

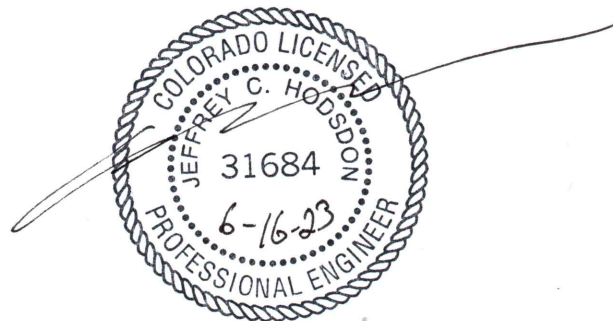


LSC TRANSPORTATION CONSULTANTS, INC.  
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Eagle Rising Filing No. 1  
Transportation Memorandum  
EPC PCD File No.: SF2225  
(LSC #S224260)  
July 6, 2022

**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.

Steph Jacob

6/16/23  
Date

# Eagle Rising Filing No. 1

## Transportation Memorandum

Prepared for:

My Pad, Inc. | Developer  
Attn: Mr. Stephen Jacobs  
Casas Limited Partnership #4  
P.O. Box 2076  
Colorado Springs, CO 80901-0276

APRIL 5, 2023

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LSC Transportation Consultants  
Prepared by: Jeffrey C. Hodsdon, P.E.

EPC PCD File No. SF2225

LSC #S224260



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Table 1

Vicinity Map

Filing No. 1 Plat Exhibit w/LSC Notes



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April 5, 2023

My Pad, Inc. | Developer  
Attn: Mr. Stephen Jacobs  
Casas Limited Partnership #4  
P.O. Box 2076  
Colorado Springs, CO 80901-0276

RE: Eagle Rising  
Filing No. 1  
El Paso County, CO  
Transportation Memorandum  
EPC PCD File No. SF2225  
LSC #S224260

Dear Mr. Jacobs:

LSC Transportation Consultants, Inc. has prepared this traffic technical memorandum for the Eagle Rising Filing No. 1 residential development. As shown in Figure 1, the site is located generally east of Black Forest Road and north of the future Briargate Parkway.

Filing 1 is planned to contain ten lots for single-family homes (eight lots for new homes and two lots for existing homes). Access to Filing No. 1 lots is planned via an extension of Eagle Wing Drive and a driveway connection to the existing terminus of Kurie Road. LSC has also prepared an updated traffic technical memorandum for the Eagle Rising Preliminary Plan. The updated preliminary plan report, also dated April 5, 2023, includes trips by the currently-proposed Filing No. 1.

## REPORT CONTENTS

This report presents:

- A description of Filing No. 1 land use and access plan;
- Trip-generation estimates for Filing No. 1;
- The recommended street classifications for the internal streets within the currently-proposed Filing No. 1;
- Improvements needed for Filing No. 1; and
- The project's obligation to the County roadway improvement fee program.

## LAND USE AND ACCESS

Please refer to the attached copy of the Preliminary Plan and the Filing No. 1 exhibits, for reference. Filing 1 will include ten lots – two will be for the existing dwelling units and eight will be lots for new homes.

The Filing No. 1 plan is consistent with the land use and access shown in the preliminary plan.

One of the existing homes and eight of the proposed homes would have access to the planned extension of Eagle Wing Drive (as a private, gravel roadway) and the second of the existing homes would have access to the current terminus of Kurie Road.

## TRIP GENERATION

The Filing No. 1 trip generation has been estimated using the nationally-published trip-generation rates from *Trip Generation, 11th Edition, 2021* by the Institute of Transportation Engineers (ITE). Table 1 shows the trip-generation estimate.

The six new homes planned for Filing No. 1 are expected to generate 75 vehicle trips on the average weekday, with about half entering and half exiting the site during a 24-hour period. The morning peak-hour trip generation from the six new homes is projected to be about 1 entering trip and 4 exiting trips. The afternoon peak-hour trip generation from the six new homes is projected to be about 5 entering trips and 3 exiting trips.

## TRIP DISTRIBUTION

The additional trips from eight future homes and the other existing home would utilize the new connection to Eagle Wing Drive.

## FILING 1 PORTION OF PRELIMINARY PLAN TRAFFIC VOLUMES

Please refer to the traffic-volume projections contained in the preliminary plan report. The following relates the Filing 1 trips to those shown in the Preliminary Plan report.

- North Connection: The filing 1 traffic loaded to Kurie Road to the north would not include any new trips as only the one existing home currently accessing Kurie Road would be part of Filing No. 1.
- Southwest Connection: The Filing 1 traffic from eight **new** homes using the connection to Eagle Wing Drive (and shown distributed to the adjacent streets and intersections) would be about two-thirds of the buildout **new** home, site-generated volumes shown in the preliminary plan.

### **SUBDIVISION STREET CLASSIFICATIONS**

Please refer to the attached Filing No. 1 Area exhibit (attached) with LSC notation added relating to Filing No. 1. The extension of Eagle Wing Drive is proposed as a private, gravel roadway (beyond the proposed paved, public cul-de-sac just east of the property line).

### **FILING NO. 1 ROADWAY IMPROVEMENTS**

Please refer to the attached Filing No. 1 Area exhibit (attached) with notes added regarding Filing 1 roadway improvements. Eagle Wing Drive will be extended into the site as a private, gravel roadway. A private, gravel cul-de-sac would be constructed at the end of this roadway. A public, paved cul-de-sac would be constructed just east of the current terminus of Eagle Wing Drive.

### **DEVIATION REQUEST**

A deviation to the criteria contained in the El Paso County Engineering Criteria Manual to allow for the proposed extension of Eagle Wing Drive as a private gravel roadway has been prepared. This deviation is included with this submittal.

### **ROADWAY IMPROVEMENT FEE PROGRAM**

The applicant will be required to participate in the Countywide Transportation Improvement Fee Program. Filing No. 1 will contain two lots with existing homes and eight (8) lots for new homes. The applicant will opt-out of the PID options. The up-front building permit fee rate is currently \$3,830 per dwelling unit. Based on six new homes, the total building permit fee amount for Filing No. 1 (6 new homes) will be \$30,640. This amount is subject to change if the fee program building permit fee rate per dwelling unit is updated.

\* \* \* \* \*

Please contact me if you have any questions regarding this report.

Respectfully Submitted,

LSC TRANSPORTATION CONSULTANTS, INC.

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

JCH/KDF:jas

Enclosures: Table 1  
Vicinity Map  
Filing No. 1 Plat Exhibit w/LSC Notes

**Table 1**

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**Table 1  
Trip Generation Estimate  
Eagle Rising Filing No. 1**

Land Use Code	Land Use Description	Trip Generation Units	Trip Generation Rates <sup>(1)</sup>				Total External Trips Generated					
			Average Weekday Traffic	Morning Peak Hour		Evening Peak Hour		Average Weekday Traffic	Morning Peak Hour		Evening Peak Hour	
				In	Out	In	Out		In	Out		
<b>Filing No. 1 - Existing Land Use</b>												
210	Single-Family Detached Housing	2 DU <sup>(2)</sup>	9.43	0.18	0.52	0.59	0.35	19	0	1	1	1
<b>Filing No. 1 - Proposed Land Uses</b>												
210	Single-Family Detached Housing	8 DU	9.43	0.18	0.52	0.59	0.35	75	1	4	5	3

Notes:

(1) Source: "Trip Generation, 11th Edition, 2021" by the Institute of Transportation Engineers (ITE)

(2) DU = dwelling unit

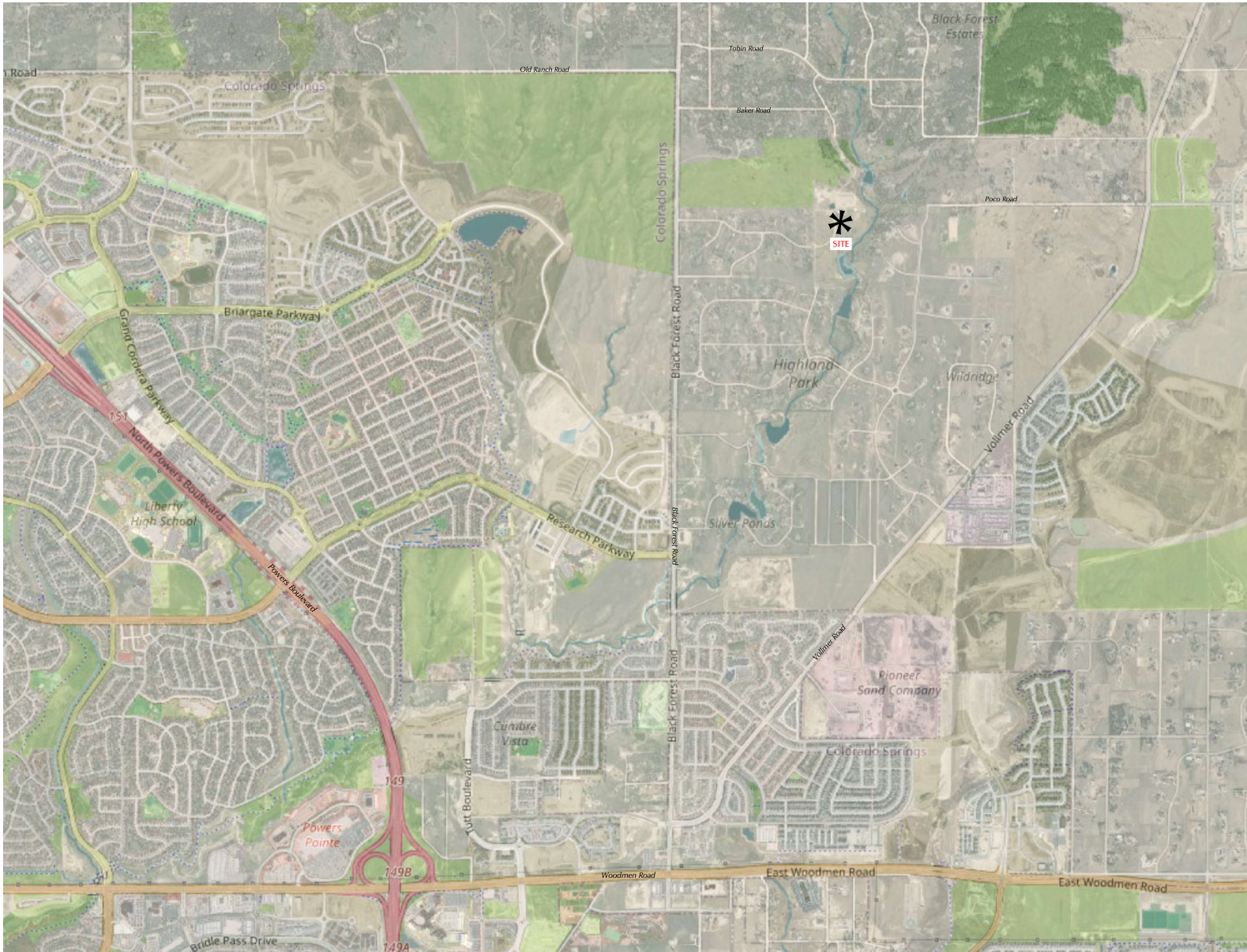
Source: LSC Transportation Consultants, Inc.

Apr-23

# Figure 1

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Approximate Scale  
NTS

Figure 1  
**Vicinity  
Map**

Eagle Rising Filing 1 (LSC #S224260)

# Filing No. 1 Plat Exhibits

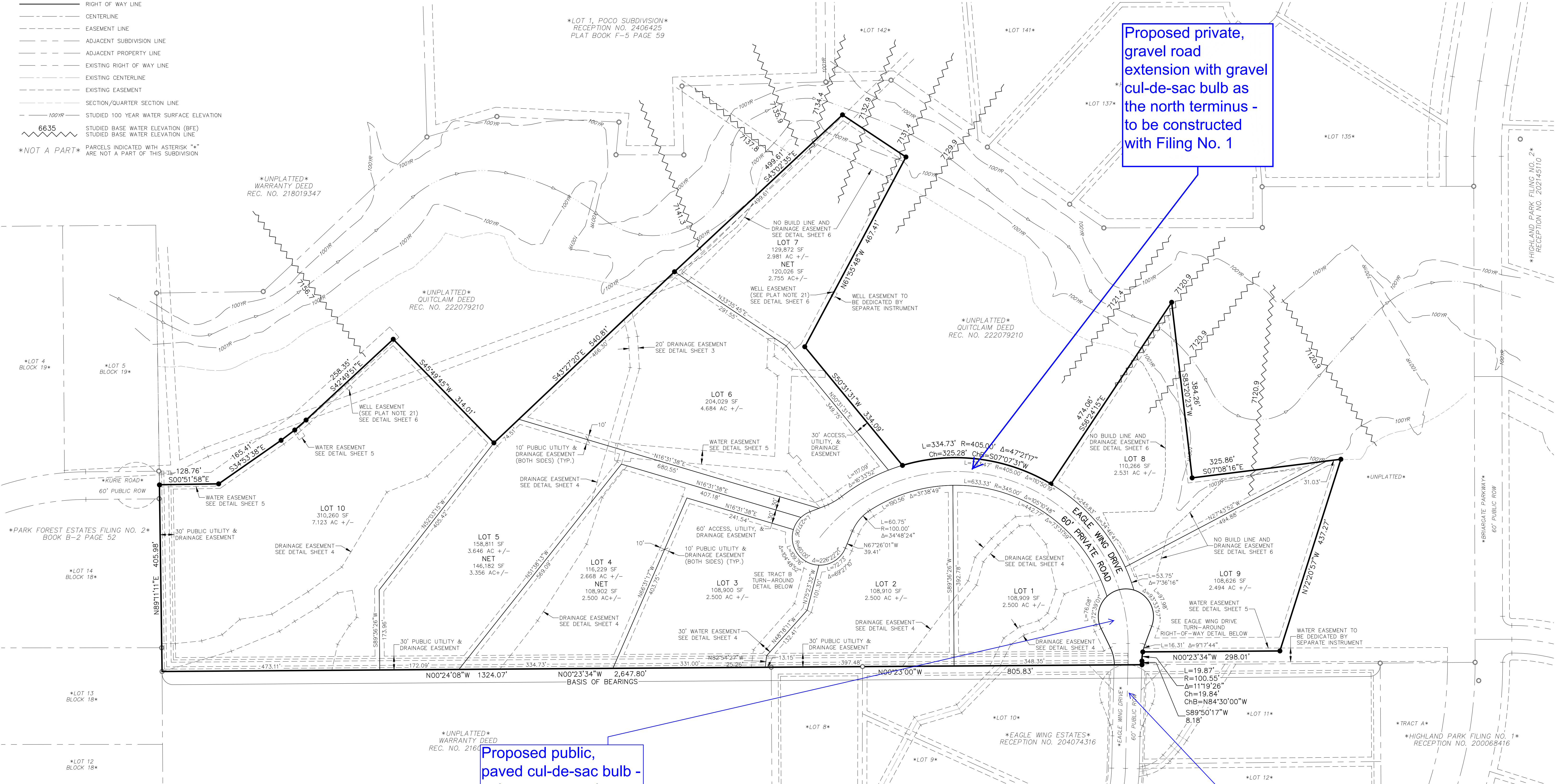
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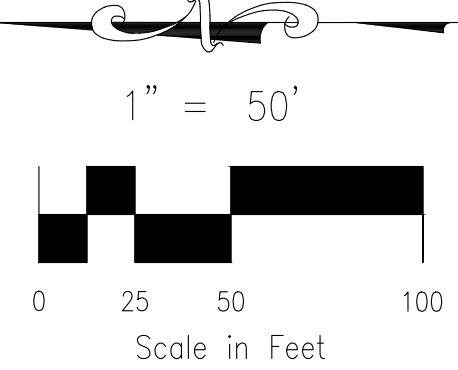
# EAGLE RISING FILING NO. 1

A PORTION OF THE EAST HALF (E 1/2) OF SECTION 29, TOWNSHIP 12 SOUTH,  
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

- LEGEND:**
- BOUNDARY LINE
  - PROPERTY LINE
  - RIGHT OF WAY LINE
  - CENTERLINE
  - - - EASEMENT LINE
  - - - ADJACENT SUBDIVISION LINE
  - - - ADJACENT PROPERTY LINE
  - - - EXISTING RIGHT OF WAY LINE
  - - - EXISTING CENTERLINE
  - - - EXISTING EASEMENT
  - - - SECTION/QUARTER SECTION LINE
  - 100YR — STUDIED 100 YEAR WATER SURFACE ELEVATION
  - 6635 — STUDIED BASE WATER ELEVATION (BFE)
  - STUDIED BASE WATER ELEVATION LINE
  - \*NOT A PART\* — PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION



**STUDIED 100 YEAR WATER SURFACE DETAIL**  
FEMA FIRM PANEL FLOODPLAIN DEPICTION NOT SHOWN FOR CLARITY  
SOME LABELS HAVE BEEN OMITTED TO ELIMINATE OVERWRITES  
AND OVERALL CLARITY WITHIN THE STUDY LIMITS



**Filing No. 1 Exhibit with LSC Notation  
Added (4/5/2023)**

EAGLE RISING FILING NO. 1  
FINAL PLAT  
JOB NO. 43-043  
DATE PREPARED: 06/30/2022  
DATE REVISED: 04/05/2023

**CIVIL CONSULTANTS, INC.**  
212 N. WAHSATCH AVE., STE. 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

File: C:\3003A\Eagle Rising\Drawings\Eagle Rising No. 1 Filing Plat.dwg Plotstamp: 4/5/2023 11:23 AM