



LSC TRANSPORTATION CONSULTANTS, INC.
545 East Pikes Peak Avenue, Suite 210
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Website: <http://www.lsctrans.com>

Ute Pass Mini Warehouse Transportation Memorandum (LSC #184110) February 2, 2018

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.

Jeffrey C. Hodsdon, P.E., #31684



Date

2/2/18

Developer's Statement

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

Date

File No. PPR 18-028



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February 2, 2018

Mr. Yury Dyachenko
Hammers Construction
1411 Woolsey Heights
Colorado Springs, CO 80915

please add text discussing the proposed gate. (do you really want it opening outward? discuss required queue length.

RE: Ute Pass Mini Warehouse
El Paso County, CO
Transportation Memorandum
LSC #184110

Dear Mr. Dyachenko,

LSC Transportation Consultants, Inc. has prepared this transportation memorandum for the proposed mini-warehouse development to be located approximately 800 feet south of the intersection of US Highway (US) 24/Wellington Road in the Cascade-Chipita Park area of El Paso County, Colorado. This report has been prepared for submittal to the Colorado Department of Transportation (CDOT) and El Paso County.

LAND USE AND ACCESS

The proposed development is .73 acres.

The applicant proposes a new 9,825-square-foot, 69-unit mini warehouse development with a 565-square-foot business office on the site. The property is currently zoned CC-RT. A copy of the site plan is attached (which includes a vicinity map and parcel information). The property is adjacent to US Highway 24 (CDOT milepost information: Highway 24A - MP 291.9 to 292.0). It appears that the only access for this property is to US Highway 24 (potentially via the "mini frontage road" to the designated access point (defined by the striped median opening on US 24) for this parcel and adjacent parcels to the west. LSC has sent an inquiry to the CDOT Region 2 Access Manager regarding the access permitting requirements for this property and this proposed development. It looks like those four adjacent parcels are supposed to be served by that "mini frontage road" and one access in the middle where there is a break in the painted median.

ROAD AND TRAFFIC CONDITIONS

US Highway 24 is a four-lane paved CDOT highway adjacent to the site to the north. Adjacent to the site, the Colorado Department of Transportation (CDOT) categorizes US 24 as E-X – Expressway, Major Bypass.

TRIP GENERATION

Estimates of the vehicle-trips projected to be generated by the proposed development have been made using the nationally published trip generation rates from *Trip Generation, 10th Edition, 2017* by the Institute of Transportation Engineers (ITE). Based on the ITE estimate for the proposed use, the building trip generation would be about 16 vehicle-trips on the average weekday.

During the morning peak hour, approximately 1 vehicle would enter and 0 (average of less than one) vehicles would exit the site. During the evening peak hour, approximately 1 vehicle would enter and 1 vehicle would exit the site.

CDOT ACCESS PERMITTING

LSC has sent an inquiry to the CDOT Region 2 Access Manager regarding the access permitting requirements for this property and this proposed development.

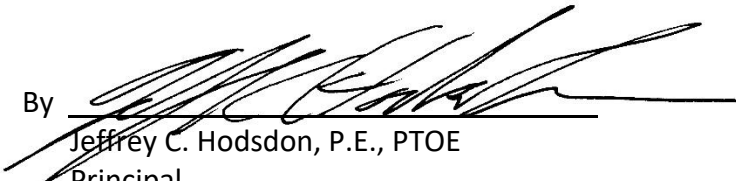
* * * * *

Please contact me if you have any questions regarding this report.

Sincerely,

LSC TRANSPORTATION CONSULTANTS, INC.

By


Jeffrey C. Hodsdon, P.E., PTOE
Principal

JAB:bjwb

Enclosures: Table 1

there is curb and gutter in this section of Hwy 24 with distinct access points. this report should describe them, as well discuss the opening at the east end and how you intend to prevent or allow traffic to enter/exit at that location.

Please define your use of the term "mini frontage road"

Please supply the County with the approved access permit from CDOT.

Table 1: Detailed Trip Generation Estimate

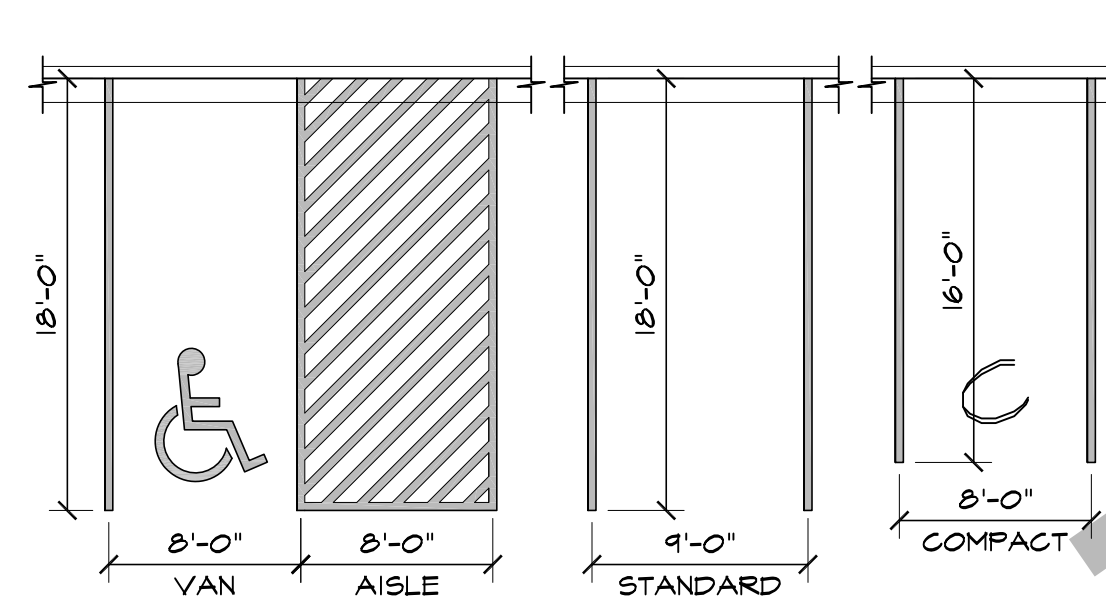
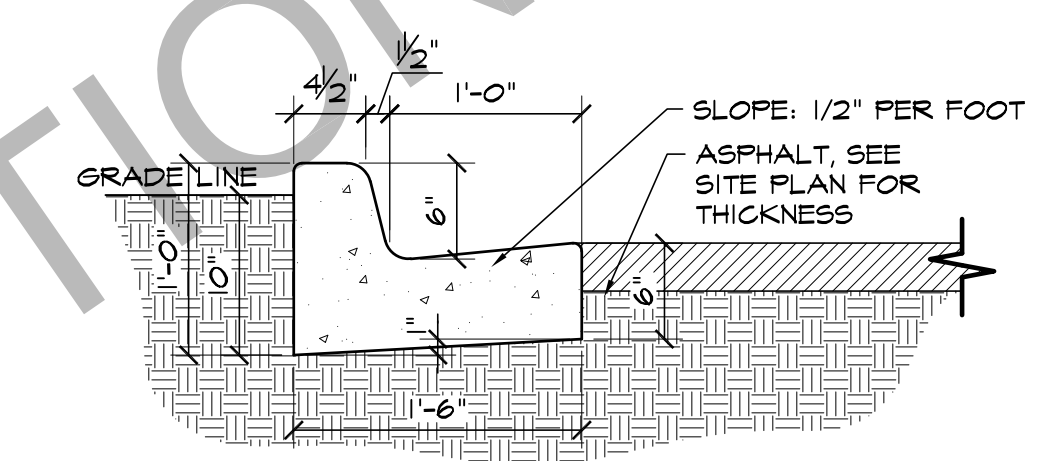
| ITE | | Trip Generation Rates ⁽¹⁾ | | | | | | | Driveway Trips Generated | | | | |
|------|----------------|--------------------------------------|----------------------|------------------------|------|------|------|------|--------------------------|------|-----|------|-----|
| Code | Description | Value | Units ⁽²⁾ | Avg Weekday Traffic | A.M. | | P.M. | | Avg Weekday Traffic | A.M. | | P.M. | |
| | | | | | In | Out | In | Out | | In | Out | In | Out |
| 151 | Mini Warehouse | 10.390 | KSF | 1.51 | 0.06 | 0.04 | 0.08 | 0.09 | 16 | 1 | 0 | 1 | 1 |

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

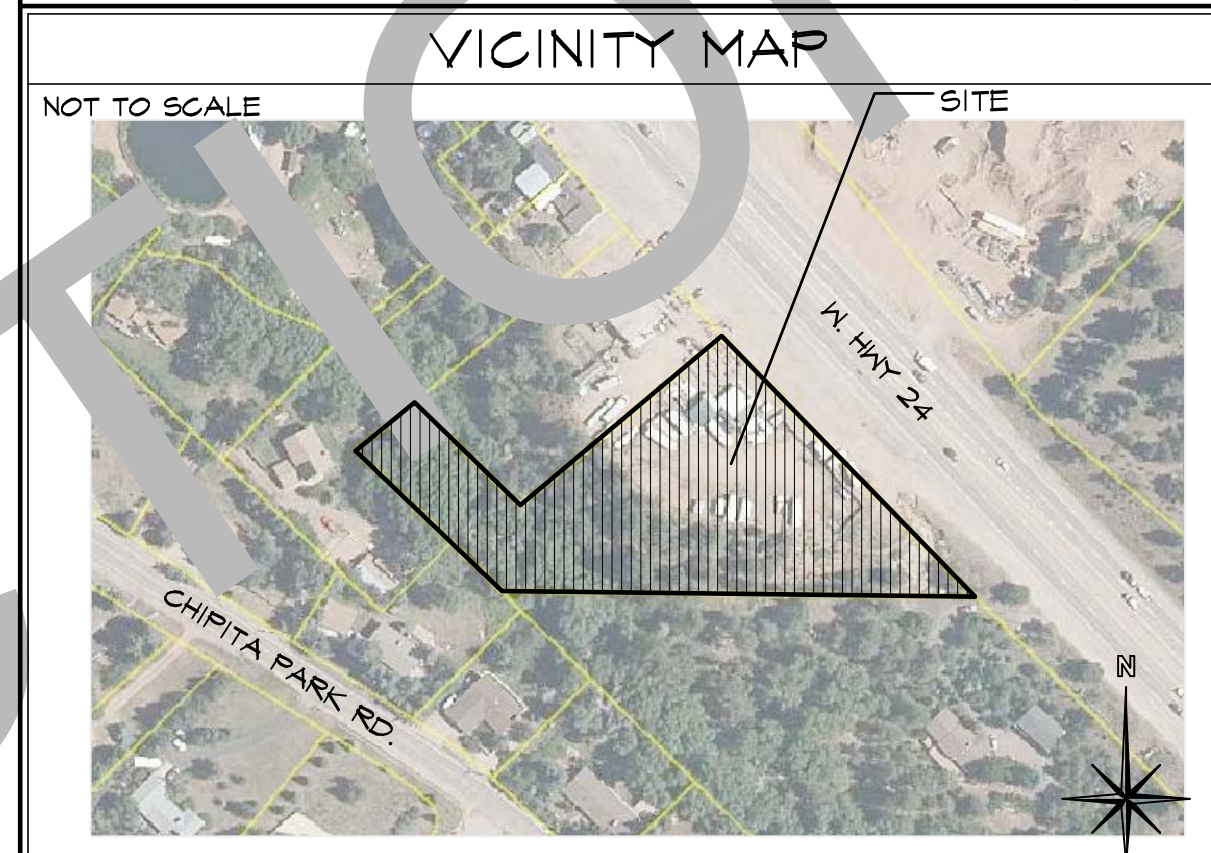
(2) KSF = 1,000 square feet

| BUILDING TABULATION | | | | | | | |
|------------------------|------------|----------------|-----------------|---------------------------------|-----------------|-----------------|----------------------|
| BLDG | BLDG OCCUP | 5'-0" X 10'-0" | 10'-0" X 10'-0" | 10'-0" X 15'-0" | 10'-0" X 20'-0" | 15'-0" X 15'-0" | TOTAL SF OF BUILDING |
| A | S-1 | - | - | - | 17 | - | 3,400 SF |
| B | S-1 | - | 1 | 14 | - | - | 2,200 SF |
| C | S-1 | 3 | - | - | 4 | - | 950 SF |
| D | S-1 | 5 | - | 5 | - | 1 | 1,225 SF |
| E | S-1 | - | 16 | - | - | - | 1,600 SF |
| F | S-1 | - | - | 3 | - | - | 450 SF |
| TTL # OF UNITS | | 8 | 17 | 22 | 21 | 1 | = 69 TOTAL UNITS |
| TOTAL SF | | 400 | 1,700 | 3,300 | 4,200 | 225 | = 9,825 SF |
| TOTAL # OF 8'x7' DOORS | | = 61 | | TOTAL # OF 3'-8" x 7' DOORS = 8 | | | |

NOTE: ALL INTERNAL CURB THIS TYPE UNLESS NOTED OTHERWISE

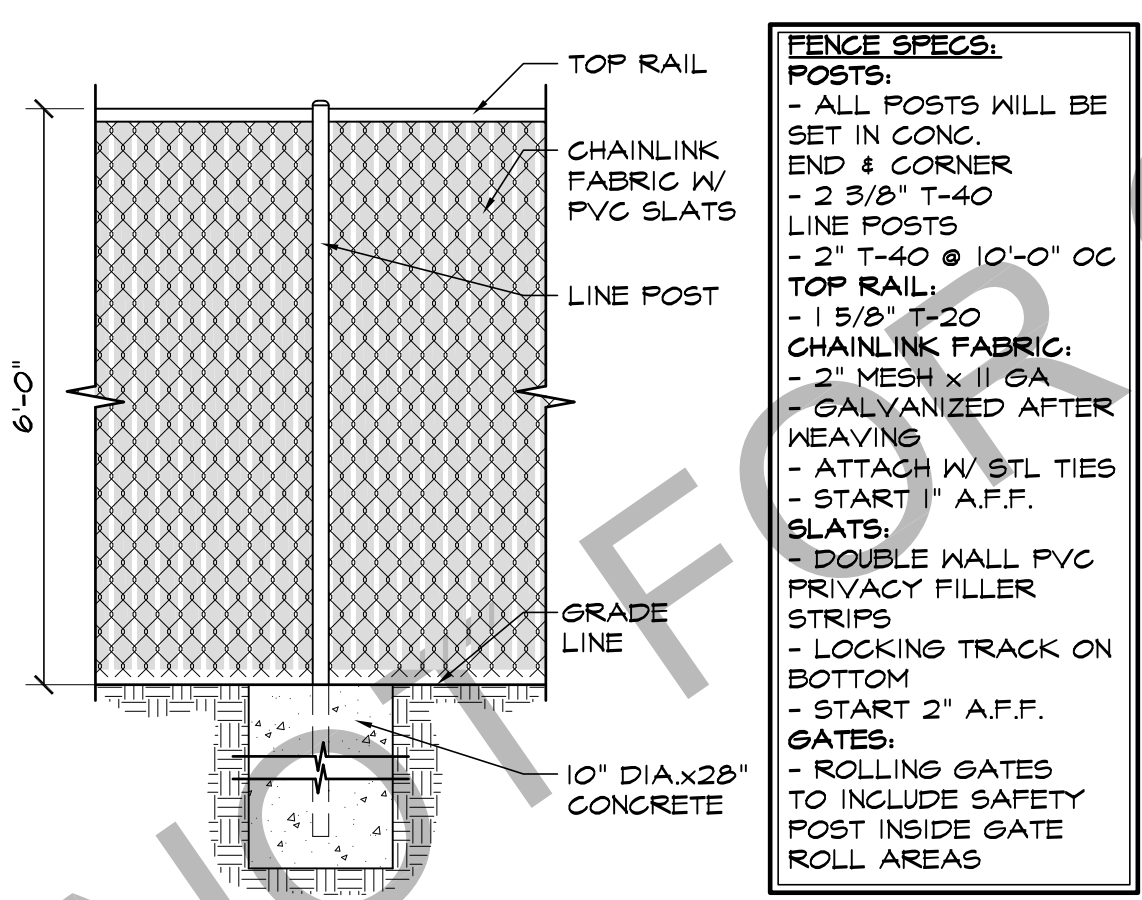


| DRAWING INDEX | |
|---|--|
| - SITE PLAN & DETAILS, PROJECT INFO., DRAWING INDEX | |
| - UTILITY PLAN | |
| - GRADING PLAN | |
| - EROSION CONTROL PLAN | |
| - EROSION CONTROL DETAILS | |
| - LANDSCAPE PLAN | |
| - LANDSCAPE DETAILS | |
| - DF BUILDING ELEVATIONS | |

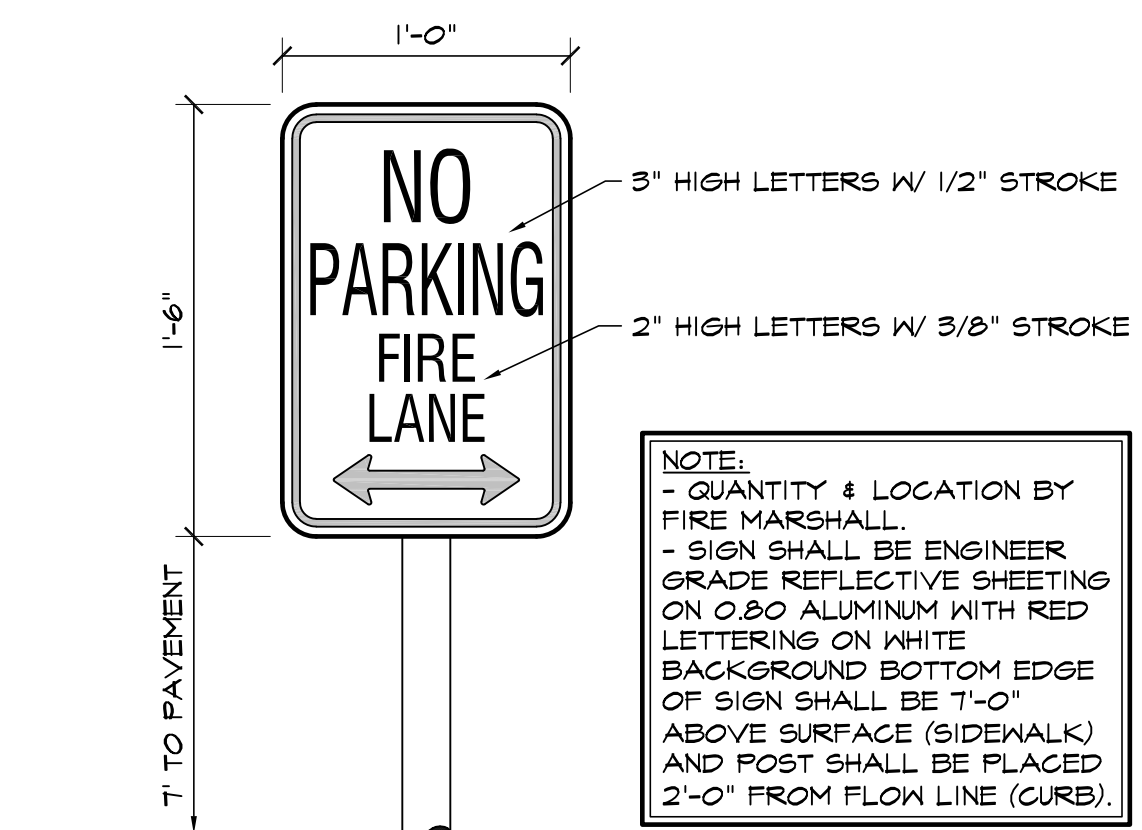


3 EPC TYPE B CURB
SCALE: 1"=1'-0"

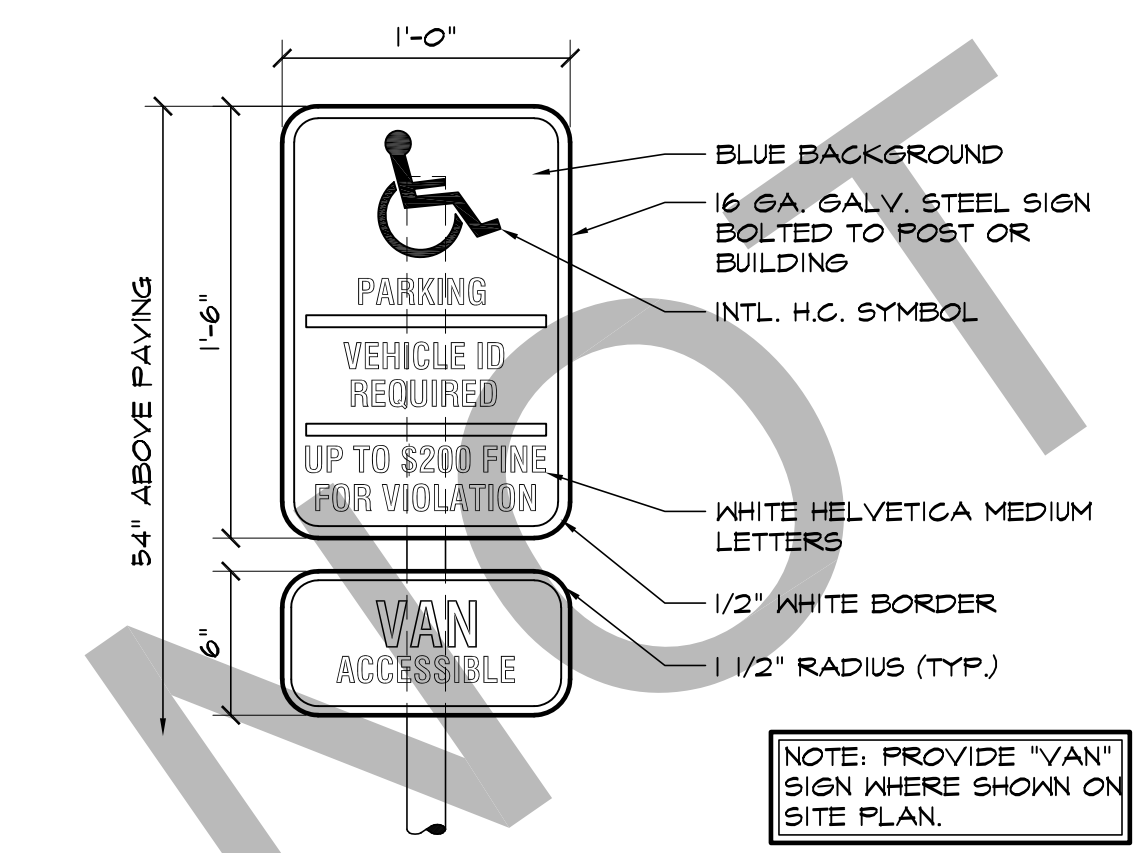
2 ADA / STANDARD PARKING
SCALE: 1/8"=1'-0"



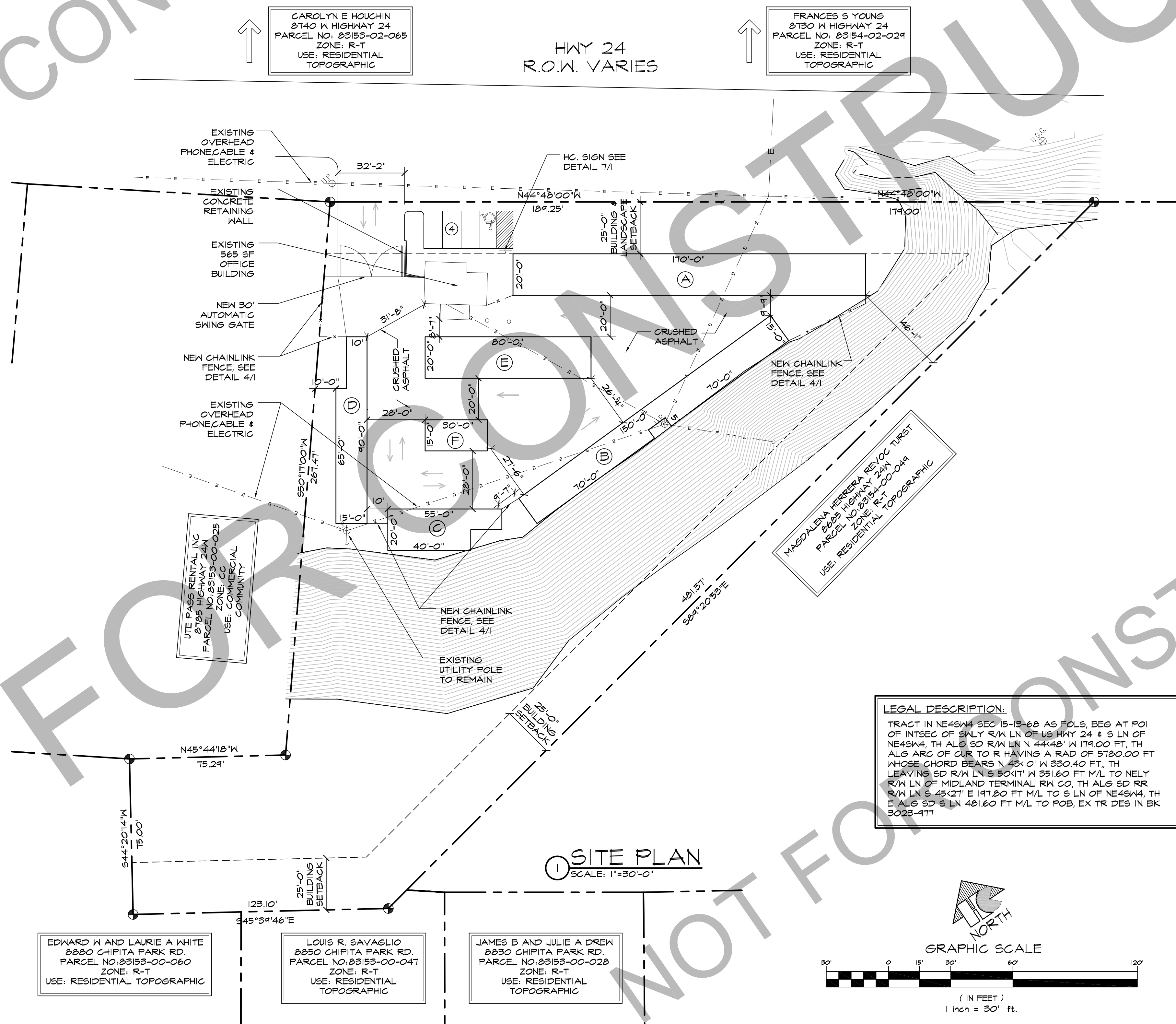
4 CHAINLINK FENCE DETAIL
SCALE: 1/2"=1'-0"



6 FIRE LANE SIGN
SCALE: 1 1/2"=1'-0"

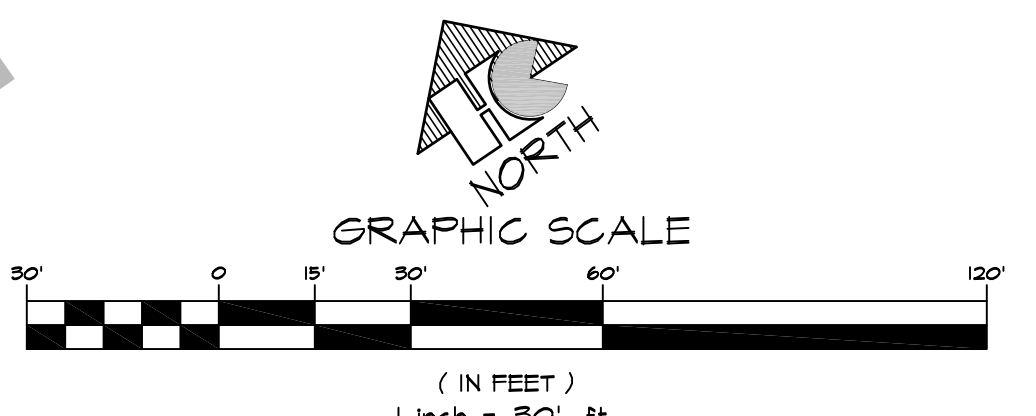


7 HANDICAPPED PARKING SIGN
SCALE: 1 1/2"=1'-0"



1 SITE PLAN
SCALE: 1"=30'-0"

LEGAL DESCRIPTION:
TRACT IN NE4SW4 SEC 15-13-68 AS FOLS, BEG AT POI OF INTSECT OF S&LY R/W LN OF US HWY 24 & S LN OF NE4SW4, TH ALG SD R/W LN N 44'48" IN 179.00 FT, TH ALG ARC OF CUR TO R HAVING A RAD OF 5780.00 FT WHOSE CHORD BEARS N 48'10" W 350.40 FT, TH LEAVING SD R/W LN S 50'11" IN 351.60 FT ML TO NELY R/W LN S 45'27" E 197.80 FT ML TO S LN OF NE4SW4, TH E ALG SD S LN 481.60 FT ML TO POB, EX TR DES IN BK 3028-477



PROJECT INFORMATION

| | |
|------------------------------------|---|
| PROPERTY INFORMATION | UTE PASS RENTAL, INC |
| OWNER NAME: | 8775 W. HIGHWAY 24 |
| | CASCADE, |
| LEGAL DESCRIPTION: | DESCRIPTION ON THIS SHEET |
| PARCEL NUMBER LOT 10: | 83153-02-024 |
| ZONING: | CC R-T |
| LOT SIZE (ACRES): | 1.179 ACRES |
| CURRENT USE: | MINI STORAGE |
| PROPOSED USE: | ZONE X (MAP NO. 0804104490 F, DATED MARCH 17, 1997 & AS MODIFIED BY LOMR 17-08-1346A EFFECTIVE DATE OCTOBER 13, 2017) |
| FLOODPLAIN STATEMENT: | |
| BUILDING INFORMATION | |
| GROSS BUILDING AREA: | - |
| BUILDING OCCUPANCY: | - |
| TYPE OF CONSTRUCTION: | - |
| FIRE SYSTEMS: | NONE |
| AREA SEPARATION WALLS: | NONE |
| ZONING CODE STUDY | |
| PROPOSED PRINCIPAL USE: | MINI STORAGE |
| STRUCTURAL COVERAGE: | 13% |
| PAVEMENT COVERAGE: | 17% |
| BUILDING STRUCTURAL HEIGHT: | 25'-0" |
| FRONT YARD SETBACK: | 25'-0" |
| SIDE YARD SETBACK: | 25'-0" |
| REAR YARD SETBACK: | 25'-0" |
| REQUIRED PARKING SPACES: | |
| OFFICE (1 SPACE/300 S.F.): | (1,500 S.F. / 300 S.F.) |
| WAREHOUSE (1 SPACE/1,000 S.F.): | (3,500 S.F. / 1,000 S.F.) |
| H.C. (1 SPACE/25 REQD): | |
| TOTAL PARKING SPACES REQUIRED: | |
| TOTAL PARKING PROVIDED: | |
| STANDARD SPACES PROVIDED: | |
| H.C. SPACES PROVIDED: | |
| COMPACT SPACES PROVIDED: | |
| LOADING SPACE PROVIDED: | |
| (SEE DETAIL 2 OF 1 FOR DIMENSIONS) | |
| DEVELOPMENT SCHEDULE | |
| CONSTRUCTION: | SPRING 2018 |
| LANDSCAPING: | SPRING 2018 |
| DEVELOPMENT APPLICANT | |
| COMPANY: | HAMMERS CONSTRUCTION, INC. |
| | 1411 WOOLSEY HEIGHTS |
| | COLO. SPRINGS, CO 80915 |
| PHONE NUMBER: | (719)-570-1544 |
| FAX NUMBER: | (719)-570-1008 |
| APPLICANT NAME: | LISA PETERSON |
| APPLICANT E-MAIL: | lpeterson@hammersconstruction.com |

SITE LEGEND

| | |
|-----|------------------------------|
| --- | PROPERTY LINE |
| --- | RIGHT OF WAY |
| --- | BUILDING SETBACK |
| --- | LANDSCAPE SETBACK |
| --- | UTILITY/DRAINAGE EASEMENT |
| --- | ELECTRICAL EASEMENT |
| --- | ACCESS EASEMENT |
| --- | OPAQUE CHAINLINK FENCE |
| --- | 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" OC. |
| ○ | PROPERTY CORNER |
| ○ | SIGN |
| ○ | EXISTING FIRE HYDRANT |
| ○ | TRAFFIC FLOW |
| ○ | MANHOLE |
| ○ | PROPOSED FIRE HYDRANT |
| □ | WALL PACK LIGHTING |
| □ | ELECTRICAL TRANSFORMER |

HAMMERS CONSTRUCTION INC.
COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD
PRESIDENT: STEVE R. HAMMERS
VICE PRES: DAVID J. HAMMERS
1411 WOOLSEY HEIGHTS
COLORADO SPRINGS, CO 80915
(719) 570-1599 FAX (719) 570-7008
www.hammersconstruction.com

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UTE PASS STORAGE FACILITY
8775 W HIGHWAY 24
CASCADE, CO 80804
EL PASO COUNTY, COLORADO

NOT FOR CONSTRUCTION

DATE: JAN. 16, 2017
DRAWN BY: W. VENEROS
PROJ. MGR: Y. DYACHENKO
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1064

RESUBMITTALS:

Markup Summary

Locked (4)

to
File No. PPR 18-028

Subject: Engineer
Page Label: 1
Lock: Locked
Author: dsdgrimm
Date: 7/13/2018 9:10:16 AM
Color: ■

File No. PPR 18-028

← The proposed development is .73 acres.

Subject: Engineer
Page Label: 2
Lock: Locked
Author: dsdgrimm
Date: 7/13/2018 9:10:17 AM
Color: ■

The proposed development is .73 acres.

please add text discussing the proposed gate. (do you really want it opening outward? discuss required queue length)

Subject: Engineer
Page Label: 2
Lock: Locked
Author: dsdnijkamp
Date: 7/13/2018 9:10:18 AM
Color: ■

please add text discussing the proposed gate. (do you really want it opening outward? discuss required queue length.

regarding this report
How to curb and gutter in this section of Hwy 24 with distinct access points. This report should describe them, as well discuss the opening at the east end and how you intend to prevent or allow traffic to enter/exit at that location. Please define your use of the term "mini frontage road".
Please supply the County with the approved access permit from CDOT.

Subject: Engineer
Page Label: 3
Lock: Locked
Author: dsdnijkamp
Date: 7/13/2018 9:10:19 AM
Color: ■

there is curb and gutter in this section of Hwy 24 with distinct access points. this report should describe them, as well discuss the opening at the east end and how you intend to prevent or allow traffic to enter/exit at that location.

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