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# Lorson Ranch East Filing No. 1 Transportation Memorandum (LSC #184150) PCD Ref. No. SF-18-8 May 2, 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.



## Developer's Statement

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

A blue ink signature of the developer, written over a horizontal line.

5/2/18  
Date



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May 2, 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 updated 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. The school site north of Fontaine Boulevard and east of Lamprey Drive is also planned to be developed in the short-term future. A separate traffic impact study is being submitted for the school site that will address the requirements for development of that site in more detail. The street infrastructure necessary to serve the school will be constructed by the developer as part

of Filing No. 1. There are no changes to the lot layout, street network, and access points from the plan shown in the Preliminary Plan TIS.

Figure 2 also shows the streets that are planned to be constructed with Lorson Ranch East Filing 1. Fontaine Boulevard is planned to be extended east from its current terminus at the intersection of Stingray Lane and Old Glory (east) to the east boundary of the school site. Lamprey Drive would be constructed north from Fontaine Boulevard to the future school access point (Shavers Drive) and south to Lorson Boulevard.

Lorson Ranch East Filing No. 1 would also include the construction of Lorson Boulevard between Stingray Lane and Lamprey Drive. The section of Lorson Boulevard from Carriage Meadows South across the main channel of Jimmy Camp Creek to Stingray would not be included with this filing. The streets planned to be constructed with this filing are generally consistent with the assumptions for Phase 1 in the Preliminary Plan TIS except that Lamprey Drive was previously not assumed to be constructed south of Fontaine Boulevard and Lorson Boulevard was assumed to only be constructed to the first access on the north side of Lorson Boulevard (Willapa Drive) with Phase 1.

## **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, 10<sup>th</sup> 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**

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**

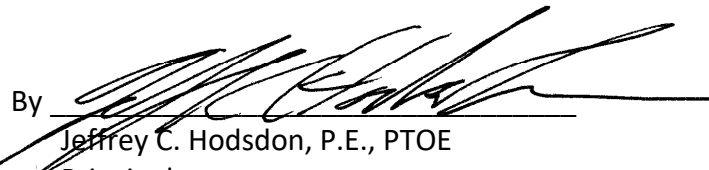
This project will be required to participate in the El Paso County Road Improvement Fee Program. Lorson Ranch East Filing 1 will join the ten-mil PID. The ten-mil PID building permit fee portion associated with this option is \$923 per single-family dwelling unit. Based on 303 lots, the total building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

\* \* \* \* \*

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 <sup>(1)</sup>						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 <sup>(2)</sup>	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)



