



LSC TRANSPORTATION CONSULTANTS, INC.
2504 East Pikes Peak Avenue, Suite 304
Colorado Springs, CO 80909
(719) 633-2868
FAX (719) 633-5430
E-mail: lsc@lsctrans.com
Website: <http://www.lsctrans.com>

Forest Lakes Filing No. 7
Transportation Memorandum
(LSC #S214700)
August 3, 2021

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.

Developer's Statement

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

A handwritten signature in blue ink that reads 'Jim Boulton'. The signature is written in a cursive style with a large, looping initial 'J'.

A handwritten date in blue ink that reads '8-3-21'. The date is written in a simple, blocky style.

Date



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August 3, 2021

Mr. Kyle Campbell
Classic Consulting
619 North Cascade Avenue, Suite 200
Colorado Springs, CO 80903

RE: Forest Lakes Filing No. 7
El Paso County, Colorado
Transportation Memorandum
LSC #S214700

Dear Mr. Campbell:

LSC Transportation Consultants, Inc. has prepared this transportation memorandum to accompany the Filing No. 7 submittal for the Forest Lakes residential development to be located northwest of the intersection of Hay Creek Road and Baptist Road in El Paso County, Colorado. This memorandum contains the following:

- A list of previous Forest Lakes traffic reports and the context of this project (with County reference numbers included in parentheses);
- A summary of the proposed land use and access plan;
- The projected average weekday and peak-hour vehicle trips to be generated by the Filing No. 7 land uses;
- Recommendations for street functional classifications for streets within Filing No. 7; and
- The required Countywide Road Impact Fees.

PREVIOUS FOREST LAKES TRAFFIC REPORTS AND MEMORANDUM

LSC completed a master-plan-level study for all of Forest Lakes, dated August 13, 2001 (PUD 01009). LSC also prepared three letters in response to comments on the initial master plan study dated January 8, 2002, March 15, 2002, and August 5, 2002. The following reports have also been prepared:

- Forest Lakes Filing 2 (TIA) dated December 9, 2015 (SF 1527 and SF 1528)
- Forest Lakes Phase II (TIA) dated February 21, 2019 (PUD SP 181)
- Forest Lakes Filing No. 5 (transportation memorandum) dated August 30, 2019 (SF 1915)
- Forest Lakes Filing No. 6 (transportation memorandum) dated October 6, 2020 (SF 2027)

The areas within the approved Forest Lakes Filing No. 5 and 6 and the currently-proposed Forest Lakes Filing No. 7 were included in the Phase II TIA.

SITE DEVELOPMENT AND LAND USE

Land Use

The Forest Lakes Phase II TIA assumed 180 lots for single-family homes would be developed in the northwest area of the Forest Lakes development. The approved Forest Lakes Filing Nos. 5 and 6 include 101 lots and the currently-proposed Filing No. 7 is planned to include 79 lots for a total of 180 lots for this same area. The site plan for the currently-proposed Filing No. 7 is attached.

Access

No change to the access is proposed with this filing.

TRIP GENERATION

Estimates of the traffic volumes expected to be generated by the site have been made using the nationally-published trip-generation rates found in *Trip Generation, 10th Edition, 2017* by the Institute of Transportation Engineers (ITE). Table 1 shows the results of the trip-generation estimates.

As shown in Table 1, Forest Lakes Filing No. 7 is projected to generate about 746 new vehicle trips on the average weekday, with about one-half of the vehicles entering and one-half of the vehicles exiting in a 24-hour period. During the morning peak hour, which generally occurs for one hour between 6:30 a.m. and 8:30 a.m., about 15 vehicles would enter and 44 vehicles would exit the site. During the afternoon peak hour, which generally occurs for one hour between 4:30 p.m. and 6:30 p.m., about 49 vehicles would enter and 29 vehicles would exit the site.

SHORT-TERM AND 2040 TOTAL TRAFFIC

Please refer to *Forest Lakes Phase II Traffic Impact Analysis* dated February 21, 2019 for the short-term and 2040 total traffic volumes and level of service analysis.

ROADWAY CLASSIFICATIONS

As shown in Figure 11 of the Phase II TIA, Mesa Top Drive should be classified as Urban Local. All other streets within Filing No. 7 should be classified as Local (Low Volume).

ROADWAY IMPROVEMENT FEE PROGRAM

This project will be required to participate in the El Paso County Road Improvement Fee Program. Forest Lakes Filing No. 7 will join the ten-mil PID. The ten-mil PID building permit fee portion associated with this option is \$1,221 per single-family dwelling unit. Based on 79 lots, the total building permit fee would be \$96,459.

* * * * *

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

Respectfully Submitted,

LSC TRANSPORTATION CONSULTANTS, INC.

By: Jeffrey C. Hodsdon, P.E.
Principal

JCH:KDF:jas

Enclosures: Table 1
Forest Lakes Filing No. 7 Site Exhibit

Table 1

**Table 1
Trip Generation Estimate
Forest Lakes Fil 7**

Filing No	Land Use Code	Land Use Description	Trip Generation Units	Trip Generation Rates ⁽¹⁾					Total Trips Generated				
				Average Weekday Traffic	Morning Peak Hour		Afternoon Peak Hour		Average Weekday Traffic	Morning Peak Hour		Afternoon Peak Hour	
					In	Out	In	Out		In	Out		
Currently Proposed Forest Lakes Phase II Filing													
7	210	Single-Family Detached Housing	79 DU ⁽²⁾	9.44	0.19	0.56	0.62	0.37	746	15	44	49	29
Approved Forest Lakes Phase II Filings													
5	210	Single-Family Detached Housing	33 DU	9.44	0.19	0.56	0.62	0.37	312	6	18	21	12
6	210	Single-Family Detached Housing	68 DU	9.44	0.19	0.56	0.62	0.37	642	13	38	42	25
Forest Lakes Phase II Total			180 DU						1,699	33	100	112	66

Notes:

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

(2) DU = dwelling unit

Source: LSC Transportation Consultants, Inc.

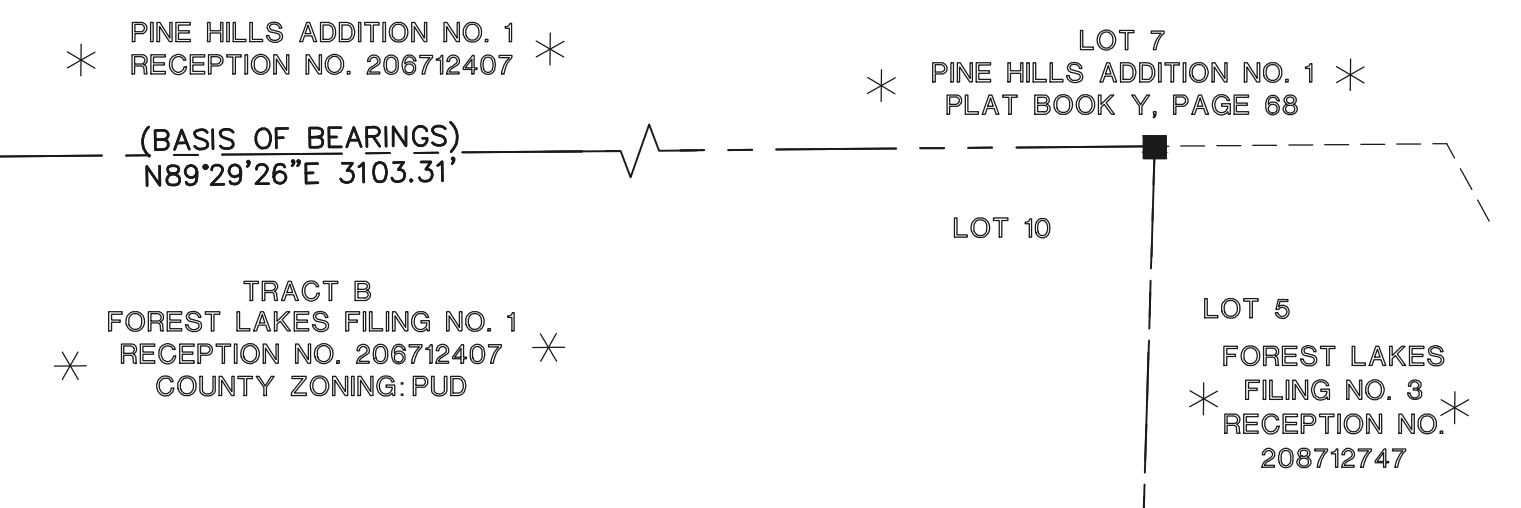
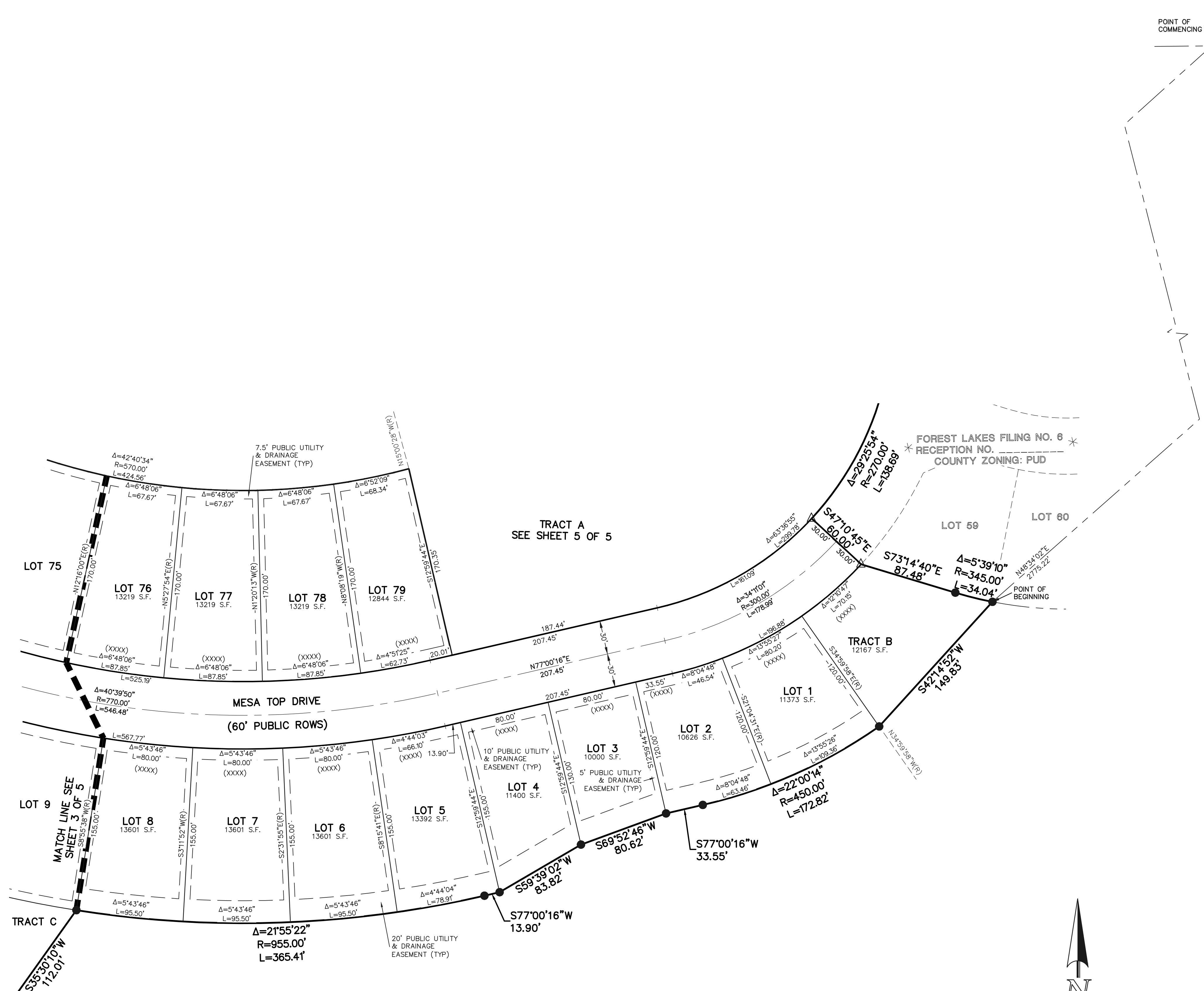
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Forest Lakes Filing No. 7 Site Exhibit



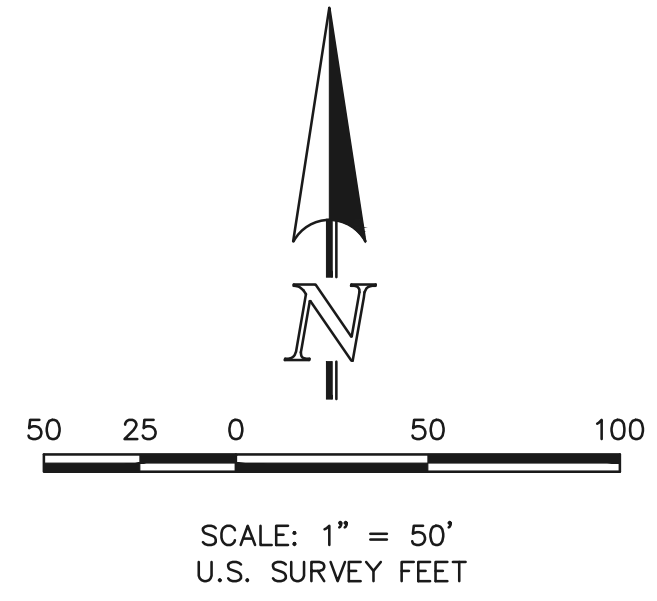
FOREST LAKES FILING NO. 7

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 11 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



- LEGEND**
- AC ACRES
 - S.F. SQUARE FEET
 - (R) RADIAL BEARING
 - * NOT PART OF THIS PLAT
 - (XXXX) STREET ADDRESS
 - ▲ NO. 5 REBAR WITH 1 1/2" ALUMINUM CAP OR PK NAIL AND 1 1/2" STEEL WASHER "STAMPED CCES LLC PLS 30118" RECOVERED FLUSH W/GROUND
 - NO. 5 REBAR WITH 1 1/2" ALUMINUM CAP OR PK NAIL AND 1 1/2" STEEL WASHER "STAMPED CCES LLC PLS 30118" SET FLUSH W/GROUND
 - NO. 4 REBAR WITH 1" RED PLASTIC SURVEYORS CAP STAMPED "PLS 19586" RECOVERED FLUSH W/GROUND

PRELIMINARY
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FOREST LAKES
FILING NO. 7
JOB NO. 1175.70
MARCH 23, 2021
SHEET 2 OF 5



619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903 (719)785-0790
(719)785-0799 (Fax)

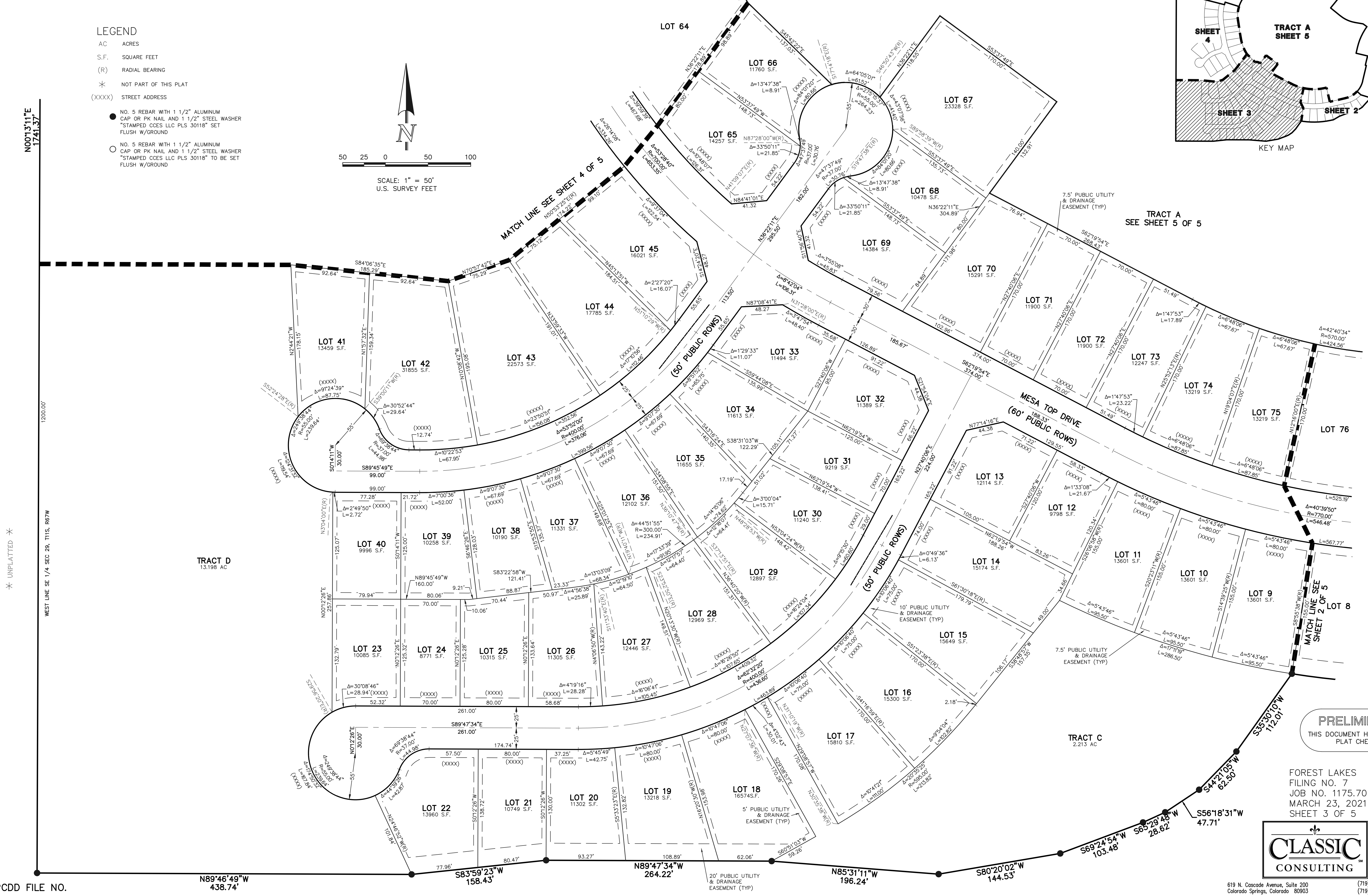
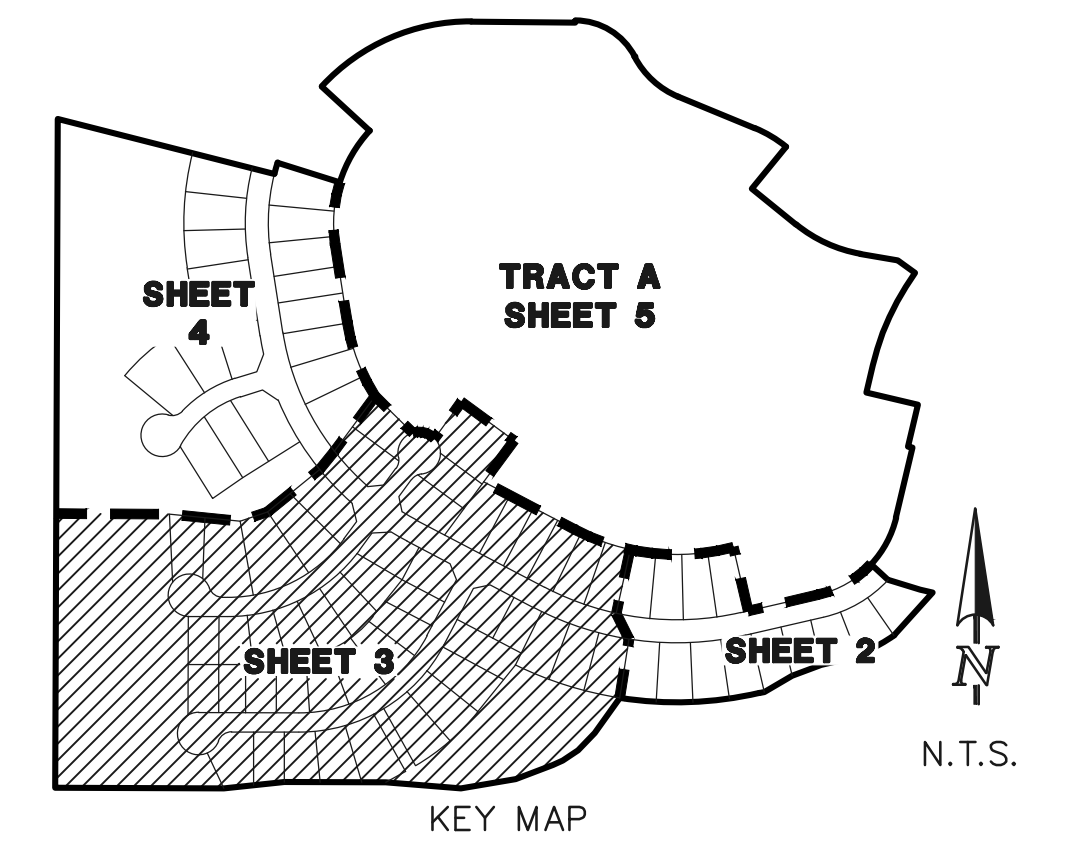
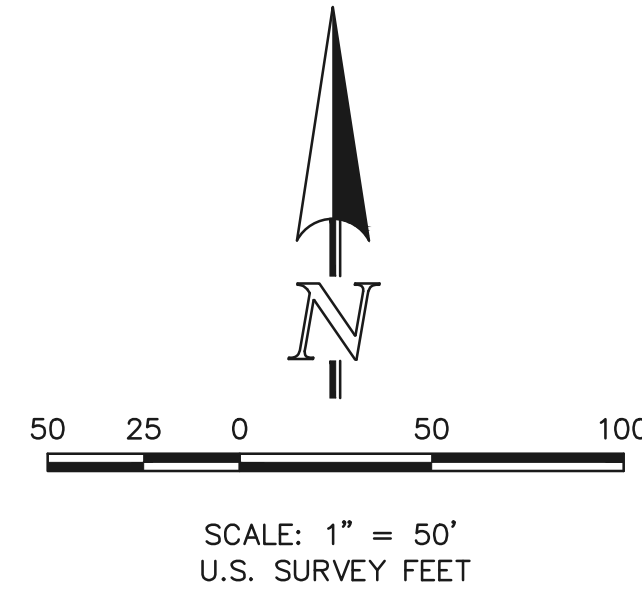
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FOREST LAKES FILING NO. 7

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

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FOREST LAKES
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SHEET 3 OF 5



619 N. Cascade Avenue, Suite 200
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(719)785-0790
(719)785-0799 (Fax)

PCDD FILE NO.

N89°46'49"W
438.74'

S83°59'23"W
158.43'

N89°47'34"W
264.22'

N85°31'11"W
196.24'

S80°20'02"W
144.53'

S69°24'54"W
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N00°13'11"E
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1200.00'

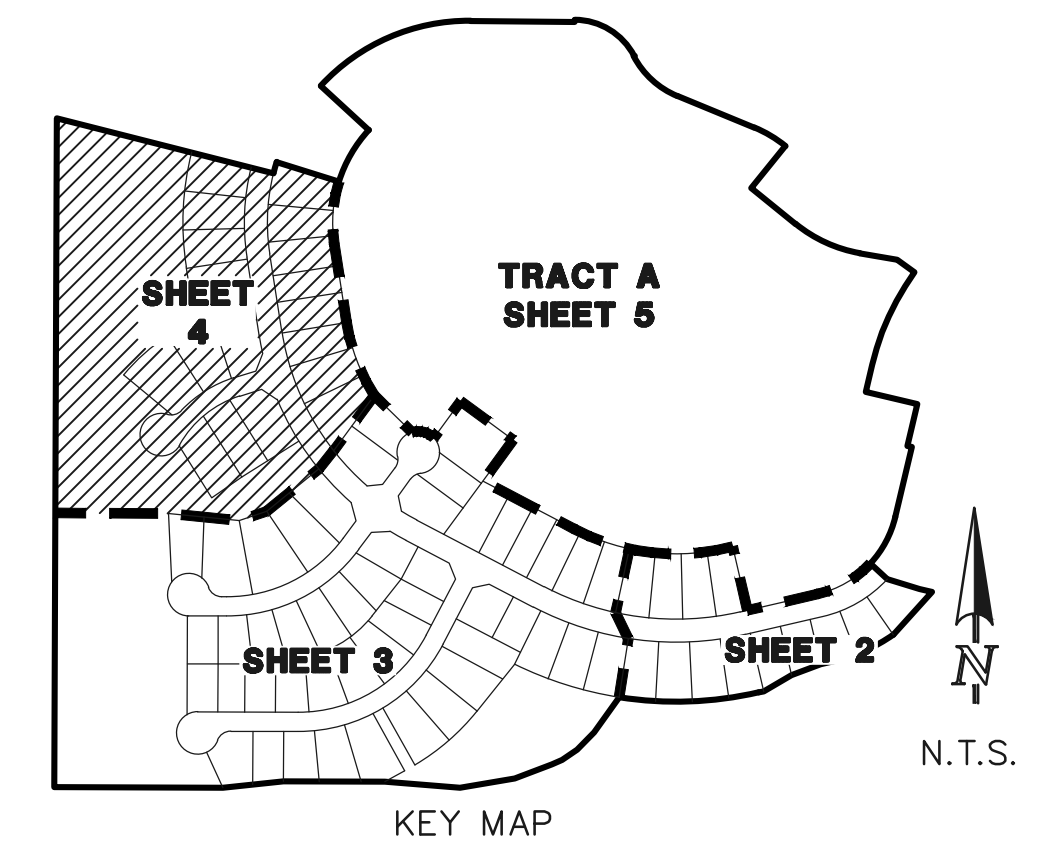
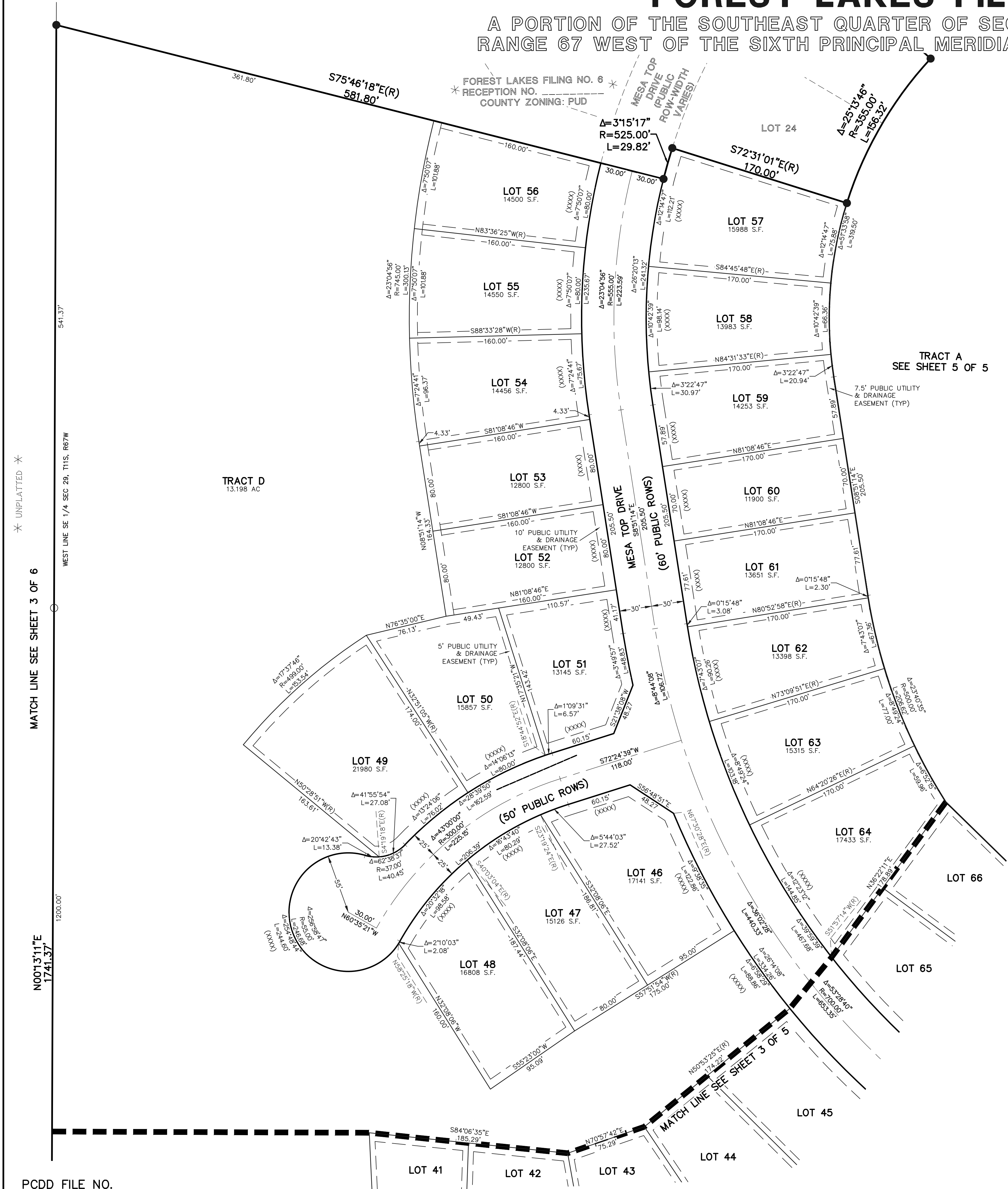
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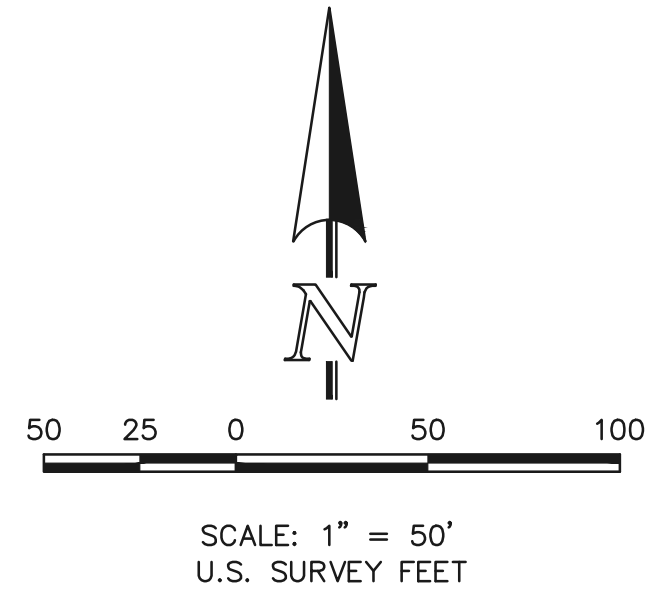
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SHEET 4 OF 5



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(719)785-0799 (Fax)

PCDD FILE NO.

MATCH LINE SEE SHEET 3 OF 6

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UNPLATTED *
WEST LINE SE 1/4 SEC 29, T11S, R67W

541.37'

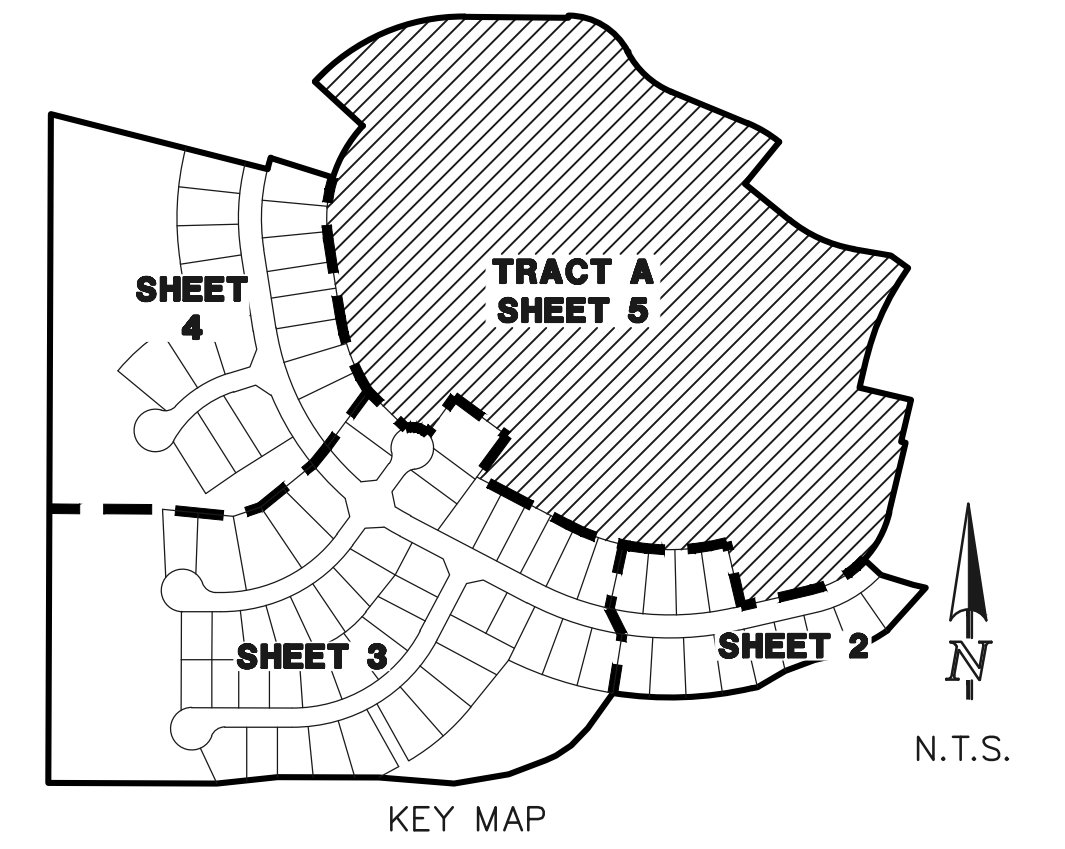
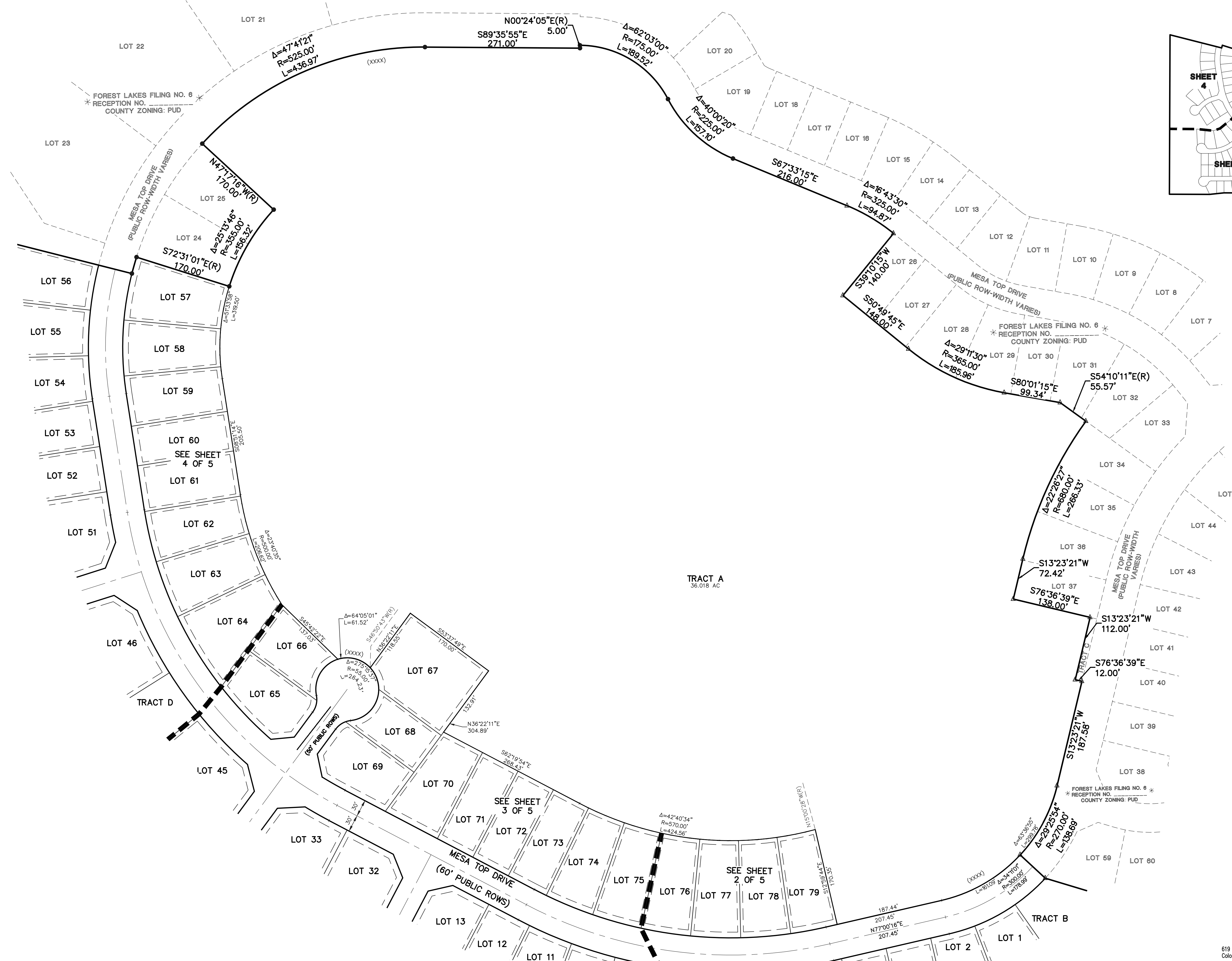
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S75°46'18"E(R)
581.80'

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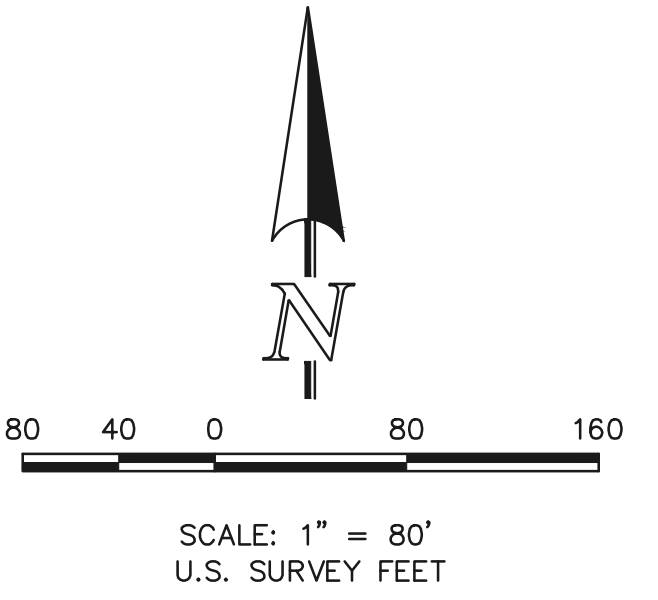
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