

SFD26659
BSQ-2642
PLAT 9832
RR-5

APPROVED
Plan Review

07/16/2026 10:57:55 AM
dsdhlts

EPC Planning & Community
Development Department



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 OVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATIONS. 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 property. Diversion of loadage of any drainage way is not permitted without approval of the Planning & Community Development Department.

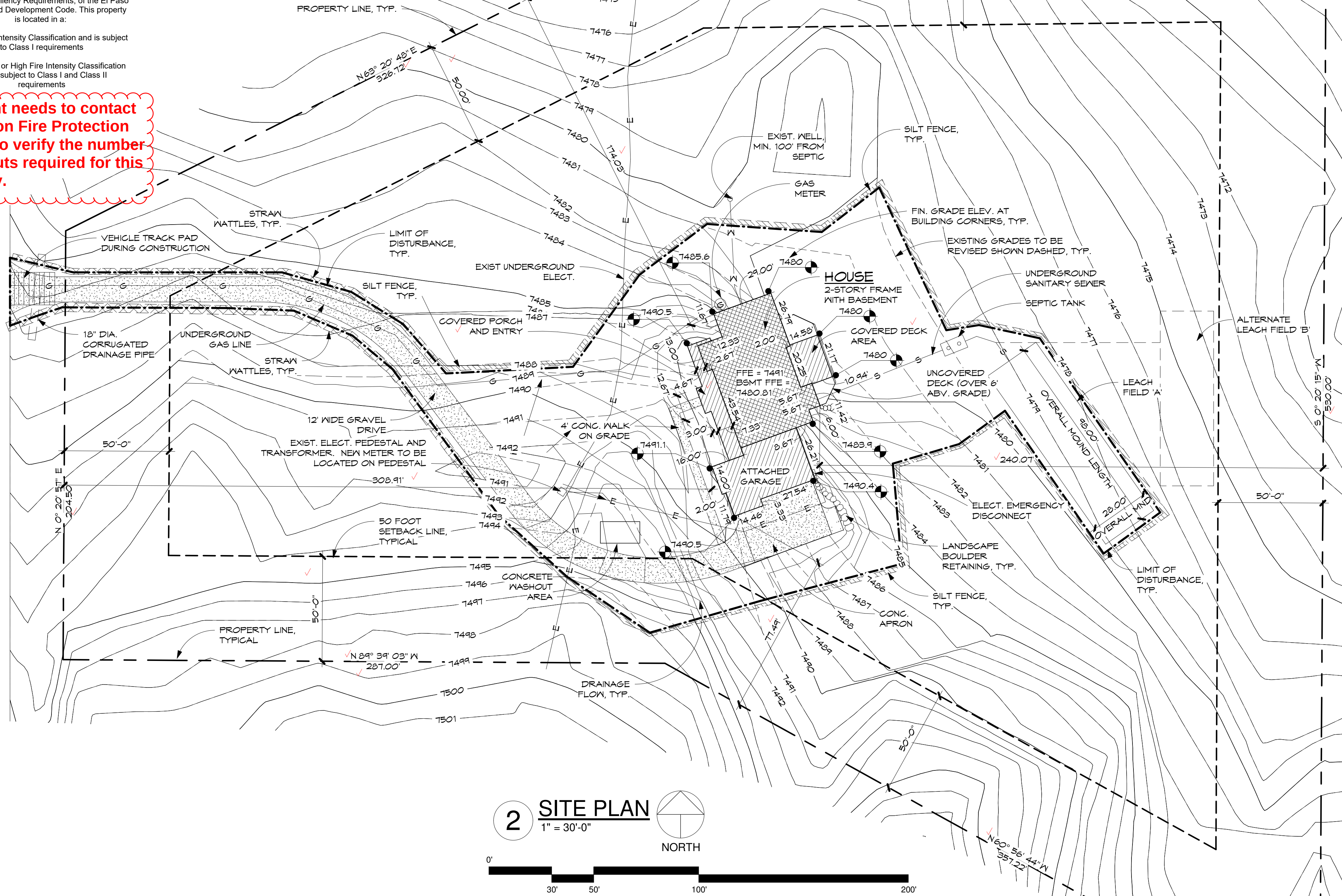
This property is located in a Wildland Urban Interface Area and is subject to Appendix E, Wildfire Resiliency Requirements, of the El Paso County Land Development Code. This property is located in a:

☐ Low Fire Intensity Classification and is subject to Class I requirements

☒ Moderate or High Fire Intensity Classification and is subject to Class I and Class II requirements

Applicant needs to contact the Falcon Fire Protection District to verify the number of turnouts required for this driveway.

ABERT RIDGE VIEW
PRIVATE ROAD



2 SITE PLAN
1" = 30'-0"



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.

Released for Permit
06/29/2026 3:08:36 PM
REGIONAL
Building Department
amy
ENUMERATION

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.

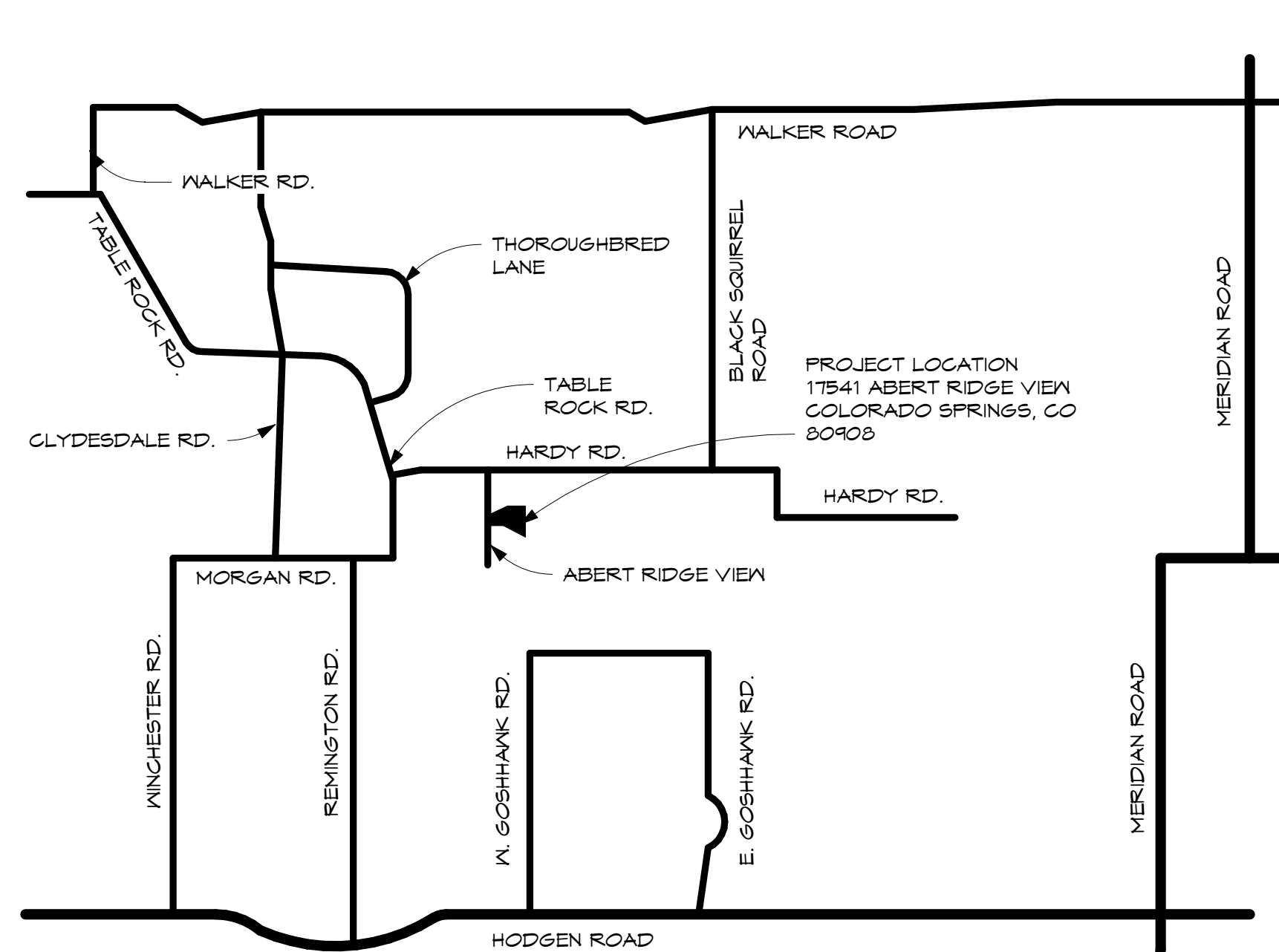
DOOR AND WINDOW NOTES:

- 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



1 VICINITY MAP
NOT TO SCALE

PROJECT DATA

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
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

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%)

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)

REVISIONS	
DATE	FOR



17430 North Franklin Street
Colorado Springs, CO 80907
ph 719-633-9792
fax 719-473-7232

Conforti
Architects 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: 6/29/26

DRAWN BY: GC

CHECKED BY: GC

PROJECT NO.: 24003

SHEET:

A1

RESIDENTIAL



2023 PPRBC
2021 IECC Amended

Address: 17541 ABERT RIDGE VW, COLORADO SPRINGS

Parcel: 5114003005

Plan Track #: 214743

Received: 29-Jun-2026 (NICOLASV)

Description:

RESIDENCE

Contractor:

Type of Unit:

Garage	1142	
Lower Level 1	991	
Lower Level 2	1337	
Main Level	2392	
Upper Level 1	1018	
	6880	Total Square Feet

Required PPRBD Departments (6)

Enumeration Released for Permit 06/29/2026 3:12:20 PM amy ENUMERATION	Floodplain (N/A) RBD GIS
Construction Released for Permit 07/15/2026 3:03:12 PM brianb CONSTRUCTION	Electrical Released for Permit 07/15/2026 3:24:07 PM ConnerM ELECTRICAL
Mechanical	Plumbing

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.

Required Outside Departments (2)

County Zoning

APPROVED

Plan Review

07/16/2026 11:36:15 AM

dsdhillz

EPC Planning & Community
Development Department

Stormwater