



LSC TRANSPORTATION CONSULTANTS, INC.
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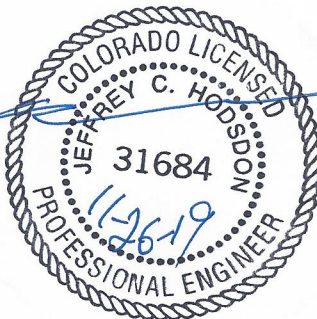
Filing 1A

Claremont Business Park (Filing 1, Lot 2)
Trip Generation Technical Memorandum
(LSC #195050)
November 21, 2019

Add PCD File No. VR194

Traffic Engineer's Statement

This traffic report and supporting information were prepared under my responsible charge and they comport with the standard of care. So far as is consistent with the standard of care, said report was prepared in general conformance with the criteria established by the County for traffic reports.



Developer's Statement

I, the Developer, have read and will comply with all commitments made on my behalf within this report.

Lin Ktran

11/26/19

Date



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November 22, 2019

Lisa Peterson
Hammers Construction
1411 Woolsey Heights
Colorado Springs, CO 80915

Filing 1A

RE: Claremont Business Park (Filing 1, Lot 2)
El Paso County, CO
Trip Generation Technical Memorandum
LSC #195050

Dear Ms. Peterson,

LSC Transportation Consultants, Inc. has prepared this trip generation technical memorandum for the proposed Claremont Business Park (Filing 1, Lot 2) site in El Paso County, CO. Located at El Paso County parcel ID 5408101027, the site is located approximately one-third of a mile southwest of the intersection of Meadowbrook Parkway/Marksheffel Road in El Paso County, Colorado.

Access to the site is to Woolsey Heights only, via a proposed access point located approximately 220 feet southwest of the intersection of Meadowbrook Parkway/Woolsey Heights. This report presents the estimated vehicle-trip generation for the currently planned development and has been prepared for submittal to El Paso County.

PROPOSED LAND USE

Two separate office buildings are proposed as part of the Claremont Business Park (Filing 1, Lot 2) site. Each 10,000-square-foot building would consist of 1,500 square feet of office space and 8,500 square feet of warehousing space.

SITE ACCESS

Access to the site is to Meadowbrook Parkway only via a proposed access point located approximately 220 feet southwest of the intersection of Meadowbrook Parkway/Woolsey Heights. The access point would be a full-movement, stop sign-controlled, T-intersection. A copy of the site plan is attached.

Does the location of the access point meet county criteria? Also, please address sight distance at the access point. Is it acceptable?

Please include a description
of Woosley Heights.

EXISTING ADJACENT STREETS

Streets adjacent to the site are identified below, followed by a brief description of each:

US Highway 24 (US 24) is a state highway extending locally from the City of Colorado Springs to Peyton in a northeasterly direction and then continuing east. US 24 is classified as an Expressway by the Colorado Department of Transportation (CDOT) in the vicinity of the site and is shown as an Expressway on the El Paso County Major Transportation Corridors Plan (MTCP).

Marksheffel Road extends north from C&S Road to just north of Woodmen Road. The section of Marksheffel Road adjacent to the site is classified as Principal Arterial. The Marksheffel Road/US 24 intersection is currently signalized. Marksheffel Road has been upgraded to a four-lane Modified Urban Minor Arterial south of US Highway 24.

Meadowbrook Parkway is a paved, Non-Residential Collector that extends through the Claremont Business Park from the US 24/SH 94 intersection to Marksheffel Road (generally parallel to US 24). Meadowbrook Parkway continues east from Marksheffel Road into Claremont Ranch to the east. Adjacent to the site, the posted speed limit is 35 miles per hour. The intersection of Meadowbrook Parkway/Marksheffel Road was recently signalized and features auxiliary left- and right-turn lanes.

TRIP GENERATION ESTIMATE

Estimates of the vehicle-trips projected to be generated by the proposed Claremont Business Park (Filing 1, Lot 2) site have been made using the nationally published average trip generation rates from land use code “150 – Warehousing” in *Trip Generation, 10th Edition, 2017* by the Institute of Transportation Engineers (ITE). The ITE description for land use “150 – Warehousing” is, “A warehouse is primarily devoted to the storage of materials, but it may also include office and maintenance areas.”

Table 1 below presents a summary of the estimated additional site trip generation. A detailed trip generation estimate for the site, including ITE rates for the proposed land uses, is presented in Table 2 (attached).

Table 1: Estimated Site Vehicle-Trip Generation

Analysis Period	Weekday		
	In	Out	Total
Morning peak hour (vehicle-trips/hour)	21	6	27
Evening peak hour (vehicle-trips/hour)	8	22	30
Weekday – 24-hour total (vehicle-trips/day)	110	110	219

Based on the ITE estimate for the proposed land use, Claremont Business Park (Filing 1, Lot 2) would generate about 219 vehicle-trips on the average weekday, with half entering and half exiting the site. During the weekday morning peak hour, approximately 21 vehicles would enter, and 6 vehicles would exit the site. During the weekday afternoon peak hour, approximately 8 entering vehicles and 22 exiting vehicles are projected for the site.

Modified Average Weekday Trip Generation Rates

ITE's average weekday rate for "150 – Warehousing" showed 75 percent of daily trips occurring during the peak hours, which is an unreasonably high estimate. As a result, ITE average weekday rates for land use "150 – Warehousing" were modified by using weekday rates for a similar land use ("140 - Manufacturing") to be conservative. The ratio of fitted vs. average rates for "140 - Manufacturing" was 2.84, which was then applied to the "150 - Warehousing" fitted rates" to calculate the modified average weekday trip estimate for the site of 219 vehicle-trips per day.

* * * * *

Please contact me if you have any questions.

Respectfully Submitted,

LSC TRANSPORTATION CONSULTANTS, INC.

By: Jeffrey C. Hodsdon, P.E.
Principal

JAB:jas

Enclosures: Table 2
Site Plan Exhibit

•Provide a conclusions recommendations section. Are any improvements required?

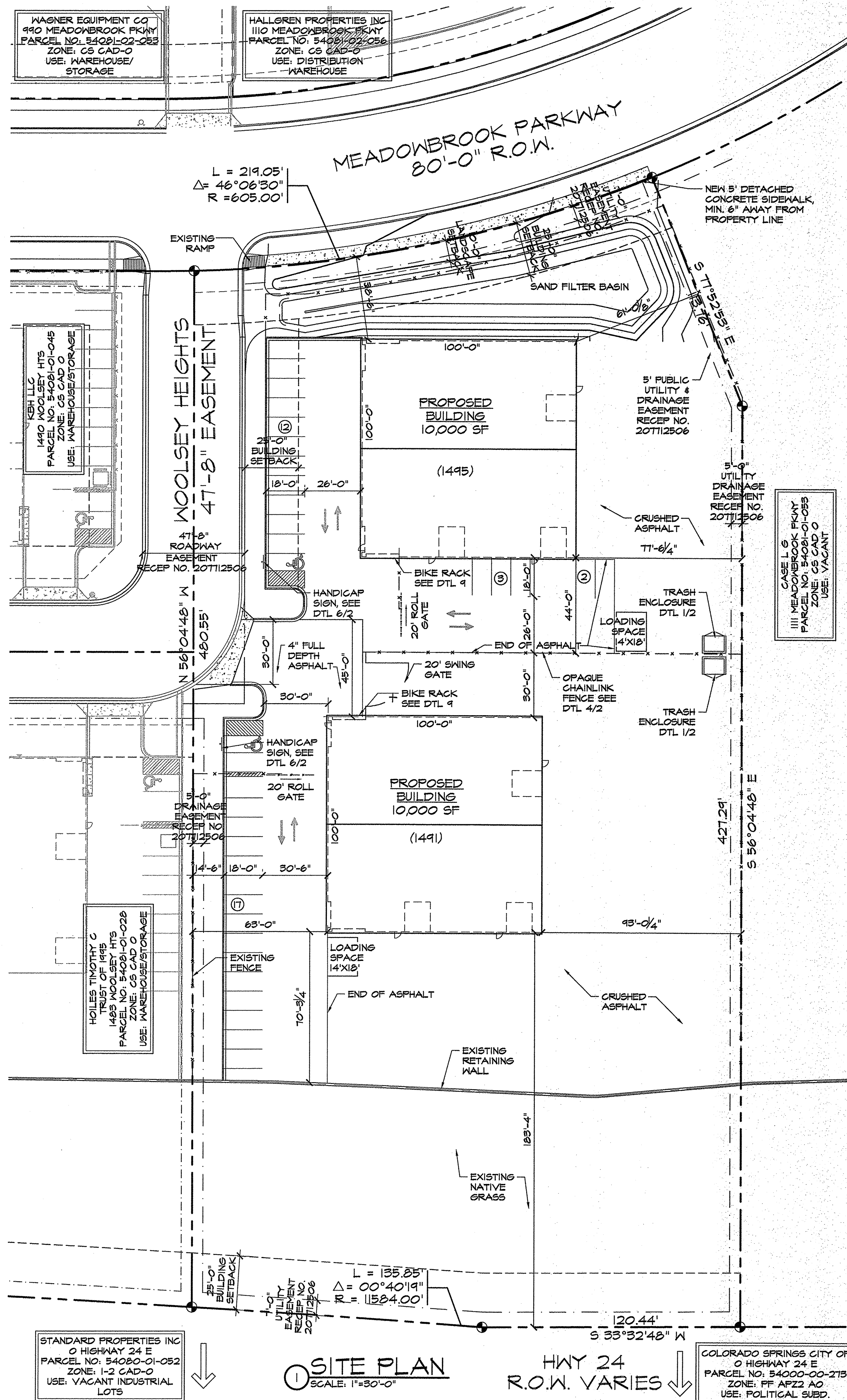
•Address the traffic impact fee in your report. If there is none, then please state it and indicate why.

ITE		Value	Units ¹	Trip Generation Rates ³					Total Trips Generated				
				Average	A.M.		P.M.		Average	A.M.		P.M.	
Code	Description			Weekday	In	Out	In	Out	Weekday ²	In	Out	In	Out
<u>Proposed Land Use</u>													
150	Warehousing	20.000	KSF	3.86	1.07	0.32	0.41	1.10	77	21	6	8	22
<u>Comparison of Similar Land Use to Calculate Modified ADT Rate</u>													
140	Manufacturing (Fitted)	20.000	KSF	11.16	-	-	-	-	223	-	-	-	-
140	Manufacturing (Average)	20.000	KSF	3.93	0.48	0.14	0.21	0.46	79	10	3	4	9
Average Weekday Ratio									2.84	-	-	-	-
<u>Modified Trip Generation Estimate</u>													
150	Warehousing	20.000	KSF	3.86	1.07	0.32	0.41	1.10	219	21	6	8	22
¹ KSF = 1,000 square feet of gross floor area ² Average weekday rate for "150 - Warehousing" showed 75% of daily trips occurring during the peak hours, which is unreasonably high. As a result, average weekday rates were modified by using a similar land use "140 - Manufacturing" to be conservative. The ratio of fitted/average rates for "140 - Manufacturing" was 2.84, which was then applied to the "150 - Warehousing" fitted rates" to calculate the modified ADT trips. ³ Source: <i>Trip Generation</i> , 10th Edition, 2017, by the Institute of Transportation Engineers (ITE)													

¹ KSF = 1,000 square feet of gross floor area

² Average weekday rate for "150 - Warehousing" showed 75% of daily trips occurring during the peak hours, which is unreasonably high. As a result, average weekday rates were modified by using a similar land use "140 - Manufacturing" to be conservative. The ratio of fitted/average rates for "140 - Manufacturing" was 2.84, which was then applied to the "150 - Warehousing" fitted rates" to calculate the modified ADT trips.

³ Source: *Trip Generation*, 10th Edition, 2017, by the Institute of Transportation Engineers (ITE)

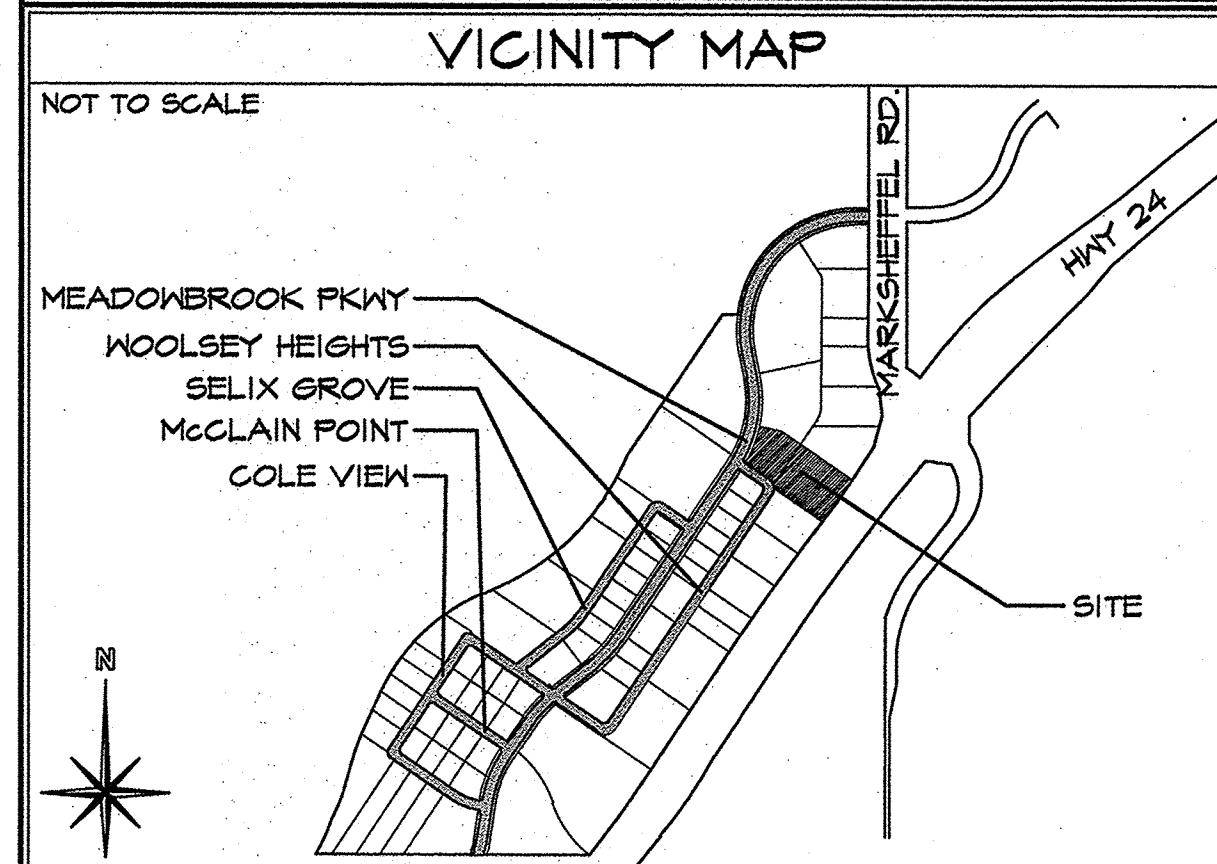


GENERAL NOTES

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

DRAWING INDEX

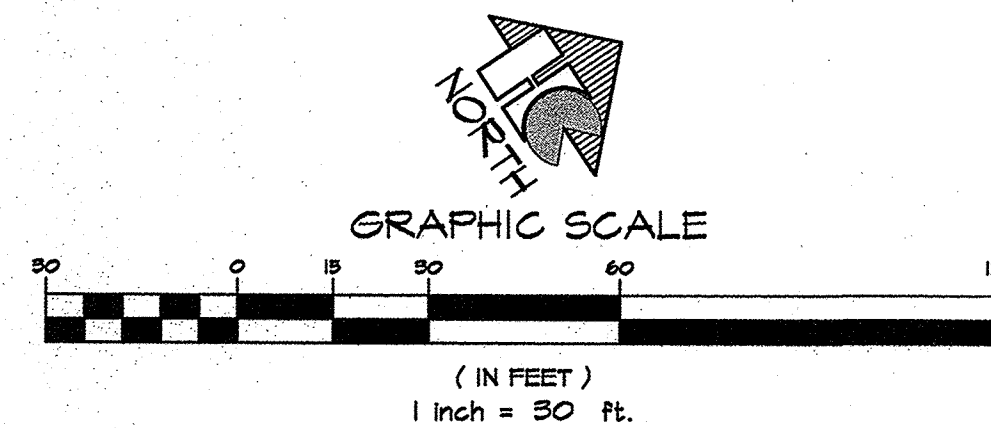
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PROJECT INFORMATION

PROPERTY INFORMATION	
OWNER NAME:	HAMMERS CONSTRUCTION INC. 1411 WOOLSEY HEIGHTS COLORADO SPRINGS, CO 80915
LEGAL DESCRIPTION:	LOT 2, CLAREMONT BUSINESS PARK FIL NO 1A
PARCEL NUMBER:	54081-01-027
ZONING:	CS, CAD-O
LOT SIZE:	127,554 SF (2.93 ACRES)
CURRENT USE:	VACANT
FLOODPLAIN STATEMENT:	ZONE X (MAP NO. 08041C0756 F, DATED MARCH 17, 1997)
ZONING CODE STUDY	
PROPOSED PRINCIPAL USE:	OFFICE/WAREHOUSE
STRUCTURAL COVERAGE:	16%
PAVEMENT COVERAGE:	42%
STREET COVERAGE:	3%
BUILDING STRUCTURAL HEIGHT:	18'-1 3/8" (45'-0" MAX)
FRONT YARD SETBACK:	25'-0"
SIDE YARD SETBACK:	0'-0"
REAR YARD SETBACK:	25'-0"
BUILDING INFORMATION - BUILDING 1495	
GROSS BUILDING AREA:	10,000 SF
BUILDING OCCUPANCY:	B/S-2
TYPE OF CONSTRUCTION:	II-B
FIRE SYSTEMS:	NONE
AREA SEPARATION WALLS:	NONE
DEVELOPED AREA:	102,133 S.F. (2.3 AC)
REQUIRED PARKING SPACES - BLDG 1495	
OFFICE-(1 SPACE/200 S.F.)	5
WAREHOUSE-(1 SPACE/1,000 S.F.)	10
(1,500 S.F. / 200 S.F.)	8
(8,500 S.F. / 1,000 S.F.)	9
H.C.-(1 SPACE/25 REQ'D)	1
TOTAL PARKING SPACES REQUIRED:	17
TOTAL PARKING PROVIDED:	17
STANDARD SPACES PROVIDED:	16
H.C. SPACES PROVIDED:	1
COMPACT SPACES PROVIDED:	0
LOADING SPACE PROVIDED:	1 (14'X18')
(SEE DETAIL 2/2 FOR DIMENSIONS)	
BUILDING INFORMATION - BUILDING 1491	
GROSS BUILDING AREA:	10,000 SF
BUILDING OCCUPANCY:	B/S-2
TYPE OF CONSTRUCTION:	II-B
FIRE SYSTEMS:	NONE
AREA SEPARATION WALLS:	NONE
DEVELOPED AREA:	102,133 S.F. (2.3 AC)
REQUIRED PARKING SPACES - BLDG 1491	
OFFICE-(1 SPACE/200 S.F.)	5
WAREHOUSE-(1 SPACE/1,000 S.F.)	10
(1,500 S.F. / 200 S.F.)	8
(8,500 S.F. / 1,000 S.F.)	9
H.C.-(1 SPACE/25 REQ'D)	1
TOTAL PARKING SPACES REQUIRED:	17
TOTAL PARKING PROVIDED:	17
STANDARD SPACES PROVIDED:	16
H.C. SPACES PROVIDED:	1
COMPACT SPACES PROVIDED:	0
LOADING SPACE PROVIDED:	1 (14'X18')
(SEE DETAIL 2/2 FOR DIMENSIONS)	
DEVELOPMENT SCHEDULE	
CONSTRUCTION:	SPRING 2019
LANDSCAPING:	SUMMER 2019
DEVELOPMENT APPLICANT	
COMPANY:	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPGS, CO 80915
PHONE NUMBER:	(719)-570-1599
FAX NUMBER:	(719)-570-7008
APPLICANT NAME:	LISA PETERSON
APPLICANT E-MAIL:	lpeterson@hammersconstruction.com

Approved
By: Craig Dossey, Executive Director
Date: 10/10/2019
El Paso County Planning & Community Development



SITE LEGEND

PROPERTY LINE	SIGN	EXISTING FIRE HYDRANT
RIGHT OF WAY	MANHOLE	PROPOSED FIRE HYDRANT
BUILDING SETBACK	ELECTRICAL TRANSFORMER	
LANDSCAPE SETBACK		
UTILITY/DRAINAGE EASEMENT		
ELECTRICAL EASEMENT		
ACCESS EASEMENT		
6' HIGH WROUGHT IRON FENCE		
GAS LINE		
WATER LINE		
ELECTRICAL LINE		
SANITARY SEWER LINE		
STORM SEWER LINE		
RETAINING WALL		
NEW SIDEWALK LOCATIONS		
W/ CONTROL JOINTS @ 5'-0" O.C.		
PROPERTY CORNER		
TRAFFIC FLOW		
WALL PACK LIGHTING		

EL PASO COUNTY FILE NO. PPR-19-002

HAMMERS CONSTRUCTION INC.

COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD

PRESIDENT: STEVE R. HAMMERS
VICE PRES: DAVID J. HAMMERS
MANAGER: JAMES R. HAMMERS
COLORADO LICENSE NO. 0000000015
(719) 570-1599 FAX (719) 570-7008
www.hammersconstruction.com

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CBP LOT 2

CLAREMONT BUSINESS LOT 2 - 1A

1491 & 1495 WOOLSEY HEIGHTS

COLORADO SPRINGS, CO 80915

EL PASO COUNTY, COLORADO

APPROVED FOR CONSTRUCTION

DATE: OCT 22 2019

DATE: JAN. 07, 2019
DRAWN BY: D. AQUINO
PROJ. MGR: R. GREEN
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1115

SUBMITTALS:

4/22/19 - COMMENTS - 2/10/19
7/1/19 - COMMENTS - 6/12/19
7/30/19 - COMMENTS - 7/22/19
9/30/19 - COMMENTS - 9/24/19

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SITE PLAN