



VICINITY MAP



DEVELOPMENT APPLICANT:

DESIGN & DEVELOPMENT CONSULTANTS @
 T-BONE CONSTRUCTION, INC.
 1310 FORD STREET
 COLORADO SPRINGS, CO 80915
 PH: (719) 570-1456
 FAX: (719) 591-5217

SITE ADDRESS
 315 PINE OAKS RD COLORADO SPRINGS CO 80926

SITE AREA:
 17 ACRES (740,520 SQ.FT.)

TABLE 506.2 BUILDING AREA:
 ALLOWABLE: UL
 PROPOSED: 2,400 SQ.FT.

TABLE 504.3 BUILDING HEIGHT:
 ALLOWABLE: 60'
 PROPOSED: 22'-8"

GEOCODE:
 7525000014

ZONING:
 F-5

LEGAL DESCRIPTION:
 TRACT IN E2SE4NE4 SEC 25-15-67 AS FOLS, BEG AT E QUAR COR OF SD SEC, RUN TH W ALG E-W C/L 660 FT M/L TO W LN OF ABOVE DES TR, N ALG SD W LN 1056.6 FT M/L TO PT ON N SIDE OF RD NOW FENCED, ALG SD RD N 60< E 110 FT, N 71<38' E 220 FT, N 74<03' 118.2 FT, S 88<03' E 246 FT TO PT ON E LN OF SD SEC, TH RUN S ALG RD ON E LN OF SD SEC 1201.1 FT TO POB, EX A TR OF LAND 60 FT WIDE ALG NMLY LN TO BE USED FOR RD PURPOSES

USE & OCCUPANCY CLASSIFICATION:
 310.4 RESIDENTIAL GROUP R-3
 RESIDENTIAL GROUP R-3 OCCUPANCIES WHERE THE OCCUPANTS ARE PRIMARILY PERMANENT IN NATURE(...)

- BUILDINGS THAT DO NOT CONTAIN MORE THAN TWO DWELLING UNITS

312.1 UTILITY AND MISCELLANEOUS GROUP U

- PRIVATE GARAGES

CONSTRUCTION TYPE:
 TYPE II-B

FIRE-SPRINKLER SYSTEM:

OCCUPANCY LOAD:
 (TABLE 1004.5)
 200 SQ.FT./OCCUPANT = 12 OCCUPANTS MAX



1 SITE PLAN
 1/64" = 1'-0"
 TRUE

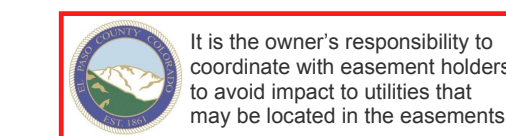
GENERAL CONSTRUCTION NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY.
2. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC), EL PASO COUNTY LAND DEVELOPMENT CODE, AND ALL REQUIREMENTS OF THE PIKES PEAK REGIONAL BUILDING DEPARTMENT (PPRBD).
3. THIS PROJECT INVOLVES THE CONSTRUCTION OF A PERMANENTLY OCCUPIED ACCESSORY LIVING QUARTERS (ALQ) THAT SHALL NOT EXCEED 1,500 SQUARE FEET OF HABITABLE SPACE.
4. THE ALQ SHALL BE USED FOR NON-RENTAL OCCUPANCY BY FAMILY OR FRIENDS ONLY, PER EL PASO COUNTY REQUIREMENTS. A SIGNED AFFIDAVIT SHALL BE PROVIDED TO THE COUNTY.
5. THE ALQ SHALL BE CONNECTED TO THE PRIMARY RESIDENCE'S WATER SUPPLY VIA EXISTING WATER TAP. A NEW SEPTIC SYSTEM IS TO BE INSTALLED TO SERVE THE ALQ, SUBJECT TO APPROVAL BY EL PASO COUNTY PUBLIC HEALTH.
6. FOUNDATION DESIGN TO BE BASED ON APPROVED ENGINEERED SOILS REPORT AND STAMPED FOUNDATION PLAN.
7. ALL GRADING AND DRAINAGE TO BE PERFORMED IN A MANNER THAT DIRECTS WATER AWAY FROM THE STRUCTURE AND DOES NOT ADVERSELY AFFECT ADJACENT PROPERTIES.
8. CONTRACTOR SHALL MAINTAIN A CLEAN AND SAFE JOBSITE IN ACCORDANCE WITH OSHA REQUIREMENTS AT ALL TIMES.
9. SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2021 IRC.
10. BUILDING PERMIT TO BE OBTAINED FROM PPRBD PRIOR TO STARTING CONSTRUCTION. CONSTRUCTION SHALL NOT BEGIN UNTIL ALL REQUIRED PERMITS ARE APPROVED AND ISSUED.
11. UTILITY LOCATES (811) SHALL BE CALLED A MINIMUM OF 72 HOURS PRIOR TO ANY EXCAVATION WORK.

CD=1962
AL2516
ADU2613

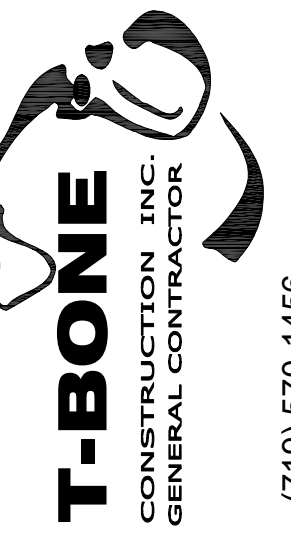
APPROVED
BESQCP
 05/22/2026 1:49:31 PM
 dsdyounger
 EPC Planning & Community
 Development Department

APPROVED
Plan Review
 05/22/2026 1:49:35 PM
 dsdyounger
 EPC Planning & Community
 Development Department



ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBLIGATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION. Planning & Community Development Department approval is contingent upon compliance with all applicable rules on the record plan. An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road. Diversion of stockpiles of any drainage way is not permitted without approval of the Planning & Community Development Department.

Released for Permit
 05/22/2026 10:07:48 AM
 Pikes Peak REGIONAL Building Department
 Betty A
 ENUMERATION



Design Development
 Consultants @
 1310 FORD STREET
 COLORADO SPRINGS, CO 80915
 (719) 570-1456

(C) ALL RIGHTS RESERVED

Revisions	DESCRIPTION	DATE
# 1	Re-Submittal	5/14/2026

D2-3009

315 PINE OAKS - ALQ

315 PINE OAKS ROAD,
 COLORADO SPRINGS, CO

CD

DATE 5/14/2026
 CHECKED -
 DRAWN BY M.C.

SITE PLAN

AS-101

RESIDENTIAL



2023 PPRBC
2021 IECC Amended

315

Address: ~~305~~ PINE OAKS RD, COLORADO SPRINGS

Parcel: 7525000014

Plan Track #: 211865 

Received: 07-Apr-2026 (QUINTONW)

Description:





RESIDENCE

Contractor: T-BONE CONSTRUCTION, INC.

Type of Unit:

Garage	1200	
Main Level	1200	
	2400	Total Square Feet

Required PPRBD Departments (6)

<p>Enumeration</p> <p>Released for Permit</p> <p>05/22/2026 10:07:44 AM</p>  <p>Becky A</p> <p>ENUMERATION</p>	<p>Floodplain</p> <p>(N/A) RBD GIS</p>
<p>Construction</p> <p>Released for Permit</p> <p>05/22/2026 11:38:53 AM</p>  <p>bpallips</p> <p>CONSTRUCTION</p>	<p>Electrical</p> <p>Released for Permit</p> <p>05/22/2026 1:29:13 PM</p>  <p>Connerm</p> <p>ELECTRICAL</p>
<p>Mechanical</p> <p>Released for Permit</p> <p>04/24/2026 1:09:31 PM</p>  <p>tcrippen</p> <p>MECHANICAL</p>	<p>Plumbing</p>

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**

05/22/2026 1:50:39 PM

dsyounger

**EPC Planning & Community
Development Department**