



October 23, 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 4,5,6 &7
Traffic Letter

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.

A copy of each plat is attached for reference. The lot and street layout for these filings matches the Preliminary Plan Amendment except for the loss of lots and 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

The section below is from the Hannah Ridge at Feathergrass Filings No. 3 & 4 Updated Traffic Impact Analysis by LSC dated September 7, 2017 and has been updated to reflect the proposed 3 filings.

An estimate of the fair contribution to the cost of a future traffic signal at the intersection of Constitution Avenue and Hannah Ridge Drive has been calculated for the currently proposed Hannah Ridge at Feathergrass Filing No's 5,6 & 7.

The cost of this signal is approximately \$300,000. To date the County has collected \$14,825 towards this signal (\$10,375 from Wilshire Filing No's 2/3 and \$4,450 from Hannah Ridge at Feathergrass Filing No. 2). Table 3 (from the LSC Filing 3 and 4 letter) shows a projection of the key peak-hour intersection turning movements traffic

volumes at the intersection of Hannah Ridge/ Constitution by filing/development. These volumes were used to determine contributions to this signal for previously anticipated Filing No's 5 thru 8 (now 5 thru 7) assuming the remaining \$285,175 comes from the remaining Hannah Ridge at Feathergrass residential filings and Phases 9 and 10 as well as other area future development parcels and the future school site south of Constitution Avenue which are anticipated to add traffic to this intersection. As traffic signal percentages have been based on the minor street approach volumes, only the northbound and southbound left-turn and through movements were included in determining the fair share contribution. The Filing 5, 6 & 7 contribution toward the signal would be \$15,323 (5.37 percent of the remaining \$285,175 signal cost) as reflected in the September 7, 2017 LSC Analysis.

Table 3-ALT in the LSC letter shows an alternate estimate of the fair share contributions toward this signal assuming the future developments included in Table 3, but also developed subdivisions to the south. Based on this alternate estimate the Filing 5, 6 & 7 contribution would be \$13,799 for all three filings.

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. Based on a per-lot up-front building permit fee of \$923 per dwelling unit, the total building permit fee amount would be \$50,765 for Filing 5 and \$30,489 for Filings 6 and \$74,764 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

Attachments:

Table 3, LSC 9-07-17 Analysis
Table Alt 3, LSC 9-07-17 Analysis
Final Plat Filing No's 5, 6 & 7

Table 3
Traffic Signal Escrow Calculation Table
Constitution Avenue/Hannah Ridge Drive Intersection
Including Only Existing Contributions to Date and Contributions Projected For Future Developments
Hannah Ridge at Feathergrass Filing Nos. 3 and 4

Filing	2040 Minor Approach Volumes (vehicles per hour)								AM+PM Total	% of Total	Signal Contribution
	AM Peak				PM Peak						
	SB LT	SB TH	NB LT	NB TH	SB LT	SB TH	NB LT	NB TH			
Signal Contributions Collected to Date											
Hannah Ridge Fil. 2											\$4,450
Wilshire Fil Nos. 2 and 3											\$10,375
										Total Collected To Date	\$14,825
Contributions Anticipated for Future Developments											
Hannah Ridge Fil. 1 (Existing- catch up)	0	0	0	1	0	1	0	1	3	0.90%	\$2,554
Hannah Ridge Fil. 3	4	1	0	0	3	1	0	1	10	2.99%	\$8,513
Hannah Ridge Fil. 4	5	1	0	1	3	1	0	2	13	3.88%	\$11,066
Hannah Ridge Fil. 5-8	3	5	0	1	2	3	0	4	18	5.37%	\$15,323
Hannah Ridge Phase 9	22	8	0	1	10	4	0	4	49	14.63%	\$41,712
Hannah Ridge Phase 10	5	4	0	11	29	22	0	29	100	29.85%	\$85,127
Parcel Southeast of the intersection	0	0	9	1	0	0	52	4	66	19.70%	\$56,184
Parcel Southwest of the intersection	0	0	8	1	0	0	9	1	19	5.67%	\$16,174
Future School Site	0	0	14	0	0	0	8	0	20	5.97%	\$17,025
Future Wilshire Filings	0	0	20	0	0	0	10	0	30	8.96%	\$25,538
Parcels south of Wilshire	0	0	5	0	0	0	2	0	7	2.09%	\$5,959
	39	19	56	17	0	47	32	79	46	335	\$285,175
										Total Signal Cost	\$300,000
Source: LSC Transportation Consultants, Inc.											

Alt. Table 3
Traffic Signal Escrow Calculation Table
Constitution Avenue/Hannah Ridge Drive Intersection
Including Existing Contributions to Date and Contributions Projected For Previous and Future Developments
Hannah Ridge at Feathergrass Filing Nos. 3 and 4

Filing	2040 Minor Approach Volumes (vehicles per hour)								AM+PM Total	% of Total	Signal Contribution
	AM Peak				PM Peak						
	SB LT	SB TH	NB LT	NB TH	SB LT	SB TH	NB LT	NB TH			
Signal Contributions Collected to Date											
Hannah Ridge Fil. 2											\$4,450
Wilshire Fil Nos. 2 and 3											\$10,375
Total Collected To Date											\$14,825
Existing Developments From Which No Contributions Were Collected											
Hannah Ridge Fil. 1	0	0	0	1	0	1	0	1	3	0.69%	\$1,971
Wilshire Fil. 1	0	0	42	0	0	0	19	0	61	14.06%	\$40,082
Jessica Heights Fil. 1	0	0	23	0	0	0	15	0	38	8.76%	\$24,969
											\$67,023
Contributions Anticipated From Future Developments											
Hannah Ridge Fil. 3	4	1	0	0	3	1	0	1	10	2.30%	\$6,571
Hannah Ridge Fil. 4	5	1	0	1	3	1	0	2	13	3.00%	\$8,542
Hannah Ridge Fil. 5-8	3	5	0	2	2	3	0	6	21	4.84%	\$13,799
Hannah Ridge Phase 9	22	8	0	2	10	4	0	7	53	12.21%	\$34,826
Hannah Ridge Phase 10	5	4	0	11	29	22	0	29	100	23.04%	\$65,709
Parcel Southeast of the intersection	0	0	9	0	0	0	52	0	61	14.06%	\$40,082
Parcel Southwest of the intersection	0	0	8	0	0	0	9	0	17	3.92%	\$11,170
Future School Site	0	0	14	0	0	0	6	0	20	4.61%	\$13,142
Future Wilshire Filings	0	0	20	0	0	0	10	0	30	6.91%	\$19,713
Parcels south of Wilshire	0	0	5	0	0	0	2	0	7	1.61%	\$4,600
											\$218,152
										Total Signal Cost	\$300,000
Source: LSC Transportation Consultants, Inc.											

Source: LSC Transportation Consultants, Inc.

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GENERAL NOTES

1. THE RATE OF IMPROVEMENT IS DEFINED AS: $\frac{1}{N} \sum_{i=1}^N \frac{1}{T_i} \log_{10} \frac{N}{N_i}$ SOLUTION
2. THE RATE OF IMPROVEMENT IS DEFINED AS: $\frac{1}{N} \sum_{i=1}^N \frac{1}{T_i} \log_{10} \frac{N}{N_i}$ SOLUTION
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4. THE RATE OF IMPROVEMENT IS DEFINED AS: $\frac{1}{N} \sum_{i=1}^N \frac{1}{T_i} \log_{10} \frac{N}{N_i}$ SOLUTION

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FEATHERGRASS
J OF HANNAH RIDGE AT F
N NO. 214713468, RECORDS
OF SECTION 32, TOWNSH
CIPAL MERIDIAN, FL. PASO

RECEIVED
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S FILING NO. 5
ATHERGRASS FILING NO. 1
OF EL PASO COUNTY,
13 SOUTH, RANGE 65
COUNTY, COLORADO

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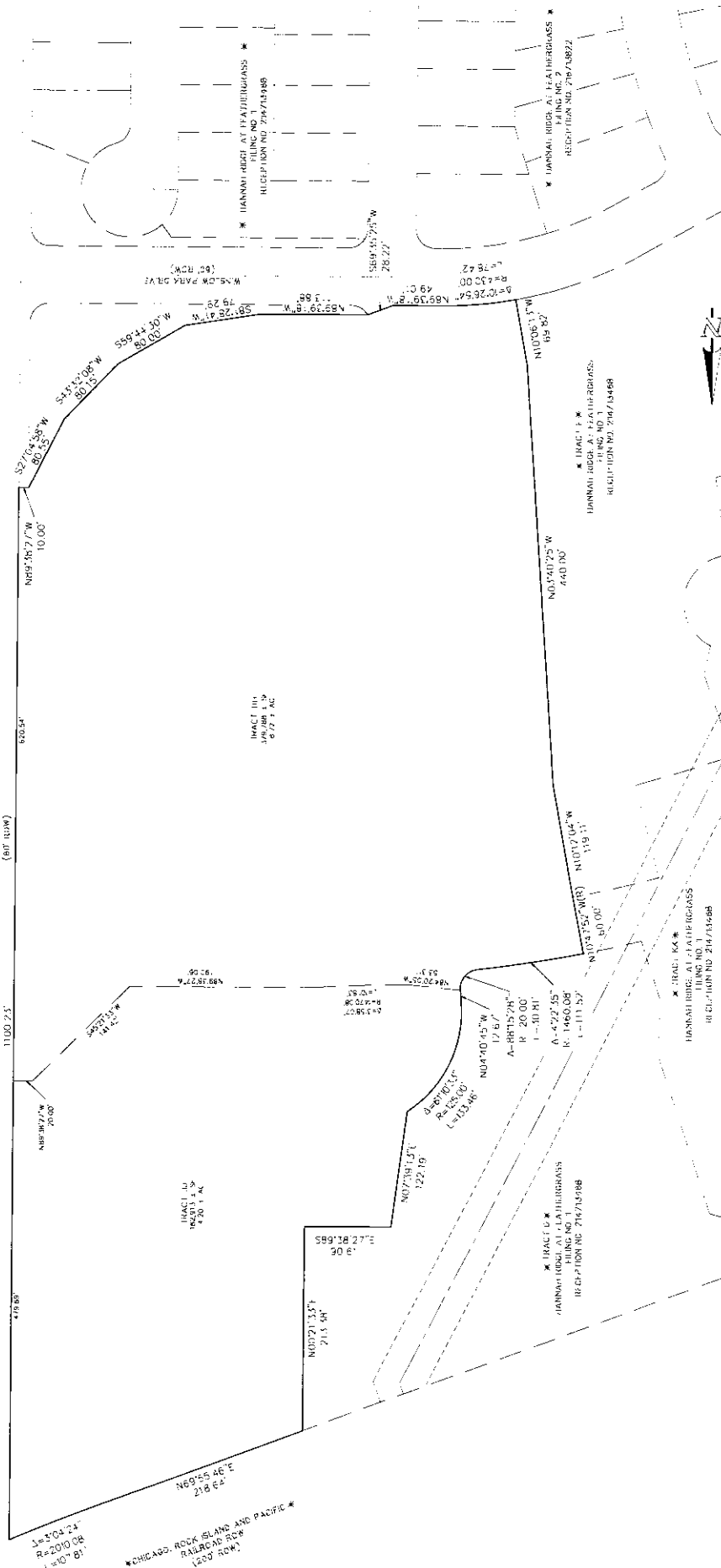
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Colorado Springs, Colorado 80903

A REMAINT OF TRACTS III AND JJ OF HANNAH RIDGE AT FEATHERGRASS FILING NO. 1, RECEPTION NO. 254713458, RECORDS OF EL PASO COUNTY, COLORADO
A PORTION OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

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(708) 465-0740
(708) 465-1219 (fax)

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A REPLAT OF TRAC'S LHM AND JU OF HANNAH RIDGE AT FEATHERGRASS FILING NO. 1, RECEPTION NO. 21473468, RECORDS OF EL PASO COUNTY, COLORADO, A PORTION OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

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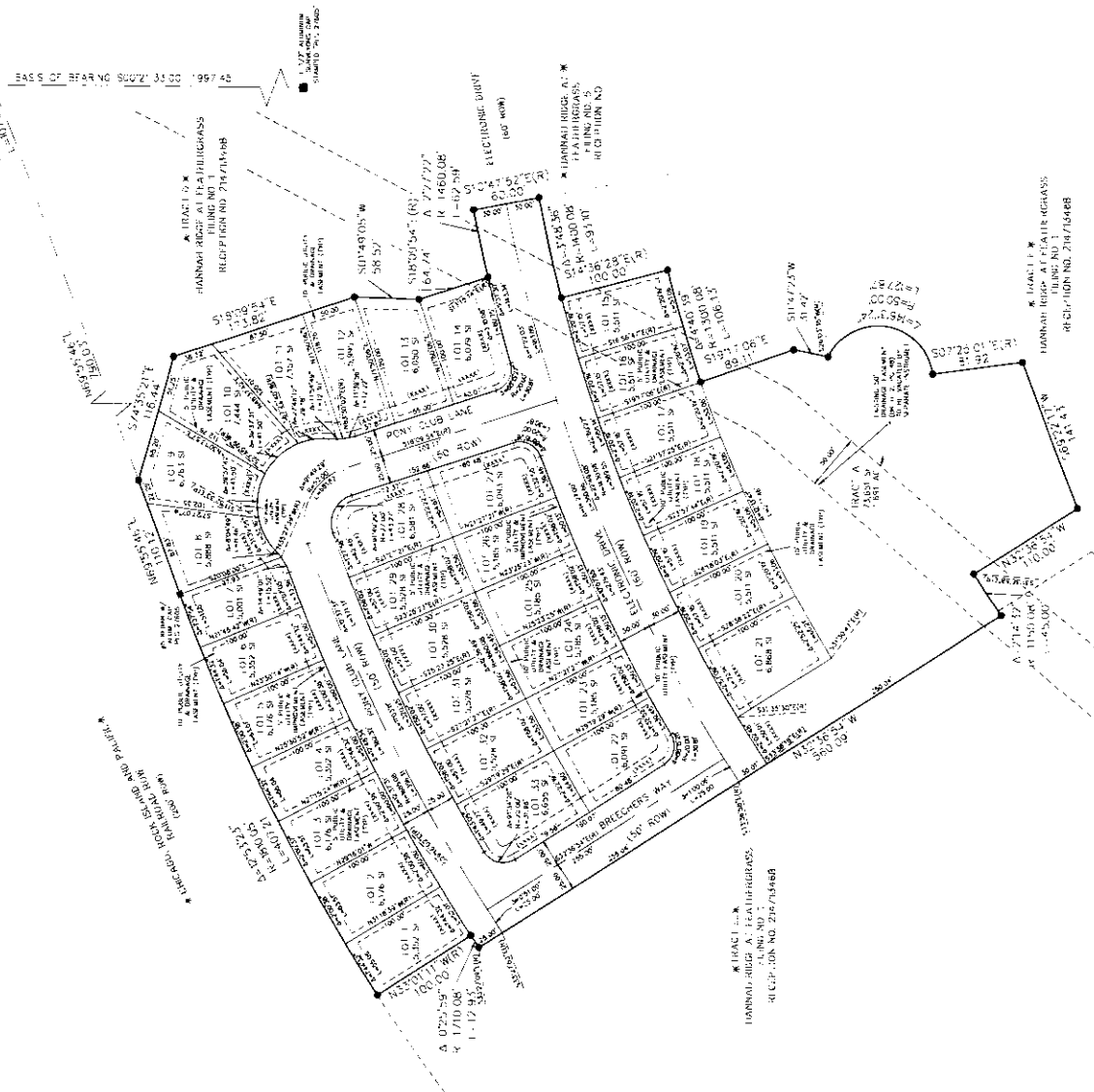
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 University Heights, Cincinnati, OH 45215
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A PART AT OF TRACT KK OF HANNAH RIDGE AT FEATHERGRASS FILING NO. 1, RECEPTION NO. 214713468, RECORDS OF EL PASO COUNTY, COLORADO SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

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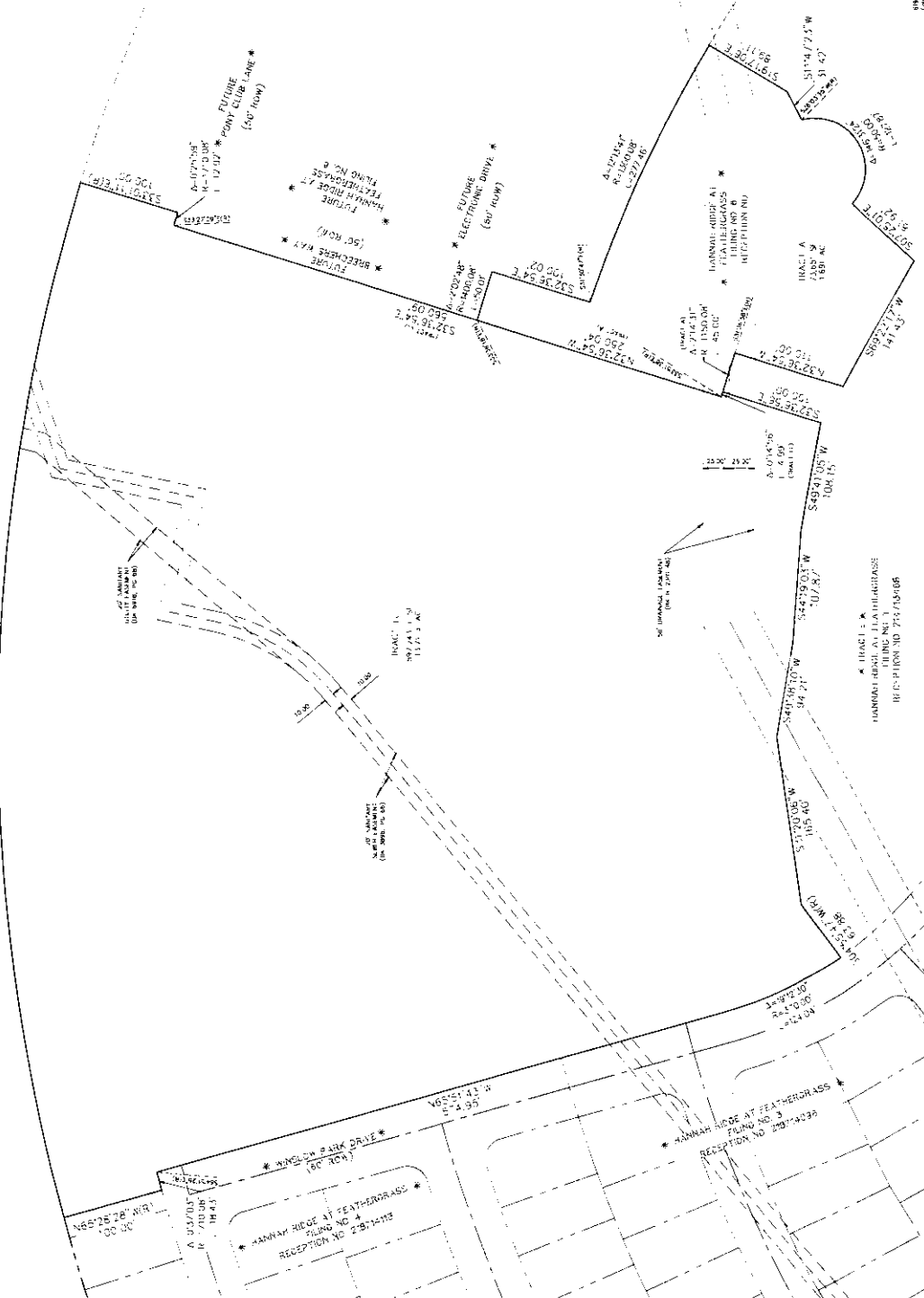
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A REPLY TO "TRACT" EL OF HANNIAH RIDGE AT PEATHERGASS FILING NO. 1, REFERENCE NO. 2147134688, RECORDS OF EL PASO COUNTY, COLORADO AND TRACT A AS PLATTED IN HANNIAH RIDGE AT PEATHERGASS FILING NO. 6, RECORDED UNDER RECEPTION NO. SECTION 32, TOWNSHIP 13 SOUTH, RANGE 85 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO AS PLATTED

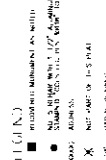


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A REPLAT OF TRACT L. OF HANNAH RIDGE AT FEATHERGRASS FILING NO. 1, RECEPTION NO. 244735488, RECORDS OF EL PASO COUNTY, COLORADO AND TRACT A, AS PLATTED IN HANNAH RIDGE AT FEATHERGRASS FILING NO. 6, RECORDED UNDER RECEPTION NO. _____, SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

$$\in \{ \text{C}, \text{CC}, \text{AC}, \text{A}, \text{K}, \text{K}, \text{K}, \text{A}, \text{N} \} : \text{A}(\text{N}) : \text{P}(\text{A}(\text{C}, \text{C}) : \text{C} : *$$


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