LIABILITIES FOR ERRORS OR OMISSIONS IN THE PLANS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS FOR DIMENSIONS.
- THE CONTRACTOR SHALL VERIFY SITE CONDITIONS AND DIMENSIONS PRIOR TO STARTING ANY WORK. ANY DISCREPANCIES FROM THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH WORK.
- ALL WORK IS TO BE PERFORMED IN A THOROUGH AND GOOD WORKMANSHIP-LIKE MANNER BY SKILLED WORKERS IN CONFORMANCE WITH THE BEST STANDARDS OR PRACTICES IN THE TRADE.
- ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL CODES, ORDINANCES, RULES AND REGULATIONS.
- THE CONSTRUCTION SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY AND SAFE MANNER. DEBRIS SHALL BE PLACED IN TRASH RECEPTACLES OR BINS. FENCE OFF OPEN TRENCHES OR OTHER HAZARDS FROM TRESPASSERS. STORE VALUABLE MATERIALS, TOOLS, SUPPLIES OR APPLIANCES IN A LOCKED SPACE. CONFORM WITH NEIGHBORHOOD REGULATIONS FOR NOISE CONTROL, CLEAN-UP AND SITE CONDITIONS.
- ALL FEDERAL AND STATE SAFETY AND OSHA REGULATIONS SHALL BE ENFORCED FOR ALL WORK, EQUIPMENT AND CONSTRUCTION METHODS.
- LOCATE AND STAKE ALL EXISTING UNDERGROUND UTILITY LINES PRIOR TO EXCAVATION, TRENCHING OR DIGGING. REPLACE OR REPAIR ANY DAMAGE TO EXISTING LINES THAT MAY OCCUR.
- ALL DIMENSIONS ARE FROM FACE OF NEW FRAMING, NEW CONCRETE OR MASONRY UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- ALL SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE PERMANENTLY WIRED AND INTERCONNECTED WITH BATTERY BACKUP.
- ALL EXITS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE. MANUALLY OPERATED EDGE BOLTS OR SURFACE-MOUNTED BOLTS ARE PROHIBITED.

SITE AND FOUNDATION

- ALL GRADES SHALL SLOPE AWAY FROM THE STRUCTURE AT A MINIMUM SLOPE OF 5% (6" DROP FOR EVERY 10 FEET DISTANCE) AND SHALL CONFORM TO ALL REQUIREMENTS OF THE SOILS REPORT OR FOUNDATION ENGINEER.
- FOUNDATION DESIGN SHALL BE COMPLETED BY A REGISTERED SOILS/FOUNDATION ENGINEER LICENSED IN THE STATE OF COLORADO AND SHALL BE BASED UPON THE DESIGN VALUES AND METHODS STATED IN THE SOILS REPORT OR, IF NO SOILS REPORT HAS BEEN DONE, UPON ASSUMED VALUES ALLOWED BY CODE. THE FOUNDATION PLAN AND APPLICABLE SOILS REPORT IS TO BE ON HAND AT TIME OF FIRST INSPECTION.
- MAINTAIN A MINIMUM OF 30" FROST DEPTH FOR ALL EXTERIOR FOOTINGS, PADS AND PIERS UNLESS OTHERWISE NOTED ON PLANS.
- INSTALL ALL REINFORCING, BUCKS, NAILING BLOCKS, INSERTS, SLEEVES, HANGERS, ANCHORS, CONDUITS, ETC. AS REQUIRED PRIOR TO POURING CONCRETE. COORDINATE WITH OTHER TRADES AS REQUIRED. FORM ALL GROOVES, SEATS, REGLETS, ETC. AS REQUIRED TO RECEIVE THE MATERIAL AND EQUIPMENT INDICATED.

FRAMING AND STRUCTURAL

SEE STRUCTURAL ENGINEER'S FOUNDATION AND FRAMING PLANS FOR ALL STRUCTURAL INFORMATION AND DESIGN LOADS.

- PRE-ENGINEERED TRUSSES SHALL BE DESIGNED AND FABRICATED UNDER THE SUPERVISION OF A REGISTERED COLORADO STRUCTURAL ENGINEER. TRUSS ENGINEERING SHALL BEAR THE STRUCTURAL ENGINEER'S STAMP AND SIGNATURE. ALL TRUSSES SHALL BE PLACED, ERECTED AND BRACED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. NO SUBSTITUTIONS BY OTHER MANUFACTURERS OTHER THAN THAT SHOWN ON THE STAMPED ENGINEERED DESIGN IS ALLOWED.

DOOR AND WINDOW NOTES:

- WINDOWS AND SLIDING GLASS DOORS SHALL BE WOOD FRAME AND SASH WITH ANODIZED ALUMINUM CLADDING. ALL GLAZING WITHIN DOORS SHALL BE TEMPERED GLASS. ALL GLAZING WITHIN DOORS AND WINDOWS SHALL BE DOUBLE INSULATING GLASS WITH LOW E COATING.
- PROVIDE WM GRACE ICE AND WATER SHIELD FLASHING (OR EQUAL) AT ALL HEADS, JAMBS AND SILLS OF DOOR AND WINDOW FRAMES (OR AS RECOMMENDED BY WINDOW MFR.). EXTEND FLASHING ONTO VERTICAL SURFACES A MINIMUM OF 6" ON ALL SIDES. REFER TO DOOR AND WINDOW MANUFACTURER'S WRITTEN SPECIFICATIONS, DETAILS AND INSTALLATION INSTRUCTIONS FOR FLASHING AND INSTALLATION DETAILS.
- PROVIDE CONTINUOUS SEALANT BEAD (MATCH DOOR OR WINDOW FRAME FINISH COLOR) WHERE FRAME ABUTS EXTERIOR FINISH TO PROVIDE AN AIR-TIGHT AND WEATHER RESISTIVE BARRIER AROUND ENTIRE FRAME PERIMETER.
- ALL GLAZING WITHIN 18" OF FLOOR WITH OVER 9 SQ. FT. OF GLAZING, AND WITH TOP OF GLAZING OVER 36" ABOVE THE FINISHED FLOOR SHALL BE OF TEMPERED GLASS. ALL GLAZING WITHIN A 24" ARC OF DOOR JAMBS TO BE TEMPERED GLASS. ALL GLAZING WITHIN DOORS SHALL BE TEMPERED. SEE PLANS FOR OTHER TEMPERED GLASS LOCATIONS.

IMPERVIOUS AREA:

CONCRETE WALK: 323 S.F.
DRIVEWAY: 6,370 S.F.
DECK (PARTIALLY COVERED): 575 S.F.
BUILDING FOOTPRINT: 3,969 S.F.
TOTAL: 11,237 S.F.

11,237/217,963 S.F. = 5.16% IMPERVIOUS

APPLICABLE CODES:

2023 Pikes Peak REGIONAL BUILDING CODE (PPRBC)
2021 INTERNATIONAL RESIDENTIAL CODE (IRC) AS AMENDED BY PPRBC
2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2023 NATIONAL ELECTRICAL CODE (OR MOST RECENT EDITION ADOPTED BY THE STATE OF COLORADO)

LOT COVERAGE (LOT AREA = 217,963 S.F. (5.0 AC)):
RESIDENCE FOOTPRINT: 2392 S.F. (1.10%)
ATTACHED GARAGE AREA: 1142 S.F. (0.52%)
FRONT PORCH AND ENTRY: 435 S.F. (0.20%)
DECK OVER 6" ABV. GRADE (PARTIALLY COVERED): 575 S.F. (0.26%)
TOTAL COVERED AREA: 4544 S.F. (2.08%)

TOTAL CONDITIONED FINISHED AREA		4401 SF
UNFINISHED		
BASEMENT UNFINISHED (FUTURE BEDROOMS)	479 SF	
BASEMENT UNFINISHED MECH. AND EXERCISE ROOM	677 SF	
BASEMENT UNFINISHED STORAGE	181 SF	
TOTAL CONDITIONED UNFINISHED AREA	1337 SF	
TOTAL CONDITIONED AREA		5738 SF
OTHER AREAS		
GARAGE	1142 SF	
COVERED PORCH AND ENTRY	435 SF	
UNCOVERED DECK NORTH END	155 SF	
UNCOVERED DECK SOUTH END	86 SF	
COVERED DECK AREA	335 SF	
TOTAL OTHER AREAS	2153 SF	

OWNER:
BRIAN AND CONNIE LINDSEY
712 CARDIFF CT
O'FALLON, IL 62269-7408

PROJECT ADDRESS:
17541 ABERT RIDGE VIEW
COLORADO SPRINGS, CO 80908

ARCHITECT:
CONFORTI ARCHITECTS, LLC
1430 NORTH FRANKLIN STREET
COLORADO SPRINGS, CO 80907
719-460-1368

CONTRACTOR:
SOLID ROCK CUSTOM HOMES, LLC
16375 OPEN SKY WAY
COLORADO SPRINGS, CO 80908
719-633-7999

STRUCTURAL ENGINEER:
TO BE SELECTED

PROJECT DESCRIPTION:
NEW CUSTOM RESIDENCE

ASSESSOR'S SCHEDULE NO.
5114003005

LEGAL DESCRIPTION:
LOT 2, ABERT RIDGE, EL PASO COUNTY, COLORADO

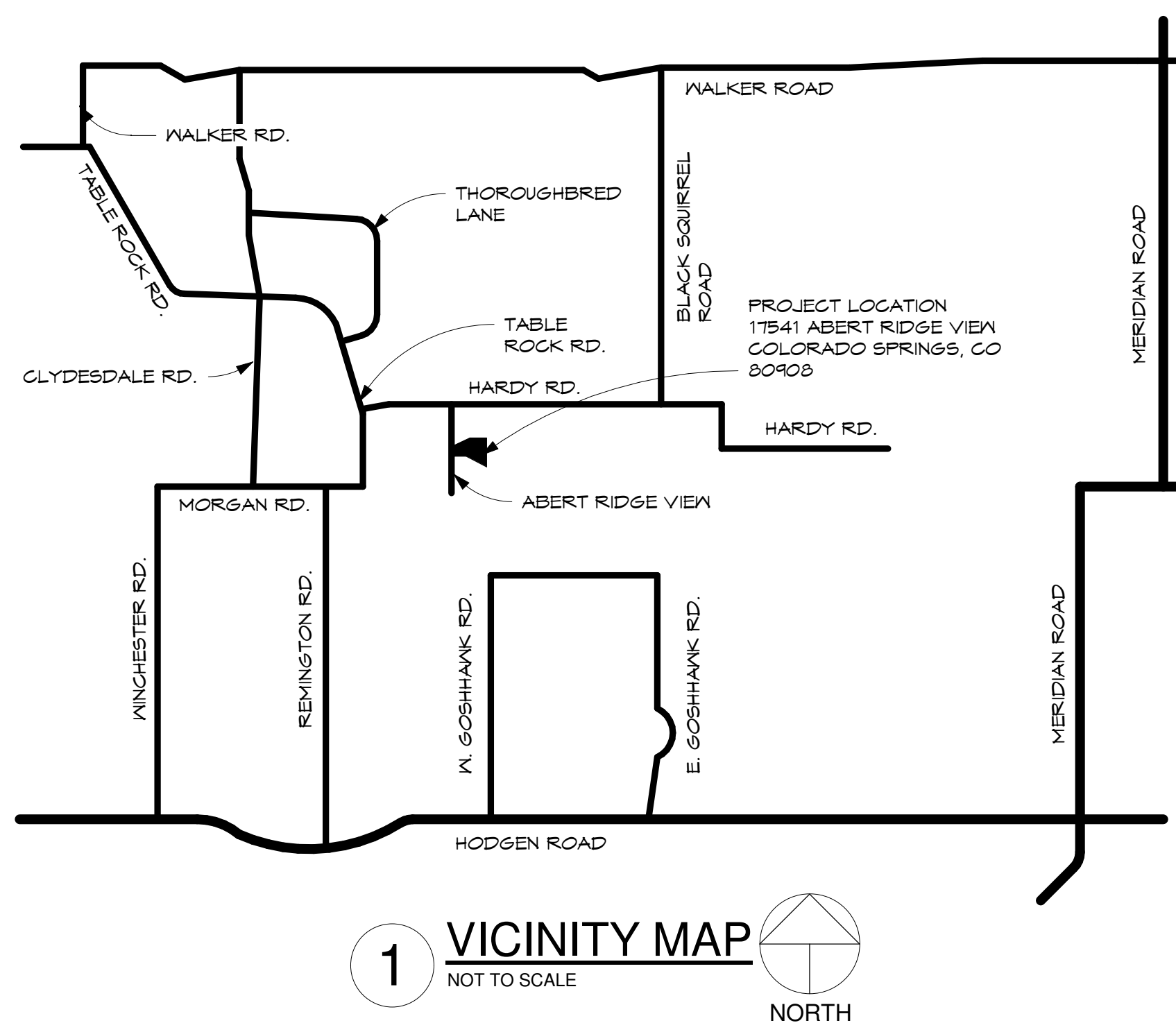
ZONING CLASSIFICATION (EL PASO COUNTY, COLORADO):
RR-5

SQUARE FOOTAGE:

FINISHED	
MAIN LEVEL FINISHED	2392 SF
UPPER LEVEL FINISHED	1018 SF
BASEMENT FINISHED	991 SF
TOTAL CONDITIONED FINISHED AREA	4401 SF

UNFINISHED	
BASEMENT UNFINISHED (FUTURE BEDROOMS)	479 SF
BASEMENT UNFINISHED MECH. AND EXERCISE ROOM	677 SF
BASEMENT UNFINISHED STORAGE	181 SF
TOTAL CONDITIONED UNFINISHED AREA	1337 SF
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GARAGE	1142 SF
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TOTAL OTHER AREAS	2153 SF



REVISIONS	
DATE	FOR

Conforti Architects LLC
1430 North Franklin Street
Colorado Springs, CO 80907
ph 719-633-99792
fax 719-473-9732

SOLID - ROCK
CUSTOM HOMES, LLC

SOLID ROCK CUSTOM HOMES, LLC
16375 OPEN SKY WAY
COLORADO SPRINGS, CO 80908
719-633-7999

LINDSEY RESIDENCE
17541 ABERT RIDGE VIEW
EL PASO COUNTY, CO 80908

SITE PLAN

DATE: 6/24/26

DRAWN BY: GC

CHECKED BY: GC

PROJECT NO.: 24003

SHEET:

A1