

NOTES

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

GENERAL SITE NOTES

1. VERIFY EXACT LOCATION & FINISH FLOOR HEIGHT OF RESIDENCE WITH CONTRACTOR AND DESIGNER PRIOR TO CONSTRUCTION.
2. PROVIDE P.V.C. CONDUIT UNDER DRIVEWAY & WALKS FOR IRRIGATION & EXTERIOR LIGHTING, 2"Ø, SCH. 40, 24" DEEP.
3. PROVIDE 4" THK. CONCRETE PAD FOR GROUND MOUNTED H.V.A.C. EQUIPMENT. VERIFY SIZE & LOCATION WITH MECH. CONTRACTOR.
4. SLOPE GRADE MINIMUM 10% AWAY FROM RESIDENCE TO DRAIN. OVER FIRST 10'
5. PROVIDE UNDERGROUND UTILITIES TO RESIDENCE PER SERVICING AGENCY REQUIREMENTS.
6. FIELD VERIFY GRADES FOR BASEMENT WALL CONSTRUCTION AND BASEMENT WINDOW LOCATIONS WITH OWNER AND DESIGNER.
7. ALL EXPOSED FOUNDATION SURFACES SHALL BE FINISHED WITH A STUCCO OR STONE FINISH COLOR THAT MATCHES OR COMPLIMENTS THE BODY OF THE HOME.
8. EXTERIOR LIGHTING SHALL BE FULL CUT-OFF AND BE DIRECTED AND FOCUSD IN SUCH A WAY THAT LIGHTING IS CONSTRAINED TO ILLUMINATE A SINGLE PROPERTY AND TO MINIMIZE THE IMPACTS TO THE SURROUNDING HOMES AND ADJOINING PROPERTIES.



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.

Released for Permit
06/30/2026 10:09:28 AM
EL PASO COUNTY
BRENT
ENUMERATION

SFD26729

ASQ 2668

APPROVED
Plan Review

08/17/2026 9:44:50 AM
dsdmas
EPC Planning & Community
Development Department



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.
Any access permit must be granted by the
Planning & Community Development Department
prior to the establishment of any driveway onto a
County road.
Division of discharge of any drainage way
is not permitted without approval of the
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.

PROPERTY LINE

PIKES PEAK
VIEW LINE

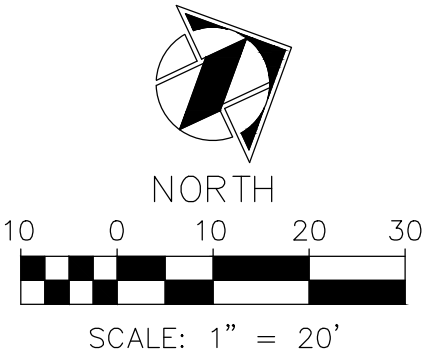
LOT 15

CONESTOGA TRAIL
(60' R.O.W.)

SOUTH

SITE PLAN

SCALE: 1" = 20'-0"



VICINITY MAP



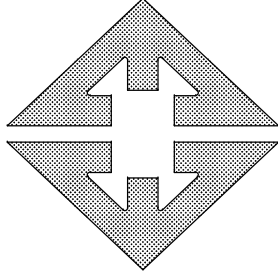
PROJECT DATA

PROJECT ADDRESS:	12090 CONESTOGA TRAIL SOUTH ELBERT, CO 80106
TAX PARCEL NO.:	4217001042
LEGAL DESCRIPTION:	LOT 15 THE TRAILS FIL NO. 9
JURISDICTION:	PIKES PEAK REGIONAL BLDG. DEPT.
ZONE:	RR-2.5
PROJECT DESCRIPTION:	PROPOSED 2-STORY, SINGLE FAMILY RESIDENCE W/ BASEMENT
AREA CALCULATIONS:	
SITE AREA:	109,069 S.F. 2.5 ACRES
PROJECT AREA:	1,517 S.F.(BASEMENT) 668 S.F. (GARAGE) 1,864 S.F.(MAIN LEVEL)
BEDROOMS:	4
BATHROOMS:	5
TOTAL PROJECT AREA:	4,049 S.F.
LOT COVERAGE:	2,938 S.F. 2.69%

Applicable Codes:
2023 Pikes Peak Regional Bldg. Code (PPRBC)
2021 International Residential Code (IRC)
2021 International Energy Conservation Code (IECC)
2020 National Electrical Code (NEC)

Revisions:	No.	Description	By	Date

ENTTECH
ENGINEERING, INC.
505 ELKTON DRIVE
COLORADO SPRINGS, CO. 80907 (719) 531-5599



SITE PLAN
12090 CONESTOGA TRAIL SOUTH
EL PASO COUNTY, CO
FOR: BLACK OAK HOMES, INC.

DRAWN BY: CH
DESIGNED BY: BLACK OAK
CHECKED BY:
DATE: 6/29/26
SCALE: AS SHOWN
JOB NO.: 260930
SHEET NO.:
SITE

RESIDENTIAL



2023 PPRBC
2021 IECC Amended

Address: 12090 S CONESTOGA TRL, ELBERT

Parcel: 4217001042

Plan Track #: 214776

Received: 30-Jun-2026 (QUINTONW)

Description:

RESIDENCE

Contractor: BLACK OAK HOMES & DESIGN, INC.

Type of Unit:

Garage	668	
Lower Level 1	1683	
Lower Level 2	224	
Main Level	1864	
	4439	Total Square Feet

Required PPRBD Departments (6)

Enumeration

Released for Permit
06/30/2026 10:10:34 AM

brent
ENUMERATION

Floodplain

(N/A) RBD GIS

Construction

Released for Permit
07/20/2026 10:30:35 PM

brent
CONSTRUCTION

Electrical Released for Permit

07/20/2026 2:41:24 PM

danielg
ELECTRICAL

Mechanical Released for Permit

07/22/2026 10:39:51 AM

Quintonw
MECHANICAL

Plumbing Released for Permit

07/23/2026 12:12:11 PM

shanen
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 (1)

County Zoning

APPROVED

Plan Review

08/17/2026 9:50:33 AM

dsdmaes

EPC Planning & Community
Development Department