

**Fire Protection Report
U-Haul at Falcon
Falcon U-Haul Filing 1
El Paso County, Colorado**

Prepared for:
Amerco Real Estate Company
2727 N Central Avenue
Phoenix, AZ 85004

Prepared by:

Kiowa
Engineering Corporation

7175 West Jefferson Avenue, Suite 2200
Lakewood, Colorado 80235
Ph: (303)692-0369

Kiowa Project No. 21061

August 26,2022

I. INTRODUCTION

The property is located to the south of the intersection of Rolling Thunder Way and Fox Tail Meadow Lane within the boundaries of the Falcon Fire Protection District and approximately 1/2 miles from the nearest Falcon Fire Station located at 7020 Old Meridian Road, Falcon CO. The average emergent response time to this address is 4 minutes. The site fire protection system for the proposed development has been performed in accordance with the Falcon Fire Protection District requirements and the El Paso County Land Development Code.

II. GENERAL LOCATION AND DESCRIPTION

The Falcon U-Haul Filing No. 1 property will be developed as a commercial development including two main buildings on the site for self storage, U-Box warehouse, showroom, vehicle sharing and retail area. The subject property is located along the south side of Rolling Thunder Way, west of Meridian Road and north of Tamlin Road in Falcon, Colorado. The site is located in the east half of Section 12, Township 13 South, Range 65 West of the 6th Principal Meridian, in El Paso County, Colorado. The site is bounded to the west by Falcon Highlands Filing No. 2, future Falcon Highlands Filing No. 3, to the south by Tamlin Road, east by Meridian Road and north by Rolling Thunder Way. The property covers approximately 11.50 acres and is currently undeveloped. The property is planned to be developed in two phases. The northern portion which is described in this drainage report and the southern portion will be developed in the future. The southern portion is planned to be developed as mini self storage and RV storage. A vicinity map of the site is shown on Figure 1 included in the Appendix.

For the proposed development there will be two buildings. Building A will be mainly a self storage facility with a small retail and showroom area. The building will include bathrooms on the first and second floor along with mop sinks. Building B will be a warehouse to store U-Boxes and not be accessible to the public. Both buildings will be Construction Type II-B and include a fire suppression system. The future phase does not plan to include a domestic water or fire service tap.

The building fire flow information is provided below and on the Utility Plan for the project.

Building A:

Bldg Construction Type: II-B

NFPA Fire Sprinkler System: Yes

Building Fire Area: 111,930sf (3 floors) (Footprint: 37,728sf)

Fire Flow Required: 3,500gpm @ 20psi residual (assumes 50% reduction for fire sprinkler)

Minimum # of Hydrants: 4

Building B:

Bldg Construction Type: II-B

NFPA Fire Sprinkler System: Yes

Building Fire Area: 17,012sf (1 floor)

Fire Flow Required: 1,500gpm @ 20psi residual (assumes 50% reduction for fire sprinkler)

Minimum # of Hydrants: 1

The proposed development will include installation of the required fire hydrants to meet the fire flow requirements for the site. The fire hydrants will be connected to the public water system which is owned and maintained by Falcon Highlands Metro District. The internal and external roadways/drives to the site are accessible to emergency vehicles. The proposed development will not include any gates or fences.

III. FALCON FIRE DISTRICT CAPABILITIES AND EQUIPMENT

The Falcon Fire Protection District is divided into 6 subdistricts serving more than 66,300 citizens (per El Paso County Assessor, Oct. 2018). With borders extending from Peyton Highway on the east, to County Line Road on the north, to one-half mile west of Marksheffel Road on the west and one mile north of Colorado Highway 94 on the south. The 113-square-mile fire district protects more than 16,100 structures with a 2021 market value of \$6.7 billion. Nearly 82 percent of the structures within the District are residential, 2.2 percent are commercial buildings, and the remainder are non-commercial or non-residential outbuildings. The Falcon Fire Protection District (FFPD) runs approximately 3,600 calls for service annually. The overall Districts average response time for all calls in 2021 was 8.2 minutes.

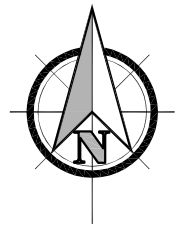
Falcon Fire District is staffed with 59 fulltime career and 10 part time career firefighters and Paramedics and 5 administration and fleet maintenance employees. They also have a volunteer force that fluctuates between 10 and 15 members.

Falcon Fire District operate out of 5 stations. Three are staffed 24/7 and 2 are unstaffed. Each station has a minimum of one 1,500 gallon per minute engine, one 2,000 water tender and one brush truck. The three staffed stationing also have a fully equipment Advanced Life Support transport ambulance. There are no current plans for any additional fire stations at this time however there are ongoing capital projects for a new administration facility and a fleet maintenance facility. Apparatus are replaced on a revolving schedule.

The current mill levy for the district is 14.886 generating 8.4 million in tax revenue. The ISO Protection Class Rating which is used to determine property insurance rates is set at 3 district wide.

APPENDIX A

Figure 1: Vicinity Map



SCALE: NTS

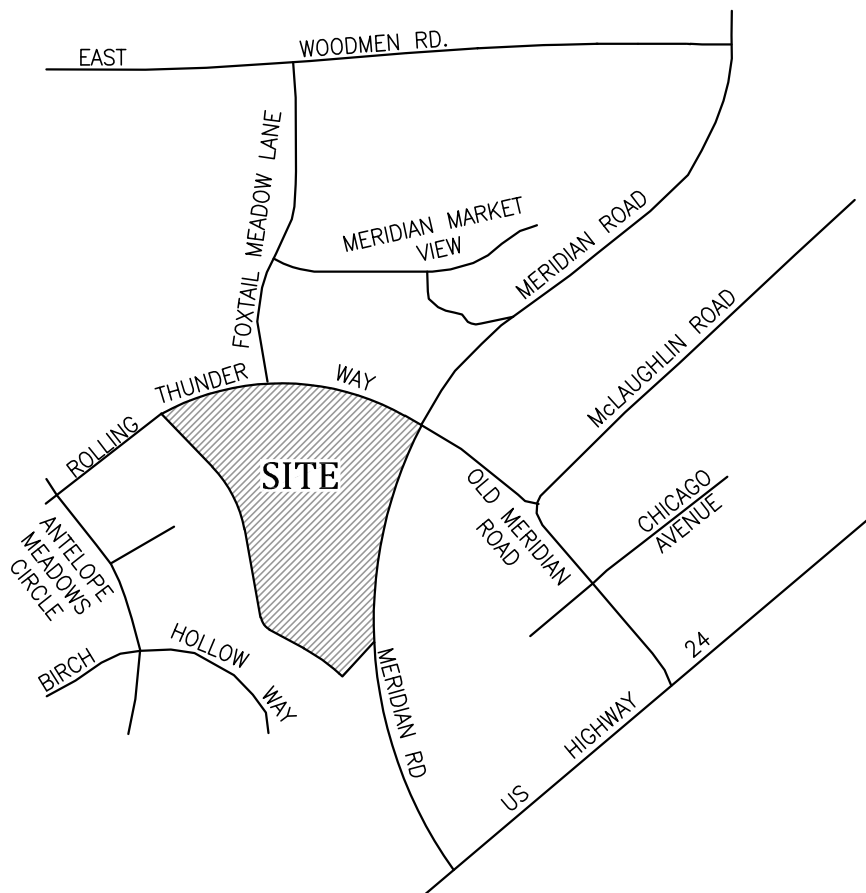


FIGURE 1
VICINITY MAP
U-HAUL FALCON