

- Evaluation of access sight distances and comparison to El Paso County *Engineering Criteria Manual (ECM)* criteria for stopping sight distance and entering/intersection sight distance;
- Evaluation of the access points with respect to the *ECM* Criteria contained in Section 2.4.1.; and
- Pedestrian & bicycle facilities.

LAND USE AND ACCESS

The 4.2-acre ARACO Concrete site is located at 7470 Southmoor Drive in unincorporated El Paso County, Colorado. The site location is shown in Figure 1. Access is to the adjacent Southmoor Drive. The proposed site improvements plan showing the proposed building, on-site circulation, and proposed access points is attached.

The current concrete services business operates out of the 2,000-square-foot building on the site. The company employs eight office staff members and approximately 10-16 field employees who will travel to/from the site for work via private vehicle. Crews then travel to job sites in company vehicles. This site is not a concrete batch plant and no concrete mixer trucks are dispatched from this site. However, occasionally concrete mixer trucks will travel to the site to pour concrete into prefabricated forms, then leave. Also, periodically concrete pumper trucks may be stored on-site. The applicant will require all concrete mixer trucks and similar heavy/large vehicles such as pumper trucks, dump trucks, and RVs, to enter from and exit to the south via Southmoor Drive south of the site only and the intersection of Southmoor Drive/Highway 85. The applicant will require use of this route so that they are not going through the residential development to the north per the city of Fountain directive:

"Truck traffic shall be limited to Southmoor Drive south to Hwy 85 as the primary ingress/egress. Truck traffic is not permitted through the residential developments".

The proposed site plan shows the addition of a 6,000-square-foot building. Although this will increase the building square footage on-site from 2,000 to 8,000 square feet, the new building is planned to be used for storage and as a shop. It will not contain business offices. There is also outside storage for contractor equipment, which will remain. The parking area south of the building will be formalized and access to this lot will be better defined. The three spaces in front of the existing building are proposed to remain. The site plan shows three ninety-degree parking spaces. A proposed 40-foot-wide driveway (curb cut) is proposed for access to these parking spaces. The remainder of the site frontage to Southmoor Drive near these parking spaces will be closed off with new curb so that only the 40-foot-wide access opening can be used. A deviation has been prepared (and is included with this submittal).

A 114-space RV & vehicle storage lot is also proposed on the north side of the site.