



March 27, 2019

Mr. Len Kendall  
El Paso County Planning and Community Development  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

**RE: Monument Steel Structures, 18910 Base Camp Road – Traffic Analysis**

Dear Len,

Add "PCD File No. AL1913 and PPR1919"

The site consists of 4.0 (+-) vacant acres. Located North of Deer Creek Road, East of Monument Hill Road, South of Greater Europe Mission and West of Base Camp Road. The property is zoned CC (Commercial Community). Our proposed use is described below:

Provide trip generation estimate for the primary use.

**Primary Use: Office with Accessory Commercial Structures and Uses**

It is our intent to develop and construct a sales office with display structures that will consist of the following:

- **Office Building:** One (2) two story structure for the sales office. The total area of this building will be approximately 2,400 square feet.
- **Display Buildings:** Will consist of approximately 2,100 square feet of product display buildings. One building consist of 900 square feet and another at 1,200 square feet.

**Special Use Permit Request: Mini Warehouse and RV Boat Storage**

In addition to the sales office and display structures, it is our intent to develop and construct Mini Warehouse and RV Boat Storage that will consist of the following:

- **Building 1:** Will consist of approximately 8,700 square feet of indoor private storage.
- **Building 2:** Will consist of approximately 19,840 square feet of indoor private storage.
- **Building 3:** Will consist of approximately 14,640 square feet of indoor private storage.
- **Building 4:** Will consist of approximately 8,496 square feet of indoor private storage.

**Traffic Generation:**

The project uses operate most closely to ITE Trip Generation Use 151 "Mini Warehouse" and has the

-State whether the MTCP or other approved corridor study calls for the construction of improvements in the immediate area.

FYI: The MTCP identifies Project ID U21 Deer Creek.

Provide a narrative regarding the Deer Creek improvement project relative to this development.

-State if the Transportation Impact Fee is applicable to the rezone. If applicable what option the developer will be selecting for payment. See Resolution 18-471



Access to the site has been restricted from Mountain Hill Road and Deer Creek Road and will only be allowed from Base Camp Road. The project will have only one stop-controlled access point at Base Camp Road approximately 440 feet north of the intersection of Deer Creek. The access into the site is secured by a security gate accessible via code. The location of our access point is approximately 50-feet south of the eastern business access and is projected to operate without major conflicts or safety concerns due to the offset nature, the left turning vehicles into our site being located south of the eastern access and visibility for right turn out of our site having appropriate sight distance and decision time to safely make the turning movements.

The minimal traffic generation from the site can easily be accommodated on Base Camp Road a local commercial roadway and the intersection is not projected to be adversely impacted by the project.

See Engineering Criteria Manual Appendix B for traffic memorandum submittal requirements. Provide the following project impact assessment

- Peak hour access LOS
- Appropriateness of access location
- Auxiliary turn lane evaluation and recommendations
- Sight distance evaluations and recommendations
- Appropriateness of the existing roadway signing and striping and recommendations

The findings of the Traffic Memo shall be provided in summary format under a Recommendation and Report Conclusion section. See ECM Appendix B Section B.6.

Include the following engineer's certification with the engineer's stamp, signature, and date and developers statement.

**Traffic Engineer's Statement**

The attached 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.

[Name, P.E. # \_\_\_\_\_ ]

Date

**Developer's Statement**

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

[Name, Title]

[Business Name]

[Address]

Date