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October 8, 2019

James Byers, PLA
VP of Community Development
Challenger Homes
8605 Explorer Drive, #250
Colorado Springs, CO 80920

RE: Sorpresa Residential Community
Colorado Springs, CO
Trip Generation Technical Memorandum
LSC #194910

Dear Mr. Byers,

LSC Transportation Consultants, Inc. has prepared this trip generation technical memorandum for the proposed Sorpresa residential community in Colorado Springs, Colorado. Located at El Paso County parcel ID numbers 5306000047 and 5306000048, the site is located generally south and southeast of the intersection of Sorpresa Lane/De Anza Peak Trail. This report presents the estimated vehicle-trip generation for the proposed development, a description of the access to the site, and the estimated distribution of trips to be generated by the site on the area streets which will provide access to the site. This report has been prepared for submittal to the City of Colorado Springs.

PROPOSED LAND USE/SITE ACCESS

The 6.42-acre property (zoned RR-5 CAD-O) is located at 6435 Sorpresa Lane in Colorado Springs, Colorado and is located generally south and southeast of the intersection of Sorpresa Lane/De Anza Peak Trail. Currently, 70 single-family residential lots are proposed for the property. A copy of the site plan is attached, which shows the individual residential units, site circulation, and access points.

Two access points to Sorpresa are proposed for the property. The primary access will form the south leg of the intersection of Sorpresa Lane/De Anza Peak Trail. Sorpresa Lane will be extended east along the north side of the property.

EXISTING ADJACENT STREETS

Streets adjacent to the site are identified below, followed by a brief description of each:

- **Sorpresa Road** is an east/west street that extends east from Tutt Boulevard to its current terminus just east of Ski Lane/Gilpin Peak Drive. Sorpresa Road is planned to be extended to the east along the north frontage of this development.
- **Gilpin Peak Drive** and De Anza Peak Trail are two-lane non-arterial streets that extend north from Sorpresa Lane between Cumbre Vista Way and approximately 450 feet south of Sorpresa Lane.
- **Tutt Boulevard** is a north/south street that locally extends north from Woodmen Road to Cowpoke Road on the east side of Powers Boulevard. Tutt Boulevard is planned to be extended north to Research Parkway in the future. Near the site, Tutt Boulevard is a four-lane Minor Arterial with a raised median and a posted speed limit of 35 miles per hour (mph).

TRIP GENERATION ESTIMATE

Estimates of the existing and projected vehicle-trips to be generated by the site have been made using the nationally published average trip generation rates land use code “210 – Single-Family (Detached) Housing” in *Trip Generation, 10th Edition, 2017* by the Institute of Transportation Engineers (ITE).

Table 1 below presents a summary of the estimated additional site trip generation. A detailed trip generation estimate for the site, including ITE rates for the proposed residential development, is presented in Table 2 (attached).

Table 1: Estimated Site Vehicle-Trip Generation

Analysis Period	Weekday		
	In	Out	Total
Morning peak hour (vehicle-trips/hour)	14	41	55
Evening peak hour (vehicle-trips/hour)	45	27	72
Weekday – 24-hour total (vehicle-trips/day)	375	375	749

Based on the ITE estimate for the proposed residential development, the site would generate about 769 vehicle-trips on the average weekday. During the weekday morning peak hour, approximately 14 vehicles would enter and 41 vehicles would exit the site. Approximately 45 entering vehicles and 27 exiting vehicles are projected for the weekday evening peak hour.

DIRECTIONAL DISTRIBUTION AND DAILY TRAFFIC IMPACTS

LSC estimates that approximately 95 percent of the site-generated daily vehicle trips would utilize Sorpresa Lane to Tutt Boulevard (to Woodmen Road) and 5 percent of the site-generated daily

trips would utilize De Anza Peak Drive to/from the north to Cowpoke Road (to Black Forest Road) for travel. This would result in about 37 trips per day on De Anza Peak Drive and about 711 trips per day on Sorpresa Lane. This is based on the existing roadway and street network (prior to the Tutt Boulevard extension north to Research Parkway)

CONCLUSIONS AND RECOMMENDATIONS

- Daily trip generation for the site would be about 749 vehicle-trips on the average 24-hour weekday.
- During the weekday morning peak hour, approximately 14 vehicles would enter and 41 vehicles would exit the site.
- Approximately 45 entering vehicles and 27 exiting vehicles are projected for the weekday evening peak hour.
- Based on the trip generation and directional distribution estimates, the development would add about 37 trips per day on De Anza Peak Drive and about 711 trips per day on Sorpresa Lane.

* * * * *

Please contact me if you have any questions.

Respectfully Submitted,

LSC TRANSPORTATION CONSULTANTS, INC.

Original signed and stamped.

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

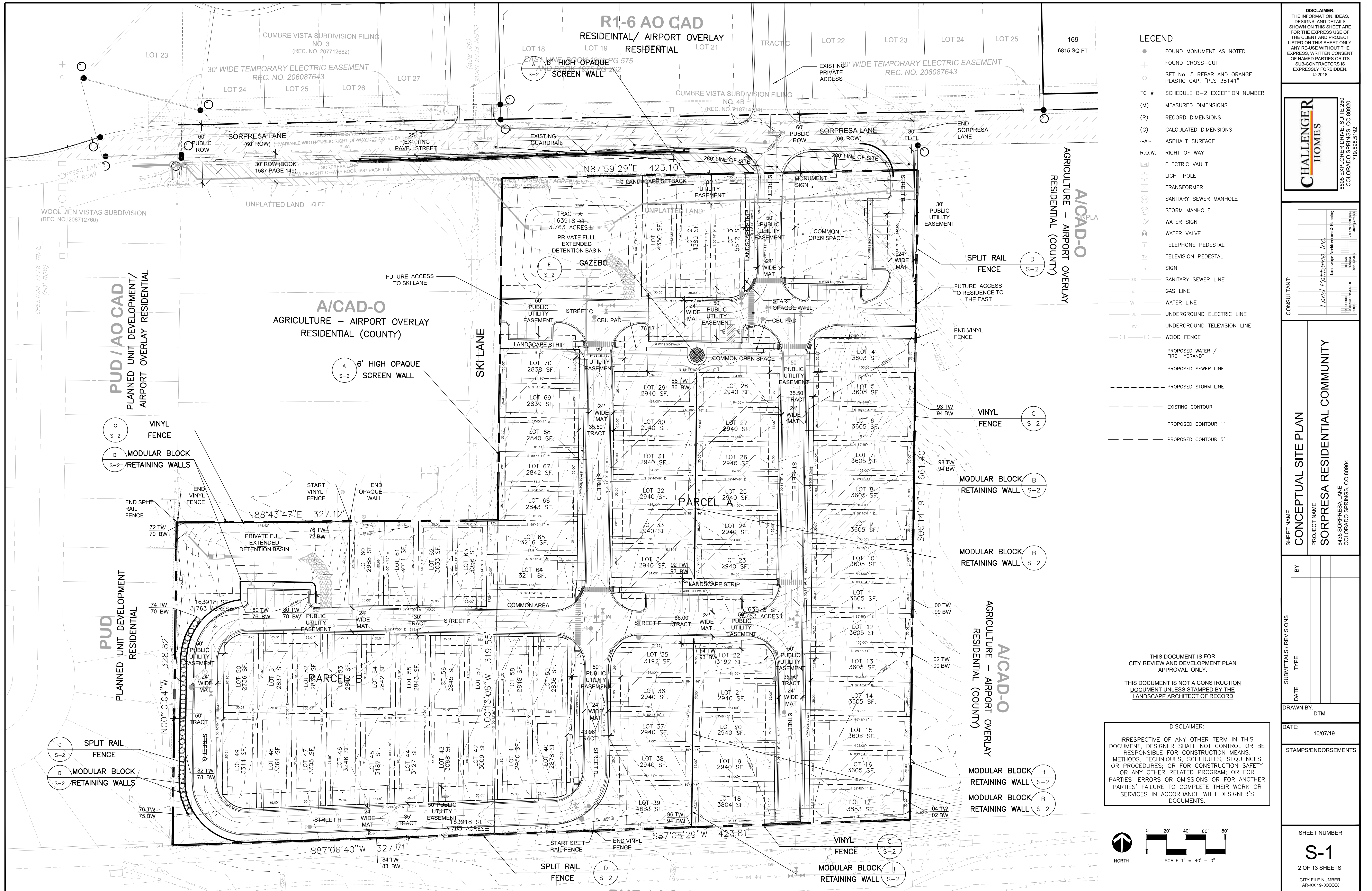
JCH:JAB:jas

Enclosure: Table 2
Site Plan

Table 2: Trip Generation Table

ITE		Value	Units ¹	Trip Generation Rates ²				Total Trips Generated					
Code	Description			Average Weekday	A.M.		P.M.		Average Weekday	A.M.		P.M.	
				In	Out	In	Out		In	Out	In	Out	
210	Single-Family Detached Housing	70	DU	10.70	0.19	0.58	0.65	0.38	749	14	41	45	27

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



- LEGEND**
- FOUND MONUMENT AS NOTED
 - + FOUND CROSS-CUT
 - SET No. 5 REBAR AND ORANGE PLASTIC CAP, "PLS 38141"
 - TC # SCHEDULE B-2 EXCEPTION NUMBER
 - (M) MEASURED DIMENSIONS
 - (R) RECORD DIMENSIONS
 - (C) CALCULATED DIMENSIONS
 - ~A~ ASPHALT SURFACE
 - R.O.W. RIGHT OF WAY
 - ⊞ ELECTRIC VAULT
 - ⊞ LIGHT POLE
 - ⊞ TRANSFORMER
 - ⊞ SANITARY SEWER MANHOLE
 - ⊞ STORM MANHOLE
 - ⊞ WATER SIGN
 - ⊞ WATER VALVE
 - ⊞ TELEPHONE PEDESTAL
 - ⊞ TELEVISION PEDESTAL
 - ⊞ SIGN
 - SS — SANITARY SEWER LINE
 - G — GAS LINE
 - W — WATER LINE
 - UE — UNDERGROUND ELECTRIC LINE
 - UT — UNDERGROUND TELEVISION LINE
 - (-) - WOOD FENCE
 - - - PROPOSED WATER / FIRE HYDRANT
 - - - PROPOSED SEWER LINE
 - - - PROPOSED STORM LINE
 - - - EXISTING CONTOUR
 - - - PROPOSED CONTOUR 1'
 - - - PROPOSED CONTOUR 5'

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CONSULTANT:
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Landscape Architecture & Planning
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DENVER, CO 80202
303.733.1111

CONCEPTUAL SITE PLAN
PROJECT NAME: **SORPRESA RESIDENTIAL COMMUNITY**
6435 SORPRESA LANE
COLORADO SPRINGS, CO 80904

DATE	BY	REVISIONS

DRAWN BY: **DTM**

DATE: **10/07/19**

STAMPS/ENDORSEMENTS

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S-1
2 OF 13 SHEETS
CITY FILE NUMBER:
AR-XX-19-XXXXX

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