



T-Bone Construction, Inc.
1310 Ford Street
Colorado Springs, CO 80915
(719) 570-1456 Fax (719) 591-5217

October 19,2023

Fire Protection Report

Site Location

- Property Address: 305 Pine Oaks Rd Colorado Springs CO, 80926
- Size: 17 Acres Lot 1 – 8.9 Lot 2 – 8.17
- Zoning: F-5
- Parcel Number: 7525000014
- 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 NWLY LN TO BE USED FOR RD PURPOSES

APPLICANT & PREPARER: T-Bone Construction, Inc.

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EA #: 2283

PROPOSED LAND USE: Single family Residence

INTRODUCTION: The owner intends to install a 4,400 square foot building on lot 2 which includes a front residence and attached industrial building. Commitment letters have been obtained for all necessary utilities.

ACCESS: Lot 1 (305 Pine Oaks Road) will continue to be accessed by the existing driveway connection to Pine Oaks Road. Access to the new lot will be provided by the existing gravel drive along the proposed “flag stem” of Lot 2, connecting to the existing shared access drive to Pine Oaks Road. Fire Apparatus will be able to utilize this entrance and both buildings will have proper fire coverage per El Paso County requirements.

FIRE CODE COMPLIANCE: The owners will adhere to the current approved version of the El Paso County Land Development Code, Section 6.3. subsections C (1) Water Supply, C(2)(3) Roads, C(4) Gates and section D, Construction in Wildland Fire Areas, in their entirety.

WATER SUPPLY:

WILDLAND FIRE & HAZARD MITIGATION:

REPORT: Brett Powells Minor Subdivision is located in the Southwest Highway 115 Fire Department service area. The Department, which protects an area covering 30 square miles, has a fire station located at 160 Pawnee Road and a headquarters located at 160 Rock Creek Mesa Road. The station is approximately 2 miles away from the site.

The Southwest Highway 115 Fire Department has one Command 1501 1999 Ford F-250 4x4, Engine 1510, Brush 1540, Tender 1560, Engine 1511, and Brush 1541. Initial response will consist of the aerial ladder, Brush truck, ALS ambulance, and a chief officer. The operations branch of the Department includes 18 full time fire and emergency medical personnel. The operations division is prepared and trained to respond to incidents such as: service calls, fire suppression, emergency medical services, hazardous materials, specialty incidents and public education. The Department will provide all emergency and non-emergency responses.