



December 21, 2018

El Paso County Development Services
2880 International Circle, Suite 110
Colorado Springs, CO 80910

ATTN: Ms. Kari Parsons, Planner II

RE: Hannah Ridge at Feathergrass Filing No's 5,6 &7
Traffic Letter (SF-18-038, SF-18-039, SF-18-040)

Dear Kari:

CCES has prepared this traffic summary letter for Filings 5,6 & 7 of the Hannah Ridge at Feathergrass development. The site is located north of Constitution Avenue and west of Akers Drive in El Paso County, Colorado. Filing 5 is planned to contain 55 lots for single-family homes. Filing 6 contains 33 single-family lots and Filing 7 contains 81 lots for single-family homes. LSC completed a traffic impact study dated November 27, 2007 for the overall Hannah Ridge at Feathergrass Preliminary Plan.

The lot and street layout for these filings matches the Preliminary Plan Amendment except for the loss of lots to support the creation of a proposed stormwater facility.

TRIP GENERATION

Estimates of the vehicle-trips expected to be generated by Filing No's. 5, 6 & 7 have been made using the nationally published trip generation rates found in *Trip Generation, 9th Edition, 2012* by the Institute of Transportation Engineers (ITE) as reflected in prior LSC documents and is reflected below:

Filing Number	Lots	Average Weekday new vehicle trips (9.52 trips per lot)
5	55	524
6	33	314
7	81	771

ESCROW FOR FUTURE TRAFFIC SIGNAL

Prior to the recent adoption of the amended El Paso County Impact Fee Program, an escrow had been established to support the installation of the signal at Constitution Avenue and Hannah Ridge Drive. The approved fee amendment now captures signalized intersection costs, so no formal escrow contributions will be required.

ROADWAY IMPROVEMENT FEE PROGRAM

This development is subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 12-389 as well as the recent amendment. Based on a per-lot up-front building permit fee of \$1,221 per dwelling unit for PID #2, the total building permit fee amount would be \$67,155 for Filing 5 and \$40,293 for Filings 6 and \$98,901 for Filing 7.

If any questions regarding this summary of findings based upon prior analysis, please let me know.

Respectfully submitted,

Classic Consulting Engineers & Surveyors, LLC



Kyle R. Campbell, P.E.
Division Manager

Please provide a Traffic Signal Warrant
Analysis for Constitution Avenue and
Hannah Ridge Drive.
At what phase of this development should
the signal be installed?

Markup Summary

Steve Kuehster (1)

11-4-2019, 10:06 AM
2019/01/17

Please provide a Traffic Signal Warrant Analysis for Constitution Avenue and Hannah Ridge Drive. At what phase of this development should the signal be installed?

Subject: text box

Page Label: 2

Author: Steve Kuehster

Date: 1/17/2019 10:06:28 AM

Color: █

Please provide a Traffic Signal Warrant Analysis for Constitution Avenue and Hannah Ridge Drive. At what phase of this development should the signal be installed?