

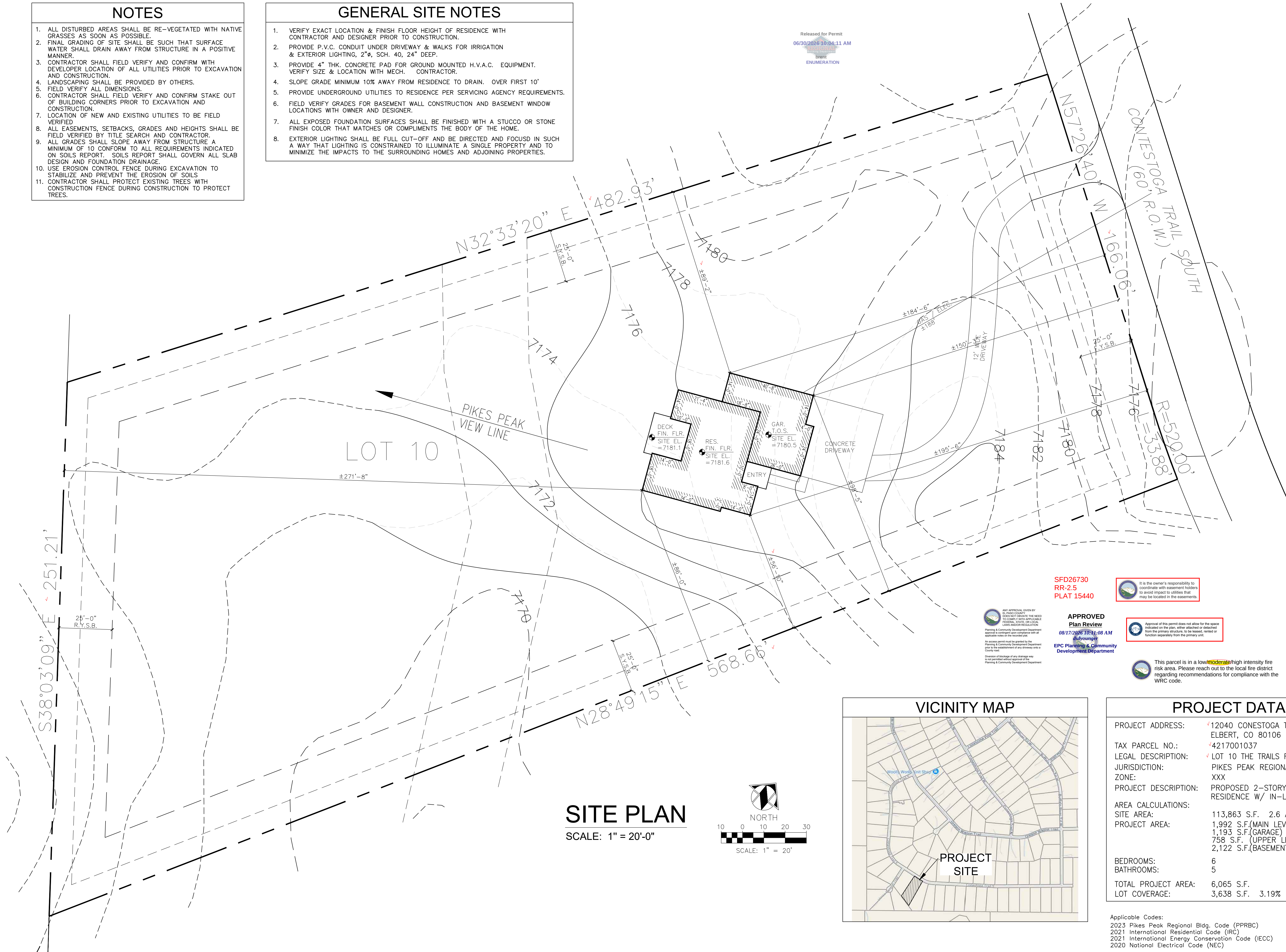
NOTES

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 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

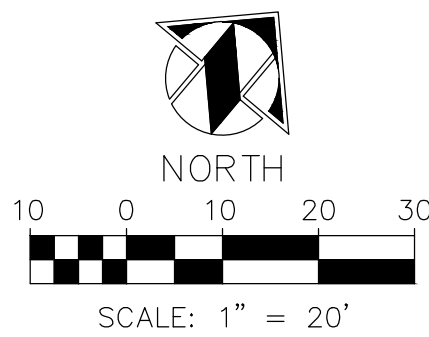
1. VERIFY EXACT LOCATION & FINISH FLOOR HEIGHT OF RESIDENCE WITH CONTRACTOR AND DESIGNER PRIOR TO CONSTRUCTION.
2. PROVIDE P.V.C. CONDUIT UNDER DRIVEWAY & WALKS FOR IRRIGATION & EXTERIOR LIGHTING, 2"Ø, SCH. 40, 24" DEEP.
3. PROVIDE 4" THK. CONCRETE PAD FOR GROUND MOUNTED H.V.A.C. EQUIPMENT. VERIFY SIZE & 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.

Released for Permit
06/30/2026 10:04:11 AM
BRENT
ENUMERATION

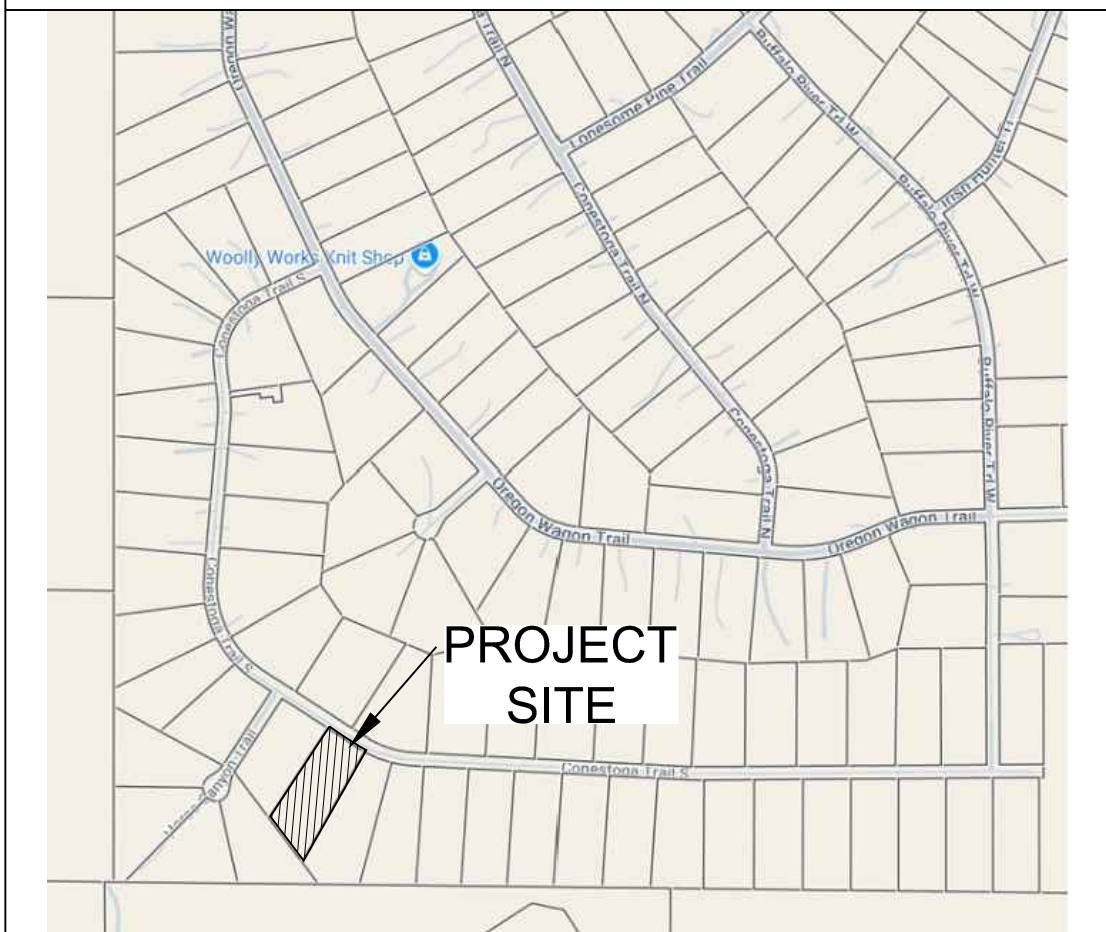


SITE PLAN

SCALE: 1" = 20'-0"



VICINITY MAP



SFD26730
RR-2.5
PLAT 15440

ANY APPROVAL, GIVEN BY EL PASO COUNTY, DOES NOT REMOVE THE NEED TO COMPLY WITH ANY APPLICABLE FEDERAL, STATE, OR LOCAL LAWS, RULES, REGULATIONS, ORDINANCES, OR OTHER REQUIREMENTS. APPROVAL IS A CONDITION OF THE PERMIT AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED ON THE PERMIT. APPROVAL IS A CONDITION OF THE PERMIT AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED ON THE PERMIT.

It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

APPROVED
Plan Review
08/17/2026 10:11:08 AM
davyounger
EPC Planning & Community Development Department

Approval of this permit does not allow for the space indicated on the plan, either attached or detached from the primary structure, to be leased, rented or function separately from the primary unit.

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.

PROJECT DATA

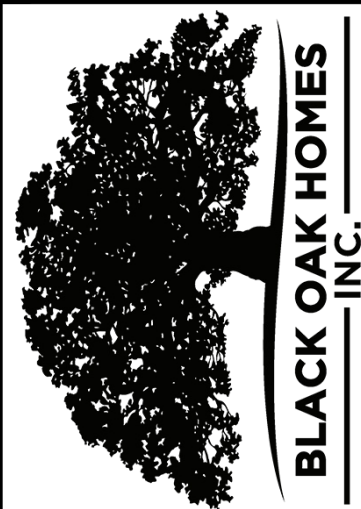
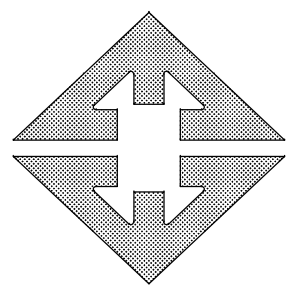
PROJECT ADDRESS:	✓12040 CONESTOGA TRAIL SOUTH ELBERT, CO 80106
TAX PARCEL NO.:	✓4217001037
LEGAL DESCRIPTION:	✓LOT 10 THE TRAILS FIL NO. 9
JURISDICTION:	PIKES PEAK REGIONAL BLDG. DEPT.
ZONE:	XXX
PROJECT DESCRIPTION:	PROPOSED 2-STORY, SINGLE FAMILY RESIDENCE W/ IN-LAW SUITE
AREA CALCULATIONS:	
SITE AREA:	113,863 S.F. 2.6 ACRES
PROJECT AREA:	1,992 S.F.(MAIN LEVEL) 1,193 S.F.(GARAGE) 758 S.F. (UPPER LEVEL) 2,122 S.F.(BASEMENT)
BEDROOMS:	6
BATHROOMS:	5
TOTAL PROJECT AREA:	6,065 S.F.
LOT COVERAGE:	3,638 S.F. 3.19%

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

ENTECH
ENGINEERING, INC.
505 ELKTON DRIVE
COLORADO SPRINGS, CO. 80907 (719) 531-5569



SITE PLAN
12040 CONESTOGA TRAIL SOUTH
EL PASO COUNTY, CO
FOR: BLACK OAK HOMES, INC.

DRAWN BY: CH
DESIGNED BY: BLACK OAK
CHECKED BY:
DATE: 6/26/26
SCALE: AS SHOWN
JOB NO.: 260608

SHEET NO.:

SITE

RESIDENTIAL



2023 PPRBC
2021 IECC Amended

Address: 12040 S CONESTOGA TRL, ELBERT

Parcel: 4217001037

Plan Track #: 214771

Received: 30-Jun-2026 (QUINTONW)

Description:

RESIDENCE

Contractor: BLACK OAK HOMES & DESIGN, INC.

Type of Unit:

Garage	1193	
Lower Level 1	1900	
Lower Level 2	222	
Main Level	1992	
Upper Level 1	752	
	6059	Total Square Feet

Required PPRBD Departments (6)

Enumeration

Released for Permit
06/30/2026 10:05:01 AM
Pikes Peak
REGIONAL
Building Department
brent
ENUMERATION

Floodplain

(N/A) RBD GIS

Construction

Released for Permit
07/17/2026 08:38 AM
Pikes Peak
REGIONAL
Building Department
bphilips
CONSTRUCTION

Electrical

Released for Permit
07/17/2026 10:23:39 AM
Pikes Peak
REGIONAL
Building Department
Connerm
ELECTRICAL

Mechanical

Released for Permit
07/22/2026 9:33:31 AM
Pikes Peak
REGIONAL
Building Department
Quintonw
MECHANICAL

Plumbing

Released for Permit
07/23/2026 12:02:32 PM
Pikes Peak
REGIONAL
Building Department
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 10:13:02 AM

dsdyounger

EPC Planning & Community
Development Department