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February 10, 2021

Nicole Renner
Goodwin Knight
8605 Explorer Drive, Suite 250
Colorado Springs, CO 80920

RE: Horseshoe Road Site
Colorado Springs, CO
Trip-Generation Technical Memorandum
LSC #S214110

Dear Ms. Renner,

LSC Transportation Consultants, Inc. has prepared this trip-generation technical memorandum for the single-family residential Horseshoe Road site. The site is located northeast of the intersection of Horseshoe Road/Adventure Way in Colorado Springs, Colorado. This report presents the estimated vehicle-trip generation for the currently-planned development and has been prepared for submittal to the City of Colorado Springs.

LAND USE AND ACCESS

The Horseshoe Road development is proposed to include 38 single-family homes. A full-movement site accesses is proposed on Horseshoe Road approximately 200 feet north of the Horseshoe Road/Adventure Way intersection (centerline-to-centerline). A second full-movement access is proposed on Adventure Way approximately 360 feet east of the Horseshoe Road/Adventure Way intersection. The site plan is attached.

TRIP-GENERATION

Estimates of site-generated vehicle trips for the proposed development were made using the nationally published trip-generation rates from Trip Generation, 10th Edition, 2017 by the Institute of Transportation Engineers (ITE). Single-Family Detached Housing (ITE Land Use Code 210) was used to estimate the site trip generation.

Table 1 shows the estimated average weekday, morning peak-hour, and afternoon peak-hour trip generation for the proposed development. As shown, the site will generate approximately 427 daily vehicle trips, with half entering and half exiting the site. During the morning peak hour, which generally occurs for one hour between 6:30 and 8:30 a.m., about 9 vehicles would enter

and 24 vehicles would exit the site. During the afternoon peak hour, which generally occurs for one hour between 4:15 and 6:15 p.m., about 27 vehicles would enter and 15 vehicles would exit the site.

* * * * *

Please contact me if you have any questions.

Respectfully Submitted,

LSC TRANSPORTATION CONSULTANTS, INC.



By _____
Colleen Guillotte, P.E., PTOE
Project Manager

CRG:jas

Enclosures: Table 1
Site Plan

Tables



Table 1: Trip Generation Table

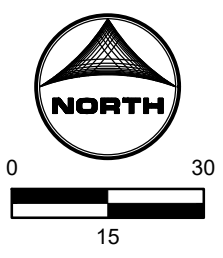
Land Use Code	Land Use Description	Trip Generation Units	Trip Generation Rates ⁽¹⁾				Total Trips Generated					
			Average Weekday Traffic ⁽²⁾	Morning Peak Hour In	Morning Peak Hour Out	Afternoon Peak Hour In	Afternoon Peak Hour Out	Average Weekday Traffic	Morning Peak Hour In	Morning Peak Hour Out	Afternoon Peak Hour In	Afternoon Peak Hour Out
210	Single Family Housing	38	11.23	0.22	0.64	0.71	0.40	427	9	24	27	15

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

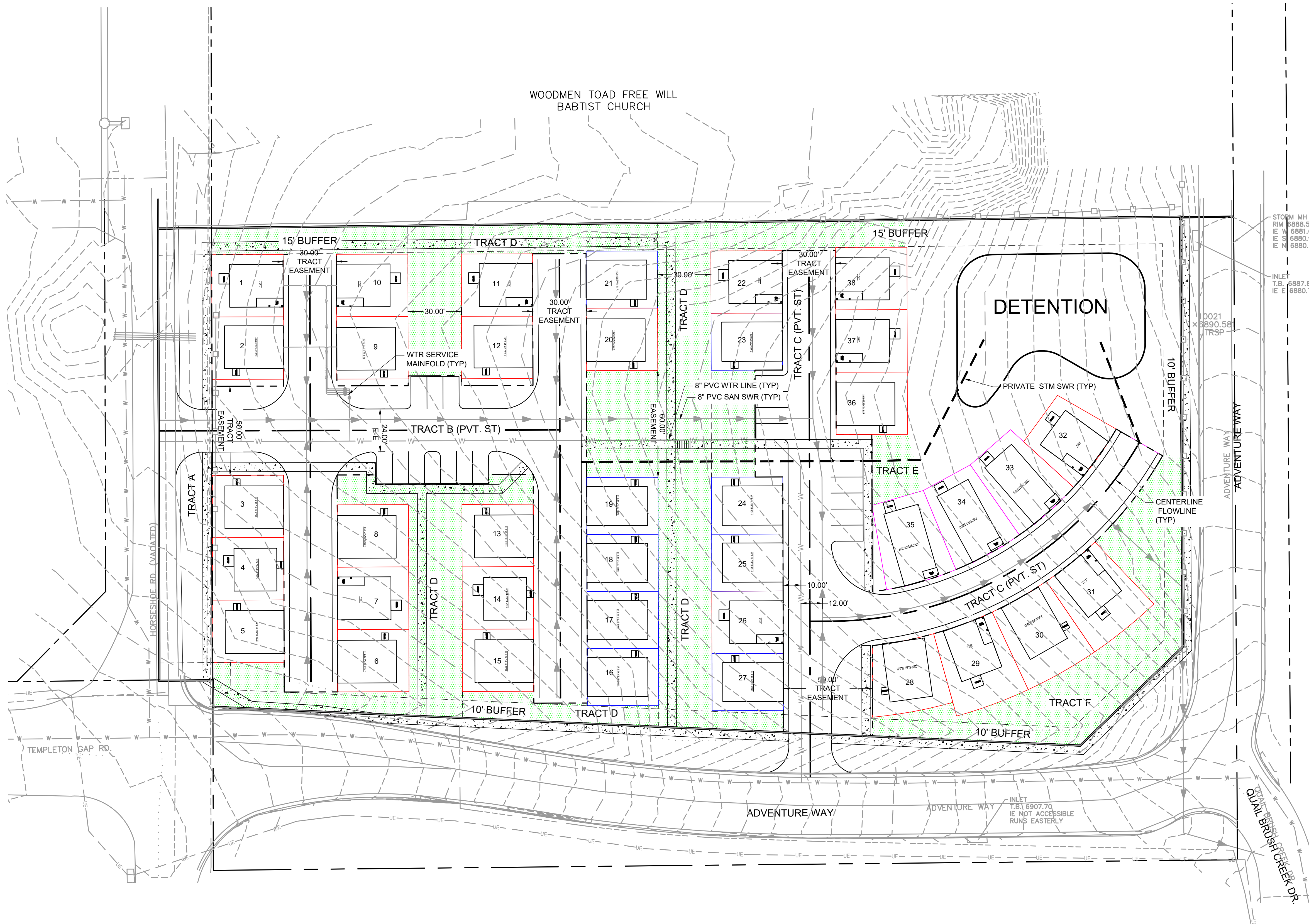
Source: LSC Transportation Consultants, Inc.

Site Plan





WOODMEN TOAD FREE WILL
BABTIST CHURCH

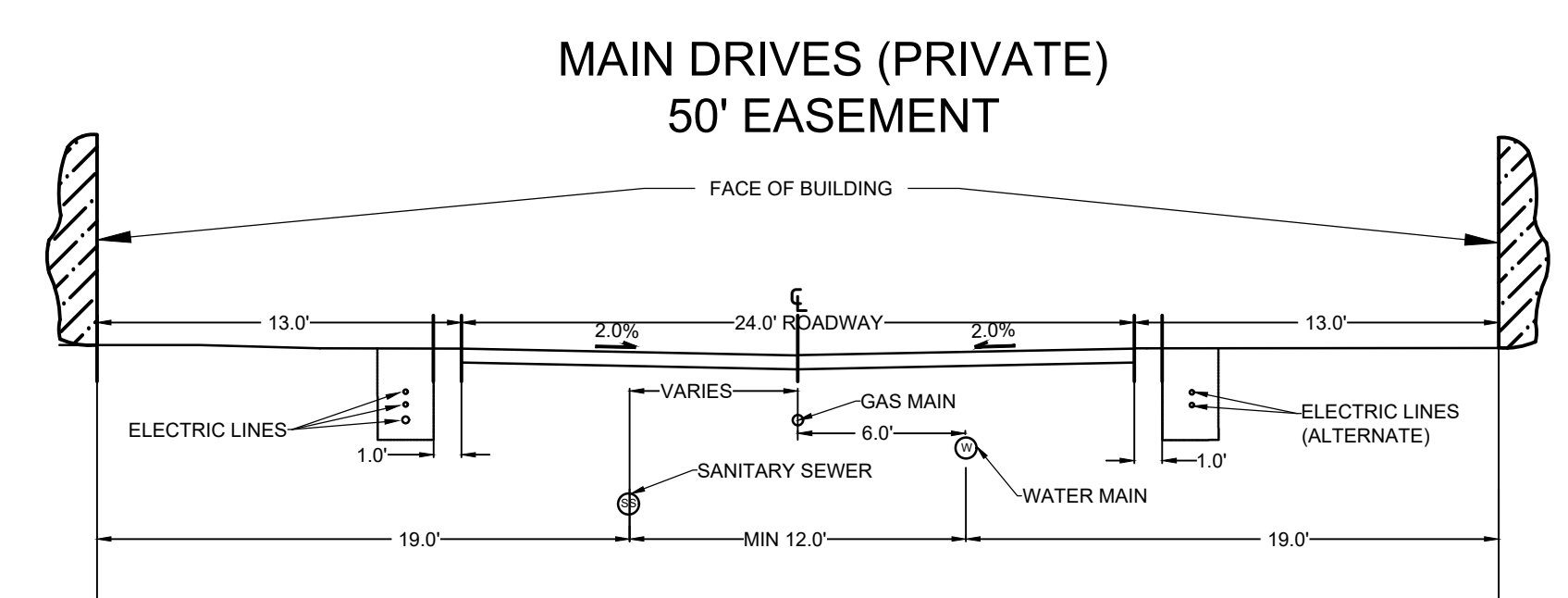
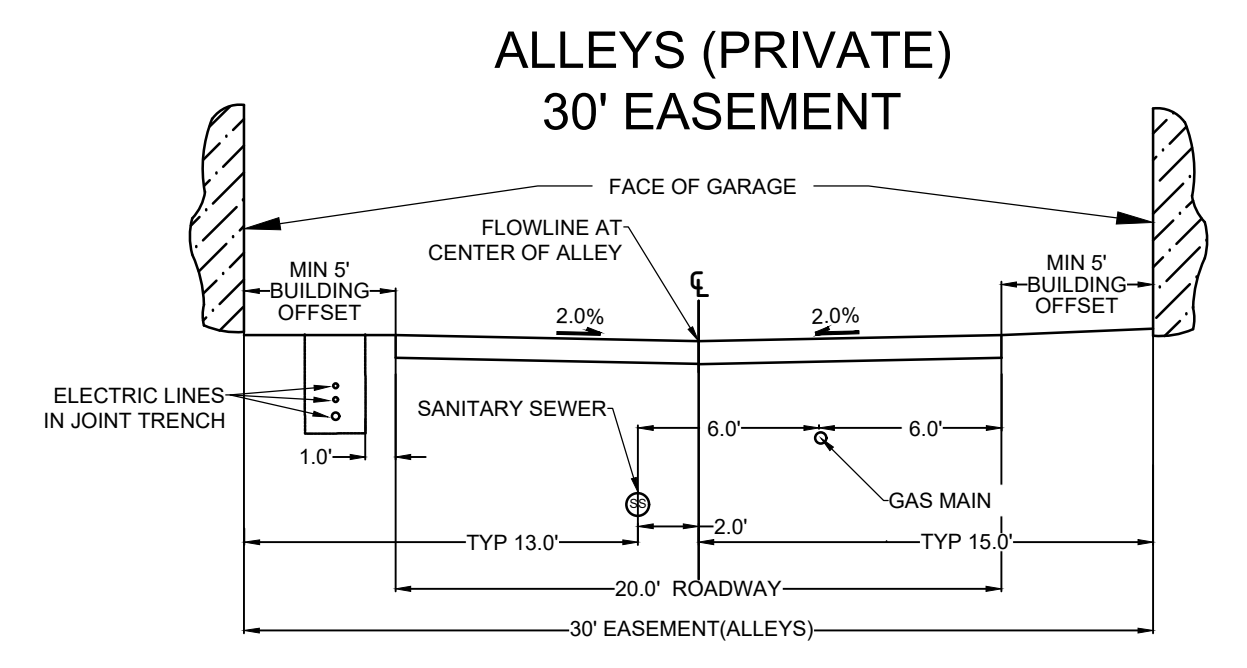


STORM MH
RIM 6888.56
IE N 6891.06
IE S 6880.96
IE N 6880.86

INLET
T.B. 6887.85
IE E 6880.78

10021
X 8990.56
TRSP

INLET
T.B. 6907.70
IE NOT ACCESSIBLE
RUNS EASTERLY



TRACT	USE	AREA (S.F)	AREA (ACRES)
A	ROADWAY	7,609	0.17
B	ROADWAY	22,949	0.53
C	ROADWAY	18,287	0.42
D	OPEN SPACE	28,909	0.66
E	OPEN SPACE	877	0.02
F	OPEN SPACE	7,412	0.17
LOTS	LOTS	55,094	1.26
POND	POND	19,241	0.44
TOTAL SITE		160,378	3.68
TOTAL OPEN SPACE (D,E,F)		37,198	0.85
REQ. OPEN SPACE		22,800	0.52

LEGEND			
	32' X 40' LOTS		30' X 48' LOTS
	35' X 40' LOTS		SITE BOUNDARY
	ROADWAY EDGE		ROAD EASEMENT
	BUILDING SETBACK/EASEMENT		PROPOSED SIDEWALK
	ROAD CENTER LINE		OPEN SPACE

LOT SUMMARY
 TOTAL LOTS - 38
 35' X 40' LOTS - 26
 32' X 40' LOTS - 9
 30' X 48' LOTS - 3
 PARKING STALLS - 18 SPOTS
 DENSITY- 10.3 DU/ACRE

MODEL	TARGET	TARGET #	ACTUAL #	# CAR GARAGE	REQUIRED PARKING SPACE RATIO	REQUIRED PARKING SPACES
1949	30%	11	13	2	0.25	3.25
1747	35%	13	11	2	0.25	2.75
1108	15%	6	9	2	0.25	2.25
1367	15%	6	3	1	1.25	3.75
1494	5%	2	2	1	1.25	2.5
			38			15

LAND USE REVIEW FILE NO:

DRAWN BY: NQJ JOB DATE: 1/15/2021
 APPROVED: KMH JOB NUMBER: 201135
 CAD DATE: 1/15/2021
 CAD FILE: J:\2020\201135\CAD\Drawings\CIPreliminary_Site_Plan

NO.	DATE	BY	REVISION DESCRIPTION

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HORSESHOE
 CHALLENGER HOMES
 COLORADO SPRINGS, COLORADO

CONCEPT PLAN
 CONCEPT D

SHEET
 SP
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