

FIRE PROTECTION REPORT

Seder Subdivision
2725 Akers Drive
El Paso County, Colorado 80922

Prepared For:
Seder Investment, LLC
2725 Akers Drive
El Paso County, Colorado 80922

Prepared By:
Baseline Engineering Corporation
1046 Elkton Drive
Colorado Springs, Colorado 80907

Steven Baggs, PE

Date: September 27, 2023

PCD Filing No.: -----



Engineering · Planning · Surveying

TABLE OF CONTENTS

Section 1: Project Location & Description

- a. Location**
- b. Description of Property**

Section 2: Falcon Fire Protection District

- a. General Information**
- b. Fire Protection & Wildfire Mitigation**

Appendix

- a. 2016 District Map**
- b. Commitment Letter**

1) Project Location and Description

a) Location

This Fire Protection Report has been prepared for the proposed Seder Subdivision, located on Lot 7 of the Akers Acres Subdivision No. 1. The address of the site is 2725 Akers Drive and the parcel number is 5332002015. The property is bound to the North by Lot 6 of the Akers Acres Subdivision No. 1, the East by Marksheffel Road Right-of-Way, the South by Lot 8 of the Akers Acres Subdivision No. 1, and the West by Akers Drive Right-of-Way. The site is located within the SE ¼ of Section 32, Township 13 S, Range 65 West of the 6th Principal Meridian.

b) Description of Property

For the purposes of this report “the site” will refer to Lot 7 of the Akers Acres Subdivision No. 1, which is approximately 9.37 acres. The property is to be replatted as Seder Subdivision with two lots, Lot 1 containing 2.76 acres and Lot 2 containing 6.58 acres. There is an existing one-story office building, RAS pavement drive aisles and parking, and outdoor storage area on the property. The site was formerly an asphalt shingle recycling facility but that operation has ceased and the shingle storage piles are currently being removed from the site.

This project only proposes a replat of the property, no proposed surface improvements will be made at this time. The site is currently zoned M CAD-O. There is no zone change action proposed for this site.

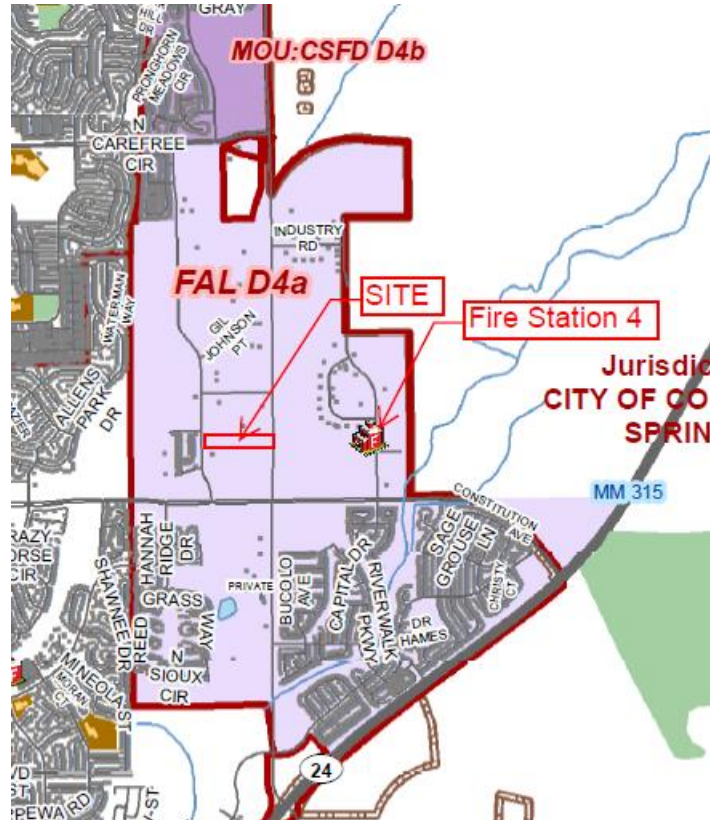
VICINITY MAP



2) Falcon Fire Protection District

a) General Information

This proposed Replat of Lot 7 of Akers Acres Subdivision No. 1 is within the Falcon Fire Protection District. More specifically it is within Fire Response Area FAL D4a. This area is served by Fire Station 4 located at 2710 Capital Drive. The fire station is just slightly over one mile away from the site. A portion of the 2016 Fire District Map below shows the fire response area, Fire Station 4 and the proposed Seder Subdivision.



Located at 2710 Capital Drive, Station 4 went into operation May of 2017. It is the primary response station for areas along the Marksheffel corridor that are in the jurisdiction of the Falcon Fire Protection District. The station houses one engine company and one ambulance crew. The fire equipment at the station per the District web site includes a Type 3 Reserve Engine (1000 GPM Pump/500 gallons cap), Tender 364 (500 GPM Pump/2000 gallons cap), Engine 314 (1000 GPM Pump/750 gallons cap) and Brush 344 (50 GPM Pump/300 gallons cap). There is also a Medic 384 advanced life support ambulance at the station.

b) Fire Protection & Wildfire Mitigation

The proposed subdivision will be in compliance with the fire protection and wildfire mitigation requirements of the LDC. The existing developed portion of the site (future Lot 1) is currently served by the Falcon Fire Protection District and in compliance with District requirements. The

development plans for the second lot have not been included in this Final Plat submittal so fire protection requirements will be refined at time of Site Development Plan submittal for the undeveloped lot. A fire protection commitment letter has been provided for the entire site. Wildfire mitigation for this site is not a significant concern. There is no wildfire or hazard mitigation anticipated as a result of this vacation and replat application.

Appendix A

2016 District Map

Fire Jurisdiction Map: FALCON

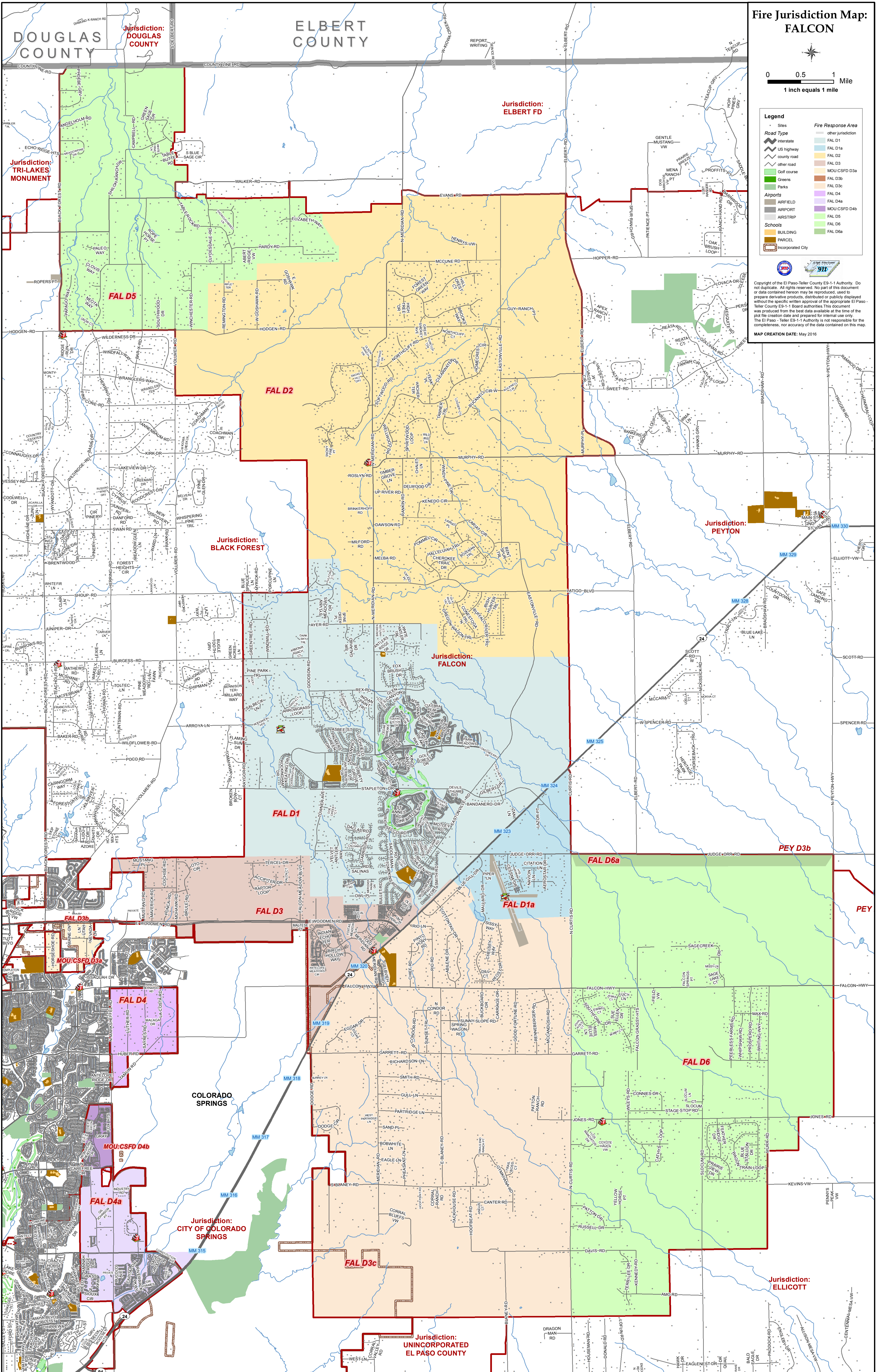


0 0.5 1 Mile
1 inch equals 1 mile

Legend	
	Fire Response Area
	other jurisdiction
	FAL D1
	FAL D2
	FAL D3
	MOU:CSFD D3a
	FAL D3b
	FAL D3c
	FAL D4
	FAL D4a
	MOU:CSFD D4b
	FAL D5
	FAL D6
	FAL D6a

Copyright of the El Paso-Teller County E9-1-1 Authority. Do not duplicate. All rights reserved. No part of this document or data contained herein may be reproduced, used to prepare derivative products, distributed or publicly displayed without the specific written approval of the appropriate El Paso-Teller County E9-1-1 Board authorities. This document was produced from the best data available at the time of the plot's creation date and prepared for internal use only. The El Paso-Teller E9-1-1 Authority is not responsible for the completeness, nor accuracy of the data contained on this map.

MAP CREATION DATE: May 2016



Appendix B

Fire Protection Commitment Letter

FALCON FIRE PROTECTION DISTRICT

Administration Office
7030 Old Meridian Road
Falcon, Colorado 80831
Business Number: 719-495-4050 Business Fax: 719-495-3112



Lieutenant/Fire Inspector Curtis L. Kauffman

Email: ckauffman@falconfirepd.org Cell #: 719-641-2139

Date: August 15, 2023

To: Baseline Engineering Corporation
C/O: Steve Baggs, PE
1046 Elkton Drive
Colorado Springs, CO. 80907
Phone: 719-531-6200
Email: steven.baggs@baselinecorp.com

RE: Conditional Commitment to Provide Emergency Services
Property: Lot 7, Akers Acres Subdivision No. 1
Tax Schedule Number: 5332002015

International Fire Code (IFC) - 2009 Edition

Amendments to the International Fire Code (IFC) - Local Authority Having Jurisdiction (AHJ)

National Fire Protection Association (NFPA) – Various Standards as noted within

NFPA 13 – Installation of Sprinkler Systems

NFPA 25 – Inspection, Testing and Maintenance of Water-Based Fire Protection Systems

NFPA 72 – National Fire Alarm Code

Steve,

Based upon the information you have provided, the above-referenced real property is located within the jurisdiction and boundaries of the Falcon Fire Protection District ("Fire Department"). By this letter, the Fire Department confirms its commitment to provide fire suppression, fire prevention, emergency rescue, ambulance, hazardous materials and emergency medical services (collectively, "Emergency Services") to the property, subject to the following conditions:

All new construction, renovations or developments within the Fire Department's jurisdiction must comply with the applicable fire code and nationally recognized life-safety standards adopted by the El Paso County Board of County Commissioners and the Fire Department's Board of Directors, as amended from time to time;

All development, water and commercial construction plans must be reviewed and approved by the Fire Department for compliance with the applicable fire code and nationally recognized life-safety standards prior to final plat or construction permit being issued; and,

All development or construction projects shall meet the fire code and nationally recognized standards' pertaining to fire protection water.

Please feel free to contact me if you have any questions.

Sincerely,

Curtis L. Kauffman

Curtis L. Kauffman
Lieutenant/Fire Inspector