



LSC TRANSPORTATION CONSULTANTS, INC.
545 East Pikes Peak Avenue, Suite 210
Colorado Springs, CO 80903
(719) 633-2868
FAX (719) 633-5430
E-mail: lsc@lsctrans.com
Website: <http://www.lsctrans.com>

Lorson Ranch East Filing 1 Transportation Memorandum (LSC #184150) March 1, 2018

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.

Jeffrey C. Hodsdon, P.E., #31684



Date

3/1/18

Developer's Statement

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

Jeff [Signature]

Date

3/1/18



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March 1, 2018

Mr. Jeff Mark
The Landhuis Company
212 North Wahsatch Avenue, Suite 301
Colorado Springs, CO 80903

RE: Lorson Ranch East
Filing No. 1
El Paso County, Colorado
Transportation Memorandum
LSC #184150

Dear Mr. Mark:

LSC Transportation Consultants, Inc. has prepared this transportation memorandum to accompany the Filing 1 submittal for the Lorson Ranch East residential development to be located within the Lorson Ranch development in El Paso County, Colorado. The site location is shown in Figure 1. LSC prepared a traffic impact study (TIS) for the entire Lorson Ranch East Preliminary Plan dated November 9, 2017 and revised January 8, 2018. The lot and street plan has not changed since completion of that report. This memorandum contains the following:

- The projected average weekday and peak-hour vehicle-trips to be generated by the Filing 1 land uses.
- Recommendations for a fair share contribution toward a future traffic signal at the intersection of Marksheffel Road and Lorson Boulevard.
- Recommendations for street functional classifications for streets within Filing 1.
- The required Countywide Road Impact Fees.

SITE DEVELOPMENT AND LAND USE

Land Use

Lorson Ranch East Filing 1 is planned to include 303 lots for single-family homes. This is 28 fewer lots than were included in Phase 1 of the Preliminary Plan TIS. Figure 2 shows the proposed site plan. There are no changes to the lot layout, street network, and access points from the plan shown in the Preliminary Plan TIS.

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, Lorson Ranch East Filing 1 is projected to generate about 2,860 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 and 8:30 a.m., about 56 vehicles would enter and 168 vehicles would exit the site. During the afternoon peak hour, which generally occurs for one hour between 4:30 and 6:30 p.m., about 189 vehicles would enter and 111 vehicles would exit the site.

SHORT-TERM AND 2040 TOTAL TRAFFIC

Address school site, its requirements, and separate traffic study to be submitted.

Please refer to Preliminary Plan TIS for the short-term and 2040 total traffic volumes, level of service analysis, and traffic signal warrant analysis.

TRAFFIC SIGNAL ESCROW AMOUNTS

The Lorson Ranch Preliminary Plan TIS estimated a fair share contribution towards a future signal at the intersection of Marksheffel/Lorson would be \$93,950 for Lorson Ranch East Phase 1. Filing 1 is planned to contain 303 of the 331 lots assumed in Phase 1. Based on the proposed number of lots in Filing 1, the contribution for Filing 1 would be \$86,003. ●

ROADWAY CLASSIFICATIONS

As shown on Figure 15 of the Lorson Ranch East Preliminary Plan TIS, all of the internal streets within Lorson Ranch East Filing 1 should be classified as Urban Local.

ROADWAY IMPROVEMENT FEE PROGRAM

This project will be required to participate in the El Paso County Road Improvement Fee Program. Lorson Ranch East Filing 1 will join the ten-mil PID. The ten-mil PID building permit fee portion associated with this option is \$923 per single-family dwelling unit. Based on 303 lots, the total building permit fee would be \$279,669.

* * * * *

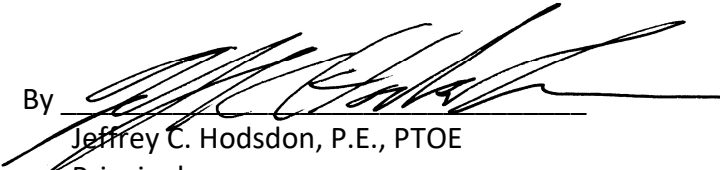
Provide a paragraph stating what roads and intersections are being constructed with Filing No. 1. Reference Phasing Plan for Phase 1.

Please contact me if you have any questions or need further assistance.

Sincerely,

LSC TRANSPORTATION CONSULTANTS, INC.

By



Jeffrey C. Hodsdon, P.E., PTOE
Principal

JCH:KDF:bjwb

Enclosures: Table 1
Figures 1-2

**Table 1
Trip Generation Estimate
Lorson Ranch East Filing 1**

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	In	Out
210	Single-Family Detached Housing	303 DU ⁽²⁾	9.44	0.19	0.56	0.62	0.37	2,860	56	168	189	111

Notes:
 (1) Source: "Trip Generation, 10th Edition, 2017" by the Institute of Transportation Engineers (ITE)
 (2) DU = dwelling unit

Source: LSC Transportation Consultants, Inc.



Approximate Scale
Scale: 1" = 3,000'

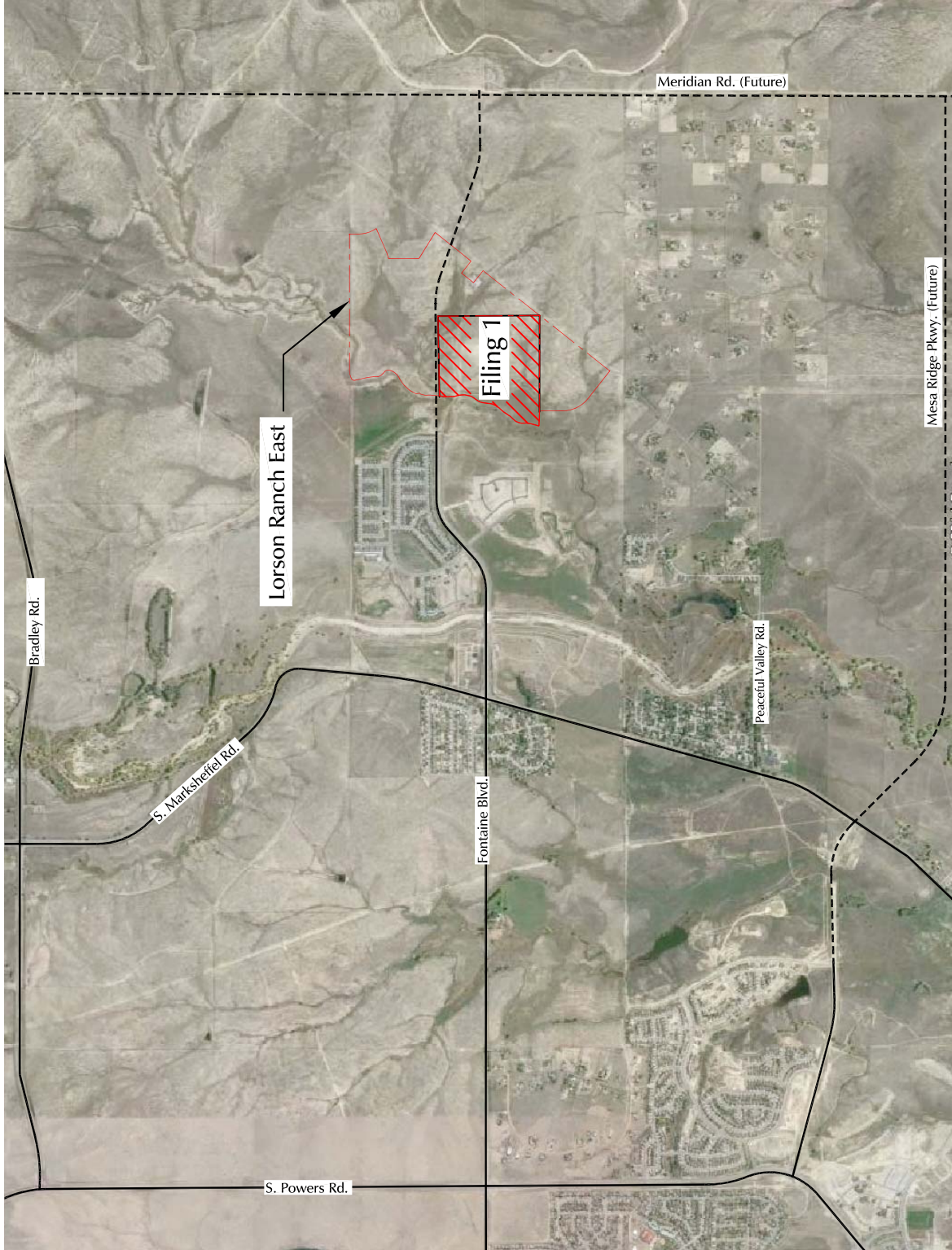
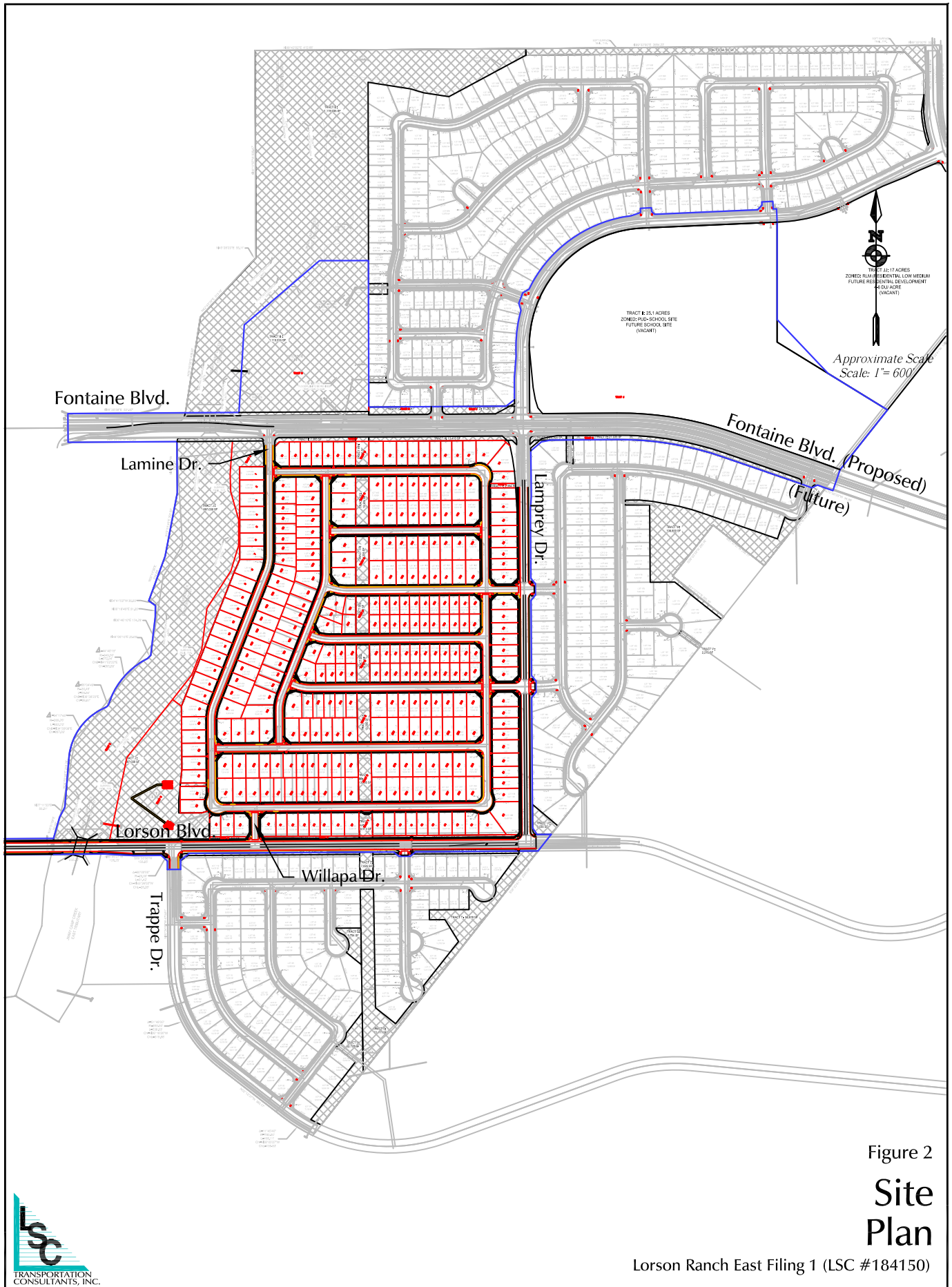


Figure 1

Vicinity Map

Lorson Ranch East Filing 1 (LSC #184150)






Markup Summary

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Address school site, its requirements, and separate traffic study to be submitted.


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Provide a paragraph stating what roads and intersections are being constructed with Filing No. 1. Reference Phasing Plan for Phase 1.