



LSC TRANSPORTATION CONSULTANTS, INC.
 545 East Pikes Peak Avenue, Suite 210
 Colorado Springs, CO 80903
 (719) 633-2868
 FAX (719) 633-5430
 E-mail: lsc@lscctrans.com
 Website: <http://www.lscctrans.com>

It does not appear that any of the comments from V1 were addressed.

**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

Add PCD File No.
 PPR 18-028



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discuss required queue length.

February 2, 2018

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

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.

The proposed development is .73 acres.

LAND USE AND ACCESS

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.

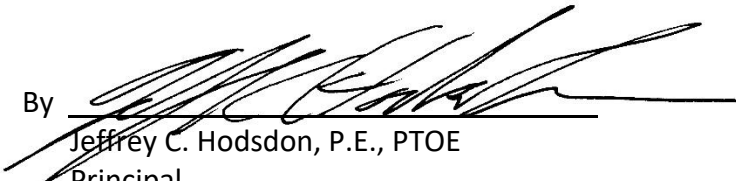
* * * * *

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

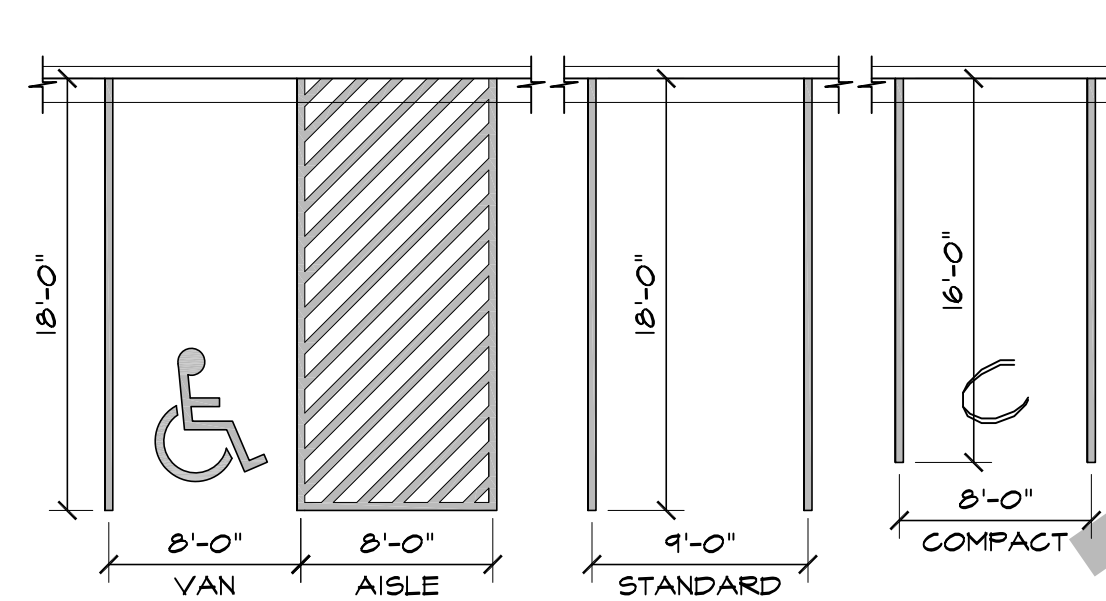
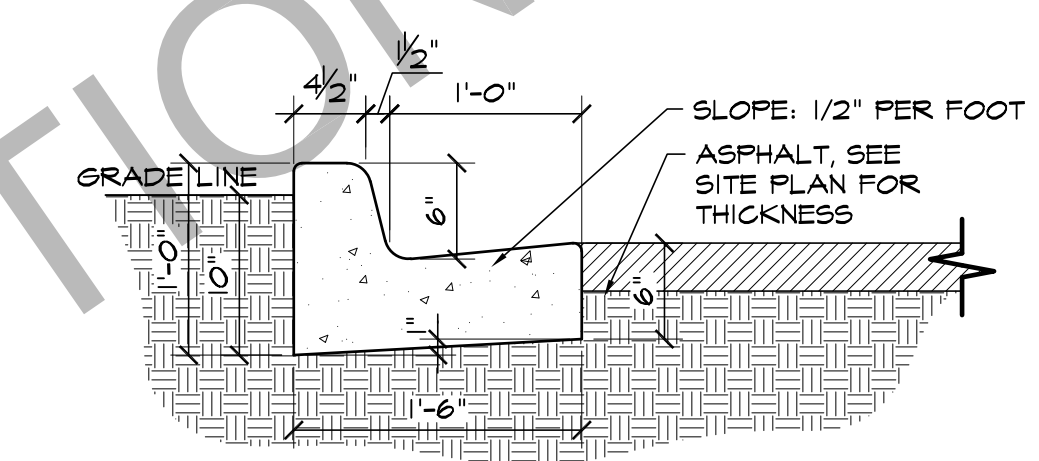
ITE		Trip Generation Rates ⁽¹⁾							Driveway Trips Generated				
Code	Description	Value	Units ⁽²⁾	Avg Weekday Traffic	A.M.		P.M.		Avg Weekday Traffic	A.M.		P.M.	
					In	Out	In	Out		In	Out	In	Out
151	Mini Warehouse	10.390	KSF	1.51	0.06	0.04	0.08	0.09	16	1	0	1	1

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

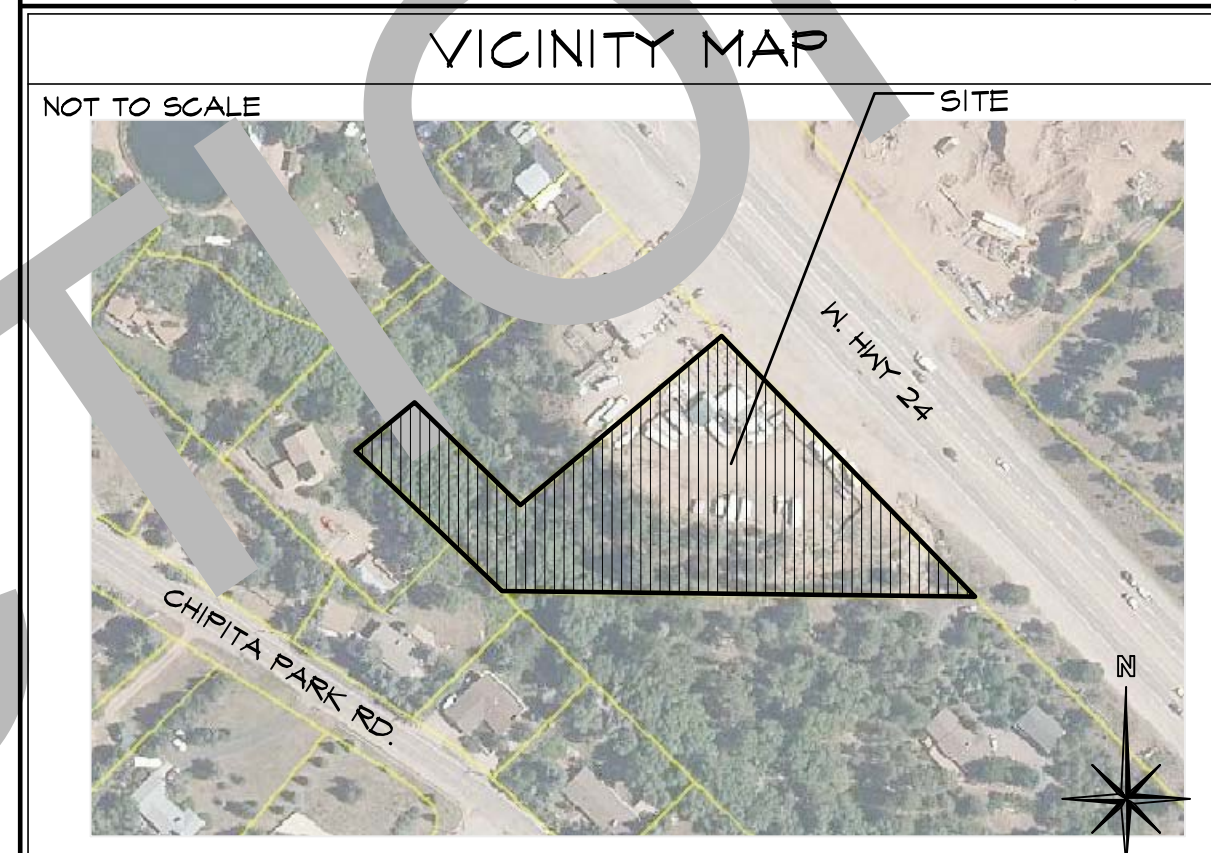
(2) KSF = 1,000 square feet

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

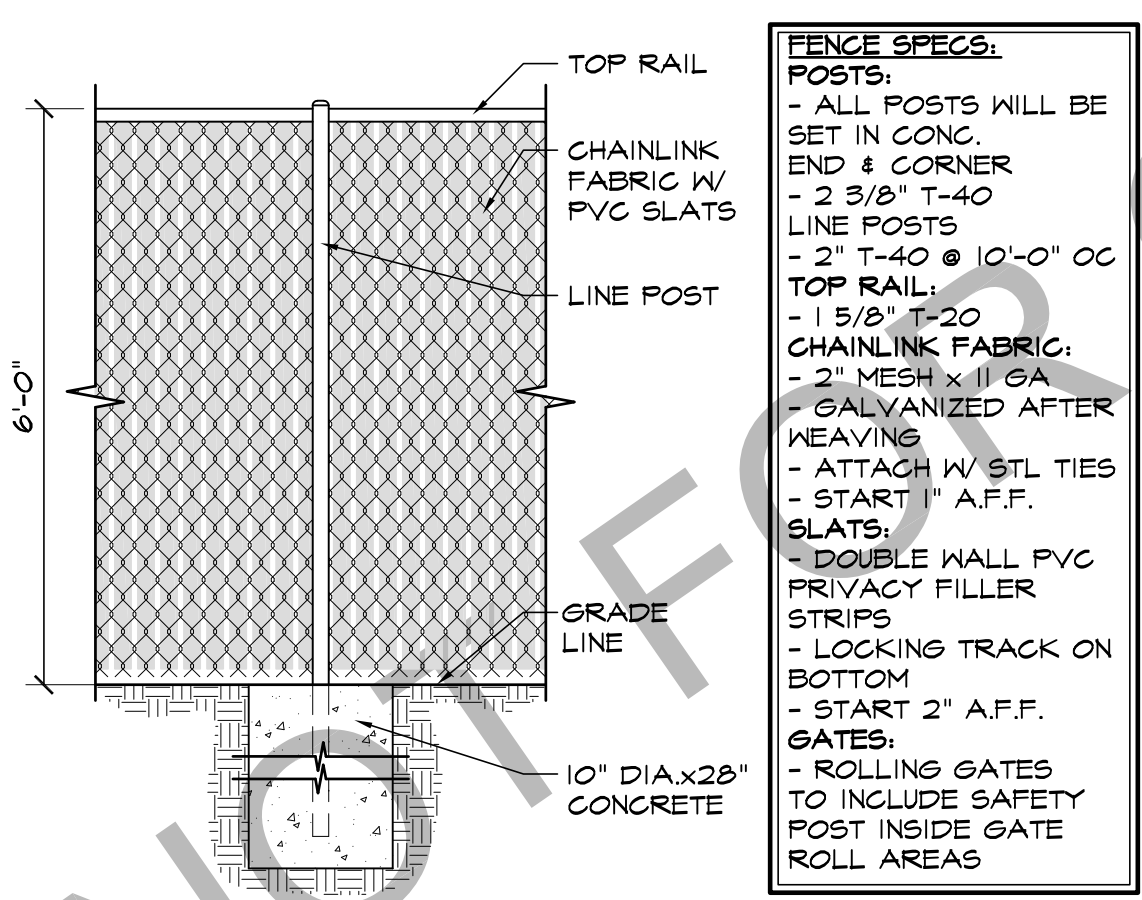


DRAWING INDEX	
-	SITE PLAN & DETAILS, PROJECT INFO., DRAWING INDEX
-	UTILITY PLAN
-	GRADING PLAN
-	EROSION CONTROL PLAN
-	EROSION CONTROL DETAILS
-	LANDSCAPE PLAN
-	LANDSCAPE DETAILS
-	DF BUILDING ELEVATIONS



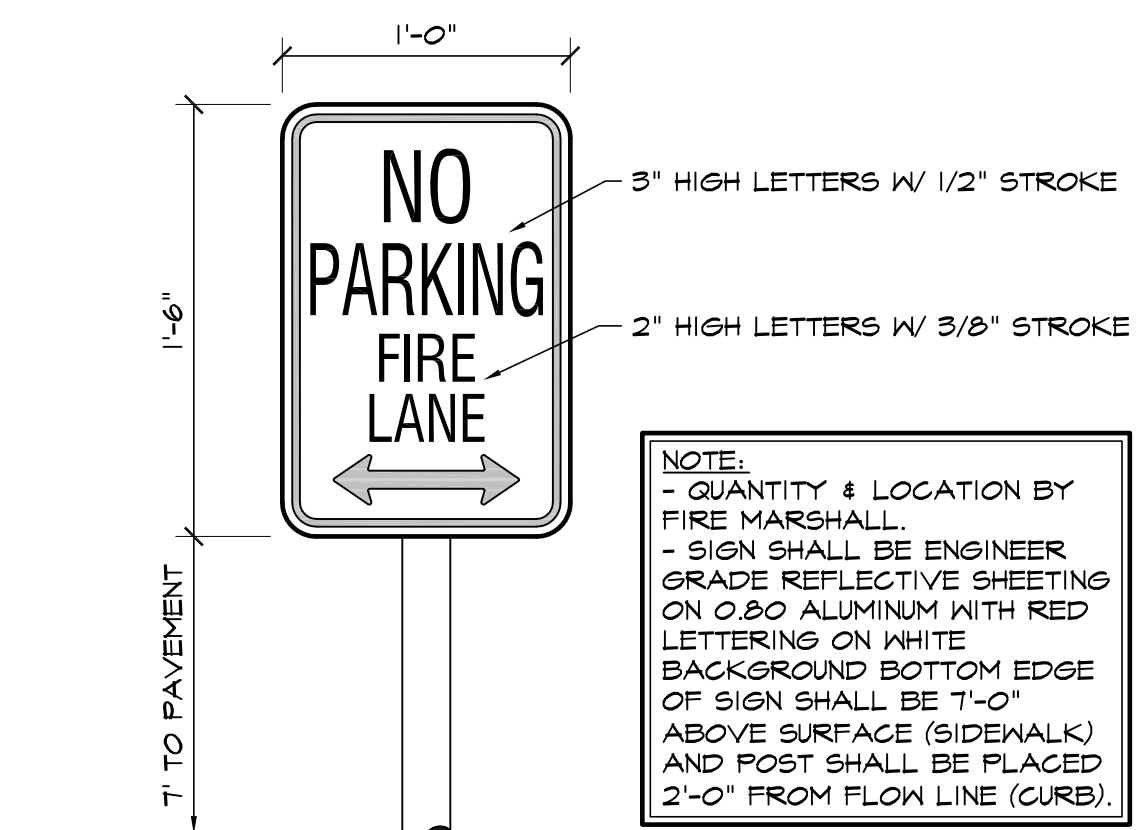
3 EPC TYPE B CURB
SCALE: 1"=1'-0"

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



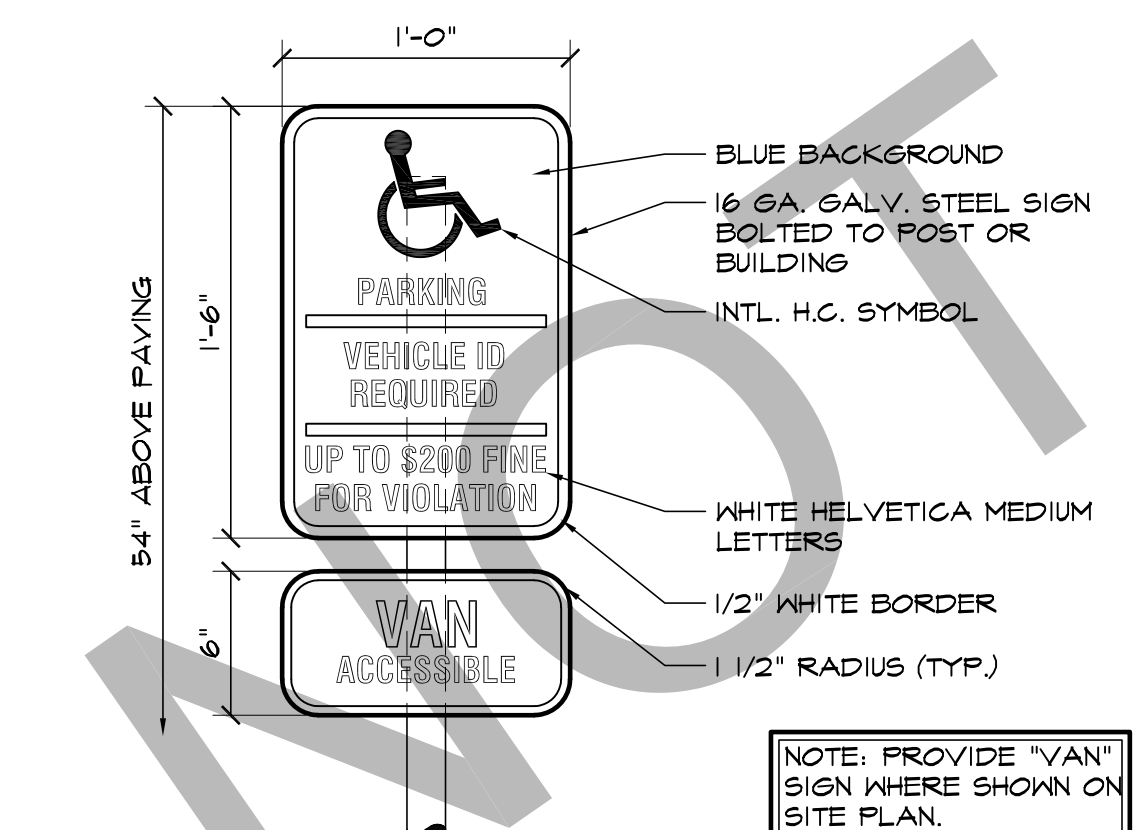
4 CHAINLINK FENCE DETAIL
SCALE: 1/2"=1'-0"

FENCE SPECS:
POSTS:
- ALL POSTS WILL BE SET IN CONG.
END & CORNER - 2 3/8" T-40
LINE POSTS - 2" T-40 @ 10'-0" OC
TOP RAIL:
- 1 5/8" T-20
CHAINLINK FABRIC:
- 2" MESH X 11 GA.
- GALVANIZED AFTER WEAVING
- ATTACH W/ STL TIES
- START 1" A.F.F.
SLATS:
- DOUBLE WALL PVC PRIVACY FILLER STRIPS
- LOCKING TRACK ON BOTTOM
- START 2" A.F.F.
GATES:
- ROLLING GATES TO INCLUDE SAFETY POST INSIDE GATE ROLL AREAS



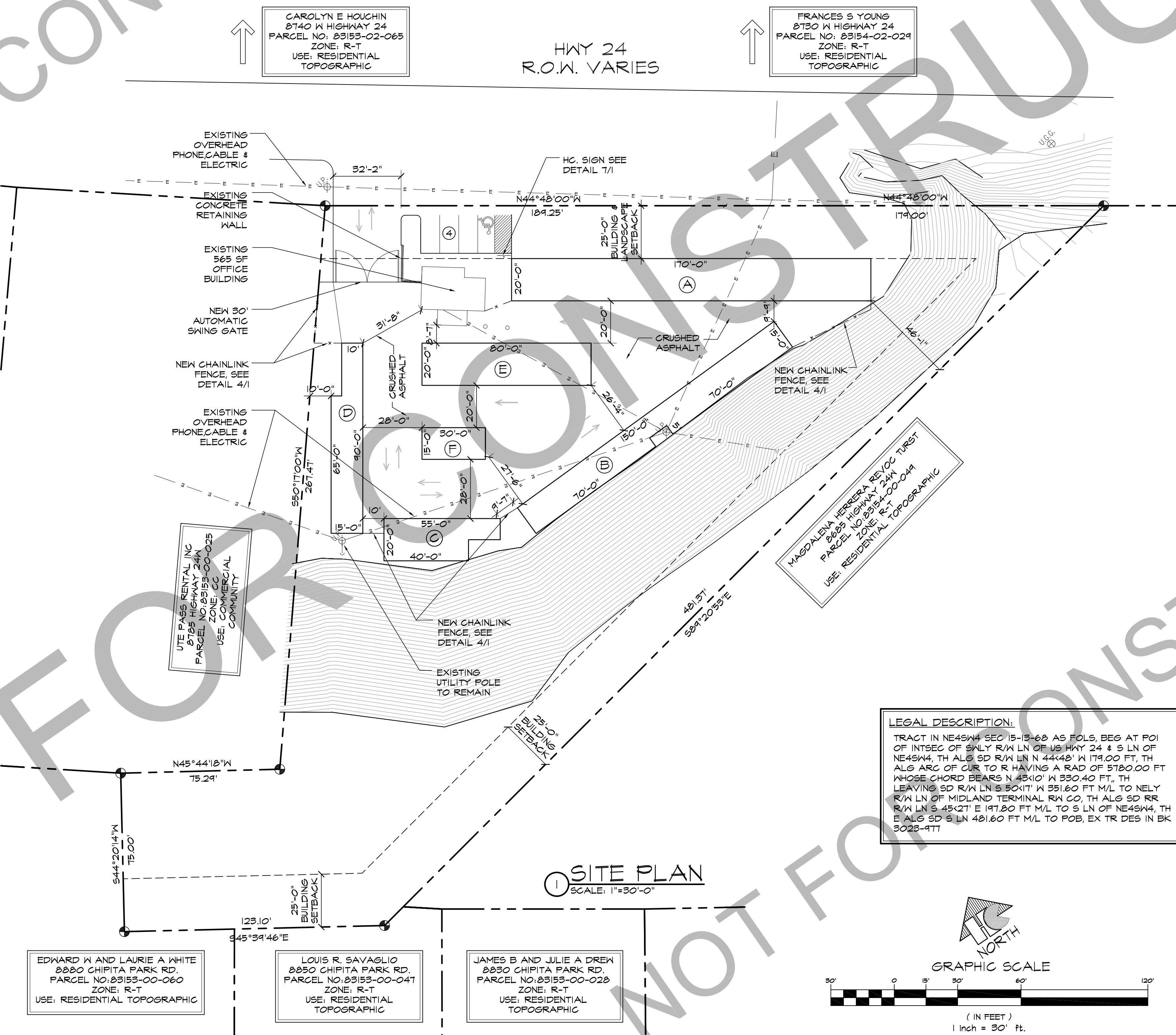
6 FIRE LANE SIGN
SCALE: 1 1/2"=1'-0"

NOTE:
- QUANTITY & LOCATION BY FIRE MARSHALL
- SIGN SHALL BE ENGINEER GRADE REFLECTIVE SHEETING ON 0.80 ALUMINUM WITH RED LETTERING ON WHITE BACKGROUND BOTTOM EDGE OF SIGN SHALL BE 7'-0" ABOVE SURFACE (SIDEWALK) AND POST SHALL BE PLACED 2'-0" FROM FLOW LINE (CURB).



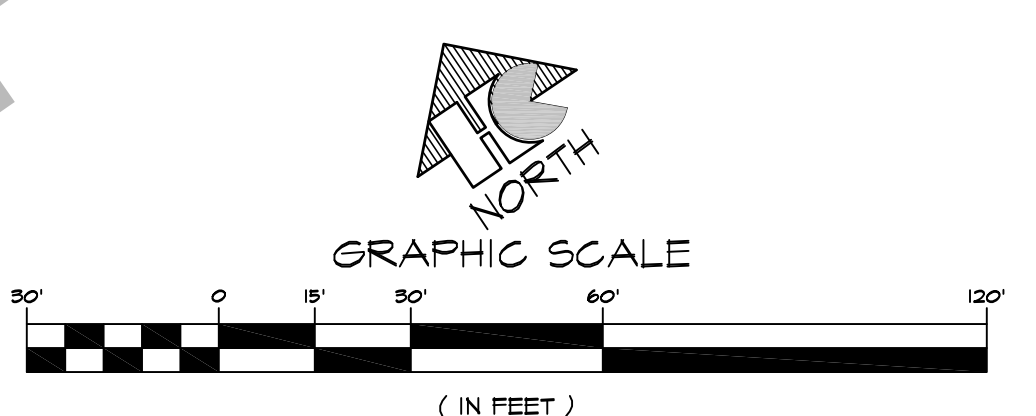
7 HANDICAPPED PARKING SIGN
SCALE: 1 1/2"=1'-0"

NOTE: PROVIDE "VAN" SIGN WHERE SHOWN ON SITE PLAN.



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" N 179'00 FT, TH ALG ARC OF CUR TO R HAVING A RAD OF 5780.00 FT WHOSE CHORD BEARS N 48'10" W 330'40 FT, TH LEAVING SD R/W LN S 50'11" N 351.60 FT M/L TO NELY R/W LN S 45'27" E 197.80 FT M/L TO S LN OF NE4SW4, TH E ALG SD S LN 481.60 FT M/L TO POB, EX TR DES IN BK 3028-477



PROJECT INFORMATION

PROPERTY INFORMATION	UTE PASS RENTAL, INC 8775 W. HIGHWAY 24 CASCADE, CO
LEGAL DESCRIPTION:	DESCRIPTION ON THIS SHEET
PARCEL NUMBER LOT 10:	83153-02-024
ZONING:	CC R-T
LOT SIZE:	77,560 SF (1.79 ACRES)
CURRENT USE:	MINI STORAGE
PROPOSED USE:	ZONE X (MAP NO. 0804160490 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. SPRGS., 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
---	TRAFFIC FLOW	---	MH MANHOLE
---	WALL PACK LIGHTING	---	ELECTRICAL TRANSFORMER
---	EXISTING FIRE HYDRANT	---	PROPOSED FIRE HYDRANT

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

dsdgrimm (5)

LSC TRANSPORTA
545 East

It does not appear that any of the
comments from V1 were addressed.

Ute Pass Mini Warehouse

Subject: Engineer

Page Label: 1

Lock: Locked

Author: dsdgrimm

Date: 10/18/2018 1:20:43 PM

Color: ■

It does not appear that any of the comments from V1 were addressed.

LSC

Add PCD File No.
PPR 18-028

Subject: Engineer

Page Label: 1

Lock: Locked

Author: dsdgrimm

Date: 10/18/2018 1:20:44 PM

Color: ■

Add PCD File No. PPR 18-028

discuss required queue length.

Subject: Engineer

Page Label: 2

Lock: Locked

Author: dsdgrimm

Date: 10/18/2018 1:20:44 PM

Color: ■

discuss required queue length.

The proposed development is .73 acres.

Subject: Engineer

Page Label: 2

Lock: Locked

Author: dsdgrimm

Date: 10/18/2018 1:20:45 PM

Color: ■

The proposed development is .73 acres.

items regarding this report.

V1

Note to curb and gutter in this
section of Hwy 24 with distinct
access points. This report should
discuss 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 permits from
CDOT.

Subject: Engineer

Page Label: 3

Lock: Locked

Author: dsdgrimm

Date: 10/18/2018 1:20:46 PM

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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