

SOUTH ACADEMY BUSINESS CENTER
TRAFFIC MEMO

A full traffic study was completed for the area by Krager Associates, Inc. in May 2008. The study included traffic projections for 2010 and 2028, so the findings of this study still apply. At the time of the study the site was proposed to be developed for a specialty retail business, a gas/convenience store and mini-storage. The estimated daily trip generation is as follows:

ITE CODE	DESCRIPTION	ADT
151	Mini-Storage	44
814	Specialty Retail	390
945	Gas/Convenience Store	<u>2,604</u>
	TOTAL	3,038 vehicles

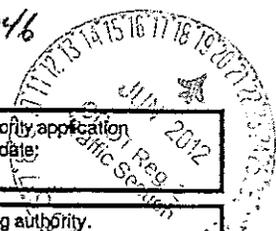
The proposed site development is only for a mini-storage facility, so only 44 trips per day are anticipated. This number coincides with an average of 34 trips per day at a similar facility owned by the same company. In addition a Colorado Department of Transportation State Highway Access Permit was granted for the site on January 29, 2013. Permit #212046 was granted for a peak hourly volume of 222 vehicles. Based on the projected traffic count and hours of operation the estimated peak hourly volume is 7 vehicles.

**TABLE 2
TRIP GENERATION SUMMARY**

ITE			TRIP GENERATION RATES						
			24 HOUR	AM PEAK HOUR			PM PEAK HOUR		
				ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
CODE	LAND USE	UNIT							
North End									
814	Specialty Retail	KSF	44.32	*	*	*	1.1924	1.5176	2.71
941	Quick Lube**	BAY	40.00	2.8545	2.3355	5.19	2.8545	2.3355	5.19
South End									
151	Mini-Storage	KSF	2.50	0.0885	0.0615	0.15	0.1326	0.1274	0.26
814	Specialty Retail	KSF	44.32	*	*	*	1.1924	1.5176	2.71
945	Gas / Convenience	VFP	162.78	5.0300	5.0300	10.06	6.6900	6.6900	13.38
ITE			TOTAL TRIPS GENERATED						
			24 HOUR	AM PEAK HOUR			PM PEAK HOUR		
				ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
CODE	LAND USE	SIZE							
North End									
814	Specialty Retail	10.9 KSF	483	*	*	*	13	17	30
941	Quick Lube**	4 BAY	160	11	9	20	11	9	20
Subtotal (North End):			643	11	9	20	24	26	50
South End									
151	Mini-Storage	17.5 KSF	44	2	1	3	2	2	4
814	Specialty Retail	8.8 KSF	390	*	*	*	10	13	23
945	Gas / Convenience	16 VFP	2,604	80	80	160	107	107	214
Subtotal (South End):			3,038	82	81	163	119	122	241
Total (North + South):			3,681	93	90	183	143	148	291

Key: KSF = Thousand Square Feet Gross Floor Area BAY = Servicing Positions
 VFP = Vehicle Fueling Positions
 ** = In order to remain conservative AM is equivalent to PM

Permit # 212 046
Log # 2648



COLORADO DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ACCESS PERMIT APPLICATION

Issuing authority application acceptance date: _____

Instructions:

- Contact the Colorado Department of Transportation (CDOT) or your local government to determine your issuing authority.
- Contact the issuing authority to determine what plans and other documents are required to be submitted with your application.
- Complete this form (some questions may not apply to you) and attach all necessary documents and Submit It to the issuing authority.
- Submit an application for each access affected.
- If you have any questions contact the issuing authority.
- For additional information see CDOT's Access Management website at <http://www.dot.state.co.us/AccessPermits/index.htm>

Please print or type

1) Property owner (Permittee) **Robert Garner / Robert Case** 2) Applicant or Agent for permittee (if different from property owner) **Jason Helton/Associated Design Professionals**

Street address **102 E Pikes Peak STE 200** Mailing address **3520 Austin Bluffs Pkwy STE 200**

City, state & zip **Colorado Spgs, CO 80903** Phone # **719 633 2700** City, state & zip **Colorado Spgs, CO 80918** Phone # (required) **719 266 5212**

E-mail address _____ E-mail address if available **jhelton@adpcivil.com**

3) Address of property to be served by permit (required)
South Academy Business Center, El Paso County

4) Legal description of property: If within jurisdictional limits of Municipality, city and/or County, which one?
county **El Paso** subdivision **(See Attached)** block _____ lot _____ section _____ township _____ range _____

5) What State Highway are you requesting access from?
SH 85/87 6) What side of the highway?
 N S E W

7) How many feet is the proposed access from the nearest mile post? _____ feet N S E W from: _____ How many feet is the proposed access from the nearest cross street?
0 feet N S E W from: **EB Academy Blvd Ramp**

8) What is the approximate date you intend to begin construction?
7/1/2012

9) Check here if you are requesting a:
 new access temporary access (duration anticipated: _____) improvement to existing access
 change in access use removal of access relocation of an existing access (provide detail)

10) Provide existing property use
VACANT

11) Do you have knowledge of any State Highway access permits serving this property, or adjacent properties in which you have a property interest?
 no yes, if yes - what are the permit number(s) and provide copies: _____ and/or, permit date: _____

12) Does the property owner own or have any interests in any adjacent property?
 no yes, if yes - please describe:
Property north of Academy Boulevard

13) Are there other existing or dedicated public streets, roads, highways or access easements bordering or within the property?
 no yes, if yes - list them on your plans and indicate the proposed and existing access points.

14) If you are requesting agricultural field access - how many acres will the access serve?

business/land use	square footage	business	square footage
Mini-Storage	17,500	Gas / Convenience Store	16 VFP
Retail	8,800		

type	number of units	type	number of units

17) Provide the following vehicle count estimates for vehicles that will use the access. Leaving the property then returning is two counts.

Indicate if your counts are <input checked="" type="checkbox"/> peak hour volumes or <input type="checkbox"/> average daily volumes.	# of passenger cars and light trucks at peak hour volumes 217	# of multi unit trucks at peak hour volumes 5
# of single unit vehicles in excess of 30 ft.	# of farm vehicles (field equipment)	Total count of all vehicles 222

18) Check with the Issuing authority to determine which of the following documents are required to complete the review of your application.

- | | |
|--|---|
| a) Property map indicating other access, bordering roads and streets. | e) Subdivision, zoning, or development plan. |
| b) Highway and driveway plan profile. | f) Proposed access design. |
| c) Drainage plan showing impact to the highway right-of-way. | g) Parcel and ownership maps including easements. |
| d) Map and letters detailing utility locations before and after development in and along the right-of-way. | h) Traffic studies. |
| | i) Proof of ownership. |

1- It is the applicant's responsibility to contact appropriate agencies and obtain all environmental clearances that apply to their activities. Such clearances may include Corps of Engineers 404 Permits or Colorado Discharge Permit System permits, or ecological, archeological, historical or cultural resource clearances. The CDOT Environmental Clearances Information Summary presents contact information for agencies administering certain clearances, information about prohibited discharges, and may be obtained from Regional CDOT Utility/Special Use Permit offices or accessed via the CDOT Planning/Construction-Environmental-Guidance webpage <http://www.dot.state.co.us/environmental/Forms.asp>.

2- All workers within the State Highway right of way shall comply with their employer's safety and health policies/procedures, and all applicable U.S. Occupational Safety and Health Administration (OSHA) regulations - including, but not limited to the applicable sections of 29 CFR Part 1910 - Occupational Safety and Health Standards and 29 CFR Part 1926 - Safety and Health Regulations for Construction.

Personal protective equipment (e.g. head protection, footwear, high visibility apparel, safety glasses, hearing protection, respirators, gloves, etc.) shall be worn as appropriate for the work being performed, and as specified in regulation. At a minimum, all workers in the State Highway right of way, except when in their vehicles, shall wear the following personal protective equipment: High visibility apparel as specified in the Traffic Control provisions of the documentation accompanying the Notice to Proceed related to this permit (at a minimum, ANSI/ISEA 107-1999, class 2); head protection that complies with the ANSI Z89.1-1997 standard; and at all construction sites or whenever there is danger of injury to feet, workers shall comply with OSHA's PPE requirements for foot protection per 29 CFR 1910.136, 1926.95, and 1926.96. If required, such footwear shall meet the requirements of ANSI Z41-1999.

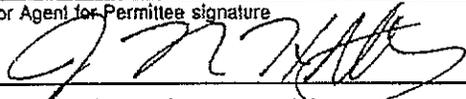
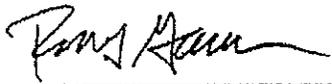
Where any of the above-referenced ANSI standards have been revised, the most recent version of the standard shall apply.

3- The Permittee is responsible for complying with the Revised Guidelines that have been adopted by the Access Board under the American Disabilities Act (ADA). These guidelines define traversable slope requirements and prescribe the use of a defined pattern of truncated domes as detectable warnings at street crossings. The new Standards Plans and can be found on the Design and Construction Project Support web page at: <http://www.dot.state.co.us/DesignSupport/>, then click on *Design Bulletins*.

If an access permit is issued to you, it will state the terms and conditions for its use. Any changes in the use of the permitted access not consistent with the terms and conditions listed on the permit may be considered a violation of the permit.

The applicant declares under penalty of perjury in the second degree, and any other applicable state or federal laws, that all information provided on this form and submitted attachments are to the best of their knowledge true and complete.

I understand receipt of an access permit does not constitute permission to start access construction work.

Applicant or Agent for Permittee signature 	Print name Jason R. Helton	Date 6/15/12
If the applicant is not the owner of the property, we require this application also to be signed by the property owner or their legally authorized representative (or other acceptable written evidence). This signature shall constitute agreement with this application by all owners-of-interest unless stated in writing. If a permit is issued, the property owner, in most cases, will be listed as the permittee.		
Property owner signature 	Print name Robert Garner	Date 06/15/12