



LSC TRANSPORTATION CONSULTANTS, INC.
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PUDSP-19-004
 SF-19-006
 SF-19-007

Midtown Collection at Hannah Ridge Filings 1 & 2
 Transportation Memorandum
 (LSC #194351)
 August 1, 2019

For File
 By: Elizabeth Nijkamp
 Date: 12/05/2019
 El Paso County Planning & Community Development



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.

Jan Boulton

8-2-19
 Date



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August 1, 2019

Kyle Campbell, P.E.
Division Manager
Classic Consulting Engineers & Surveyors
619 N. Cascade Ave., Suite 200
Colorado Springs, CO 80903

RE: Midtown Collection at Hannah
Ridge Filings 1 & 2
El Paso County, CO
Traffic Technical Memorandum
LSC #194351

Dear Kyle:

In response to your request, LSC Transportation Consultants, Inc. has prepared this transportation memorandum for the Midtown Collection at Hannah Ridge development located north of Constitution Avenue and west of Hannah Ridge Drive in El Paso County, Colorado.

A traffic impact study for the entire Hannah Ridge development was completed by LSC dated October 23, 2007. This report was updated September 7, 2017 as part of the final platting of the Hannah Ridge at Feathergrass Filings 3 and 4.

A transportation memorandum dated March 14, 2019 was prepared as part of the submittal for the Hannah Ridge at Feathergrass Filings 5, 6, and 7. The primary purpose of that memorandum was to present a short-term traffic signal warrant analysis for the intersection of Hannah Ridge Drive and Constitution Avenue. This memorandum presents an update to that analysis based on the currently proposed land use for the Midtown Collection at Hannah Ridge Filings 1 and 2.

LAND USE AND ACCESS

The overall Hannah Ridge development is planned to contain a mix of residential and commercial uses at buildout.

The Hannah Ridge at Feathergrass subdivision is located west of Akers Drive and north of Hunter Jumper Drive. An exhibit has been attached that shows the location of each filing within the subdivision. It is planned to contain 344 lots for single-family homes. The 2017 study assumed the site would be developed with 355 lots for single-family homes. Since completion of the 2007

and 2017 reports, 175 lots have been platted as part of Filing Nos. 1 through 4. At the time traffic counts were conducted, 108 homes had been constructed within these filings.

The recently approved Hannah Ridge at Feather Grass Filing Nos. 5, 6, and 7 are planned to contain a total of 169 lots for single-family homes.

The currently proposed Midtown Collection at Hannah Ridge is located west of Hannah Ridge Drive between Constitution Avenue and Hunter Jumper Drive. It is planned to contain 89 lots for single-family homes. The currently proposed PUD development plan and preliminary plan has been attached. The 2007 and 2017 traffic impact studies and the 2019 transportation memorandum assumed this area would be developed with about 205 multifamily dwelling units.

The parcels on the northwest, northeast, and southeast corners of the intersection of Akers/Constitution are planned to be developed for commercial uses. These parcels are planned to be designed and developed as demand dictates. As the timing is unknown for the development of these parcels, the future commercial land uses have not been included in the traffic signal warrant analysis of Hannah Ridge Drive and Constitution Avenue.

ROADWAY AND TRAFFIC CONDITIONS

Area Roadways

The area roadways in the site's vicinity are described below.

- **Constitution Avenue** is a Principal Arterial adjacent to the site extending from Paseo Road east to US Highway (US) 24. In the vicinity of the site, Constitution Avenue has two through lanes in each direction plus continuous right-turn lanes and left-turn lanes. The posted speed limit on Constitution Avenue adjacent to the site is 50 miles per hour (mph). Constitution Avenue is shown as a future six-lane street on the County *Major Transportation Corridor Plan* (MTCP).
- **Hannah Ridge Drive** is a Collector that extends north from just south of Palmer Park Boulevard to just north of Constitution Avenue. The Constitution Avenue/Hannah Ridge Drive intersection is planned to be signalized in the future.
- **Akers Drive** is a Non-Residential Collector extending between Constitution Avenue and North Carefree Circle west of Marksheffel Road. The posted speed limit on Akers Drive is 35 mph. The Constitution Avenue/Akers Drive intersection is planned to be signalized in the future.

TRIP GENERATION

Estimates of the additional traffic volumes expected to be generated by development of the approved lots within the Hannah Ridge at Feathergrass subdivision that are currently vacant and by development of the currently proposed lots within the Midtown Collection at Hannah Ridge were

made using the nationally published trip generation rates found in *Trip Generation, 10th Edition, 2017* by the Institute of Transportation Engineers (ITE). Table 1 shows the trip generation estimate.

The Midtown Collection at Hannah Ridge is expected to generate about 840 new vehicle-trips on the average weekday, with about half entering and half exiting the site during a 24-hour period. During the morning peak hour, which generally occurs for one hour between 6:30 a.m. and 8:30 a.m., about 16 vehicles would enter and 49 vehicles would exit the site. During the afternoon peak hour of the adjacent street traffic, which generally occurs for one hour between 4:15 p.m. and 6:15 p.m., about 56 vehicles would enter and 33 vehicles would exit the site.

DIRECTIONAL DISTRIBUTION AND TRIP ASSIGNMENT

The directional distribution of the future traffic volumes on the area roadways is an important factor in determining the site's traffic impacts. Table 2 shows the directional distribution estimates for the future traffic volumes. The estimates have been based on the following factors: the recent traffic count data; the site's location with respect to the nearby employment, commercial, and activity centers and the balance of the Colorado Springs metropolitan area; the site's proposed land use; and the site's proposed access points.

Table 2 also shows the assignment of the average weekday future additional traffic volumes to each of the key area intersections. The future additional average weekday traffic volumes due to each of the approved and proposed filings were calculated by applying the directional distribution percentages shown in the top row of the table to the trip generation estimates from Table 1.

Table 3 shows the projected additional vehicle-trips at the intersection of Hannah Ridge Drive and Constitution Avenue for each of the eight hours included in the traffic signal warrant analysis discussed below. These volumes are based on the additional average weekday traffic volumes shown in Table 2 and hourly distribution of entering and exiting vehicle-trips by land use data provided by the Institute of Transportation Engineers in August 2018.

TRAFFIC SIGNAL WARRANT ANALYSIS

The intersection of Constitution Avenue and Hannah Ridge Drive was analyzed to determine if a traffic signal warrant, based on either vehicular volume or crash history, would be met in the short term.

Vehicular Volume Traffic Signal Warrants

The combination of major street approach volumes (includes the sum of eastbound and westbound approach volumes) and minor street volumes (northbound and southbound approaches analyzed separately) at the subject intersection were analyzed to determine if the combination currently exceeds or would exceed the threshold criteria for Eight-Hour and/or Four-Hour Vehicular Volume Traffic Signal Warrants in the *2009 Manual on Uniform Traffic Control Devices (MUTCD)*. The existing traffic volumes shown are based on manual turning movement counts conducted by LSC in February

2019. The traffic counts are attached. The minor approach was analyzed as a single-lane approach and only the left-turn traffic volumes were included in the analysis, as the existing and projected northbound and southbound through volumes at this intersection are very low. Table 4 shows the warrant evaluation based on the existing condition, the projected traffic condition following buildout of the approved Hannah Ridge at Feathergrass Filing Nos. 1 through 7, and the projected condition following buildout of the currently proposed Midtown at Hannah Ridge development.

As shown on Table 4 the traffic volumes for only one of the eight hours analyzed currently meet the threshold for an Eight-Hour Vehicular Volume Traffic Signal Warrant. No additional hours are projected to meet the threshold with the addition of traffic generated by the approximated number of yet-to-be-built homes within Hannah Ridge at Feathergrass Filing Nos. 1 through 7, nor with the addition of traffic projected to be generated by currently proposed Midtown at Hannah Ridge development.

Based on the existing traffic counts, none of the eight hours analyzed are projected to meet the threshold for a Four-Hour Vehicular Volume Traffic Signal Warrant. No additional hours are projected to meet the threshold with the addition of traffic generated by Hannah Ridge at Feathergrass Filing Nos. 1 through 7 nor with the addition of traffic projected to be generated by the currently proposed Midtown at Hannah Ridge development

Warrant 7 Analysis (Crash Experience)

The following is from the MUTCD:

Support:

01 The Crash Experience signal warrant conditions are intended for application where the severity and frequency of crashes are the principal reasons to consider installing a traffic control signal.

Standard:

02 The need for a traffic control signal shall be considered if an engineering study finds that all of the following criteria are met:

A. Adequate trial of alternatives with satisfactory observance and enforcement has failed to reduce the crash frequency; and

B. Five or more reported crashes, of types susceptible to correction by a traffic control signal, have occurred within a 12-month period, each crash involving personal injury or property damage apparently exceeding the applicable requirements for a reportable crash; and

C. For each of any 8 hours of an average day, the vehicles per hour (vph) given in both of the 80 percent columns of Condition A in Table 4C-1 (see Section 4C.02), or the vph in both of the 80 percent columns of Condition B in Table 4C-1 exists on the major-street and the higher-volume minor-street approach, respectively, to the intersection, or the volume of pedestrian traffic is not less than 80 percent of the requirements specified in the Pedestrian Volume warrant. These major-street

and minor-street volumes shall be for the same 8 hours. On the minor street, the higher volume shall not be required to be on the same approach during each of the 8 hours. If the posted or statutory speed limit or the 85th-percentile speed on the major street exceeds 40 mph, or if the intersection lies within the built-up area of an isolated community having a population of less than 10,000, the traffic volumes in the 56 percent columns in Table 4C-1 may be used in place of the 80 percent columns.

The Colorado State Patrol (CSP) provided LSC with crash data for the intersection of Hannah Ridge Drive and Constitution Avenue from 2016 through March 2019. A summary table of the key crash data has been attached. Please contact LSC Transportation Consultants, Inc. for the complete spreadsheet file if needed. CSP reported one crash in 2017 involving a northbound left-turning vehicle on Hannah Ridge Drive and a westbound vehicle on Constitution Avenue, one crash in 2018 involving two eastbound vehicles on Constitution Avenue and one crash in 2019 involving a northbound left-turning vehicle on Hannah Ridge Drive and a westbound vehicle on Constitution Avenue. The 2017 and 2019 crashes would clearly be considered susceptible to correction by a traffic control signal. The 2018 crash would likely not be considered susceptible to correction by a traffic control signal as it was coded non-intersection related. Based on a crash history of one crash per year, item B is not met. Even if the crash history had met the criteria for item B, as shown on Table 4, item C is not projected to be met in the short term.

CONCLUSION

A traffic signal warrant is not projected to be met at the intersection of Hannah Ridge Drive and Constitution Avenue in the short-term future.

* * * * *

Please contact me if you have any questions or need further assistance.

Respectfully Submitted,

LSC TRANSPORTATION CONSULTANTS, INC.

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

JCH:KDF:jas

Enclosures: Tables 1-4
Hannah Ridge Final Platting Exhibit
Midtown Collection at Hannah Ridge PUD Development Plan and Preliminary Plan
Traffic Count Reports
Crash History Data

**Table 1
Trip Generation Estimate
Midtown Collection at Hannah Ridge**

Filing	Land Use Code	Land Use Description	Trip Generation Units		Trip Generation Rates ⁽¹⁾					Total Trips Generated				
			Existing	Future	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
Existing Hannah Ridge at Feathergrass Filings														
1	210	Single-Family Detached Housing	45 DU ⁽²⁾	0 DU	9.44	0.19	0.56	0.62	0.37	0	0	0	0	0
2	210	Single-Family Detached Housing	38 DU	1 DU	9.44	0.19	0.56	0.62	0.37	9	0	1	1	0
3	210	Single-Family Detached Housing	25 DU	14 DU	9.44	0.19	0.56	0.62	0.37	132	3	8	9	5
4	210	Single-Family Detached Housing	0 DU	52 DU	9.44	0.19	0.56	0.62	0.37	491	10	29	32	19
		Total Filings 1-4	108 DU	67 DU						632	13	38	42	24
Approved Hannah Ridge at Feathergrass Filings Filings														
5	210	Single-Family Detached Housing	0 DU	55 DU	9.44	0.19	0.56	0.62	0.37	519	10	31	34	20
6	210	Single-Family Detached Housing	0 DU	33 DU	9.44	0.19	0.56	0.62	0.37	312	6	18	21	12
7	210	Single-Family Detached Housing	0 DU	81 DU	9.44	0.19	0.56	0.62	0.37	765	15	45	51	30
		Total Filings 5-7	0 DU	169 DU						1,596	31	94	106	62
		Total Filings 1-7	108 DU	236 DU						2,228	44	132	148	86
Currently Proposed Midtown Collection at Hannah Ridge Filings														
1&2	210	Single-Family Detached Housing	0 DU	89 DU	9.44	0.19	0.56	0.62	0.37	840	16	49	56	33
		Total Short-Term								3,068	60	181	204	119

Notes:

(1) Source: "Trip Generation, 10th Edition, 2017" by the Institute of Transportation Engineers (ITE)

(2) DU = dwelling unit

Source: LSC Transportation Consultants, Inc.

**Table 2
Trip Assignment
Midtown Collection at Hannah Ridge**

		DISTRIBUTION AND ASSIGNMENT																		
		IN									OUT									
		West 45%			South 5%		North 15%		East 35%			West 45%			South 5%		North 25%		East 25%	
Filing	Average Weekday Traffic ⁽¹⁾	Shawnee	Hannah Ridge	Akers	Hannah Ridge	Akers	Shawnee	Hannah Ridge	Akers	Shawnee	Hannah Ridge	Akers	Shawnee	Hannah Ridge	Akers	Hannah Ridge	Akers	Hannah Ridge	Akers	
Approved Hannah Ridge at Feathergrass Filings																				
1	%	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	
	VPD ⁽²⁾	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2	%	0%	100%	0%	100%	100%	0%	100%	0%	100%	0%	0%	100%	0%	100%	100%	100%	100%	0%	
	VPD	9	0	2	0	1	0	2	0	2	0	0	2	0	0	1	1	0	0	
3	%	100%	0%	0%	100%	100%	0%	75%	25%	100%	0%	0%	100%	0%	100%	100%	75%	25%		
	VPD	132	30	0	3	10	0	17	6	30	0	0	3	17	12	4				
4	%	100%	0%	0%	100%	100%	75%	0%	25%	100%	0%	0%	100%	100%	75%	25%				
	VPD	491	110	0	12	37	64	0	21	110	0	0	12	61	46	15				
5	%	0%	25%	75%	100%	100%	0%	0%	100%	0%	0%	100%	100%	100%	100%	0%	100%			
	VPD	519	0	29	88	13	39	0	0	91	0	0	117	13	65	0	65			
6	%	25%	0%	75%	100%	100%	0%	0%	100%	25%	0%	75%	100%	100%	0%	100%				
	VPD	312	18	0	53	8	23	0	0	55	18	0	53	8	39	0	39			
7	%	100%	0%	0%	100%	100%	75%	0%	25%	100%	0%	0%	100%	100%	50%	50%				
	VPD	765	172	0	19	57	100	0	33	172	0	0	19	96	48	48				
		2,228	330	31	141	55	167	164	19	206	330	2	170	55	279	107	171			
Currently Proposed Midtown Collection at Hannah Ridge Filings																				
1&2	%	80%	20%	0%	100%	100%	35%	65%	0%	80%	20%	0%	100%	100%	100%	0%				
	VPD ⁽¹⁾	840	151	38	0	21	63	51	96	0	151	38	0	21	105	105	0			

Notes:
(1) See Table 1 for trip generation estimate calculations
(2) VPD = vehicles per day

Source: LSC Transportation Consultants, Inc.

Table 3
Hourly Distribution of Traffic Average Weekday Traffic Volumes
Midtown Collection at Hannah Ridge

Time	Percent of Average Weekday ⁽¹⁾		Traffic Volumes Hannah Ridge/Constitution									
	IN	OUT	IN					OUT				
			EB LT	EB TH	NB TH	WB TH	WB RT	EB TH	WB TH	SB LT	SB TH	SB RT
Approved Hannah Ridge at Feathergrass Filings												
Average Weekday ⁽²⁾ (vehicles per day)			31	141	55	164	19	0	170	107	55	2
Hourly Distribution (vehicles per hour)												
7-8 AM	3.2%	10.2%	1	5	2	5	1	0	17	11	6	0
8-9 AM	3.7%	8.6%	1	5	2	6	1	0	15	9	5	0
12-1 PM	5.5%	5.6%	2	8	3	9	1	0	10	6	3	0
1-2 PM	6.0%	5.9%	2	8	3	10	1	0	10	6	3	0
2-3 PM	7.0%	6.2%	2	10	4	11	1	0	11	7	3	0
3-4 PM	8.5%	6.0%	3	12	5	14	2	0	10	6	3	0
4-5 PM	10.5%	7.5%	3	15	6	17	2	0	13	8	4	0
5-6 PM	10.3%	7.4%	3	15	6	17	2	0	13	8	4	0
Currently Proposed Midtown Collection at Hannah Ridge Filings												
Average Weekday ⁽²⁾ (vehicles per day)			38	0	21	51	96	0	0	105	21	38
Hourly Distribution (vehicles per hour)												
7-8 AM	3.2%	10.2%	1	0	1	2	3	0	0	11	2	4
8-9 AM	3.7%	8.6%	1	0	1	2	4	0	0	9	2	3
12-1 PM	5.5%	5.6%	2	0	1	3	5	0	0	6	1	2
1-2 PM	6.0%	5.9%	2	0	1	3	6	0	0	6	1	2
2-3 PM	7.0%	6.2%	3	0	1	4	7	0	0	7	1	2
3-4 PM	8.5%	6.0%	3	0	2	4	8	0	0	6	1	2
4-5 PM	10.5%	7.5%	4	0	2	5	10	0	0	8	2	3
5-6 PM	10.3%	7.4%	4	0	2	5	10	0	0	8	2	3

Notes:

(1) Source: Institute of Transportation Engineers, August 2018

(2) See Table 2

Source: LSC Transportation Consultants, Inc.




Table 4
Midtown Collection at Hannah Ridge
Traffic Signal Warrant Analysis of Hannah Ridge Drive/Constitution Avenue

Hour	Existing Traffic Volumes ⁽¹⁾			Projected Traffic Volumes by Land Use and Projected Totals								Warrant 1, Eight Hour Vehicular Volume Evaluation ⁽³⁾⁽⁴⁾						Warrant 2, Four Hour Vehicular Volume Evaluation ⁽³⁾⁽⁴⁾			Warrant 7, Crash Experience ⁽³⁾⁽⁵⁾														
				Previously Approved Land Uses - not yet built		Existing + Filings 1-7		Proposed Short-Term Future Uses		Short-Term Future Total		Warrant Thresholds				Warrant Threshold Met?		Warrant Threshold Minimum	Warrant Threshold Met?		Warrant Volume Thresholds				Warrant Volume Threshold Met?										
				Fil Nos. 1-7				Midtown Collection Filings 1 & 2				Condition A (70%)		Condition B (70%)		Existing			Existing + Approved + Currently Proposed		Short-Term Future		Condition A (56%)		Condition B (56%)		Existing		Existing + Approved + Currently Proposed		Short-Term Future				
	Major ⁽²⁾	NB LT	SB LT	Major	SB LT	Major	SB LT	Major	SB LT	Major	SB LT	Major	Minor	Major	Minor	A	B	A	B	A	B	Minimum	Existing	Existing + Approved + Currently Proposed	Short-Term Future	Major	Minor	Major	Minor	A	B	A	B	A	B
6:30 AM	1354	55	11	29	11	1383	22	6	11	1389	33	420	105	630	53	No	Yes	No	Yes	No	Yes	60	No	No	No	336	84	504	42	No	Yes	No	Yes	No	Yes
7:30 AM	1302	43	3	28	9	1330	12	7	9	1337	21	420	105	630	53	No	No	No	No	No	No	60	No	No	No	336	84	504	42	No	Yes	No	Yes	No	Yes
11:30 AM	1022	30	4	30	6	1052	10	10	6	1062	16	420	105	630	53	No	No	No	No	No	No	60	No	No	No	336	84	504	42	No	No	No	No	No	No
12:30 PM	964	26	4	31	6	995	10	11	6	1006	16	420	105	630	53	No	No	No	No	No	No	62	No	No	No	336	84	504	42	No	No	No	No	No	No
1:30 PM	1031	25	7	35	7	1066	14	14	7	1080	21	420	105	630	53	No	No	No	No	No	No	60	No	No	No	336	84	504	42	No	No	No	No	No	No
2:30 PM	1389	41	1	41	6	1430	7	15	6	1445	13	420	105	630	53	No	No	No	No	No	No	60	No	No	No	336	84	504	42	No	No	No	No	No	No
3:45 PM	1606	26	5	50	8	1656	13	19	8	1675	21	420	105	630	53	No	No	No	No	No	No	60	No	No	No	336	84	504	42	No	No	No	No	No	No
4:45 PM	1735	26	6	50	8	1785	14	19	8	1804	22	420	105	630	53	No	No	No	No	No	No	60	No	No	No	336	84	504	42	No	No	No	No	No	No
																0	1	0	1	0	1		0	0	0					0	2	0	2	0	2
																No	No	No	No	No	No		No	No	No					No	No	No	No	No	No

Notes:
(1) Based on counts by LSC in February 2019.
(2) Constitution Avenue eastbound and westbound left-turn, through, and right-turn volumes.
(3) Minor Street Volume used in the evaluation is the higher of the projected Hannah Ridge Dr northbound or southbound left-turn volume only.
(4) Thresholds are based on 2 or more lanes on the major approach and 1 lane on the minor approach. The minor approach volumes include ONLY the higher of the northbound or southbound left-turn volume as the through volume is very low. The "70% factor" criteria has been used as the major street speed exceeds 40 mph.
(5) Note: The traffic volume threshold evaluation is only one of several elements of Warrant No. 7. Please refer to the report narrative for details.
Source: LSC Transportation Consultants, Inc.

HANNAH RIDGE FINAL PLATTING

DECEMBER 11, 2018

-  RECORDED PLATS
-  APPROVED PLATS
-  FUTURE PLATS

**FILING 5
55 LOTS**

**FILING 6
33 LOTS**

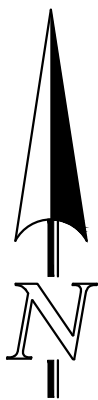
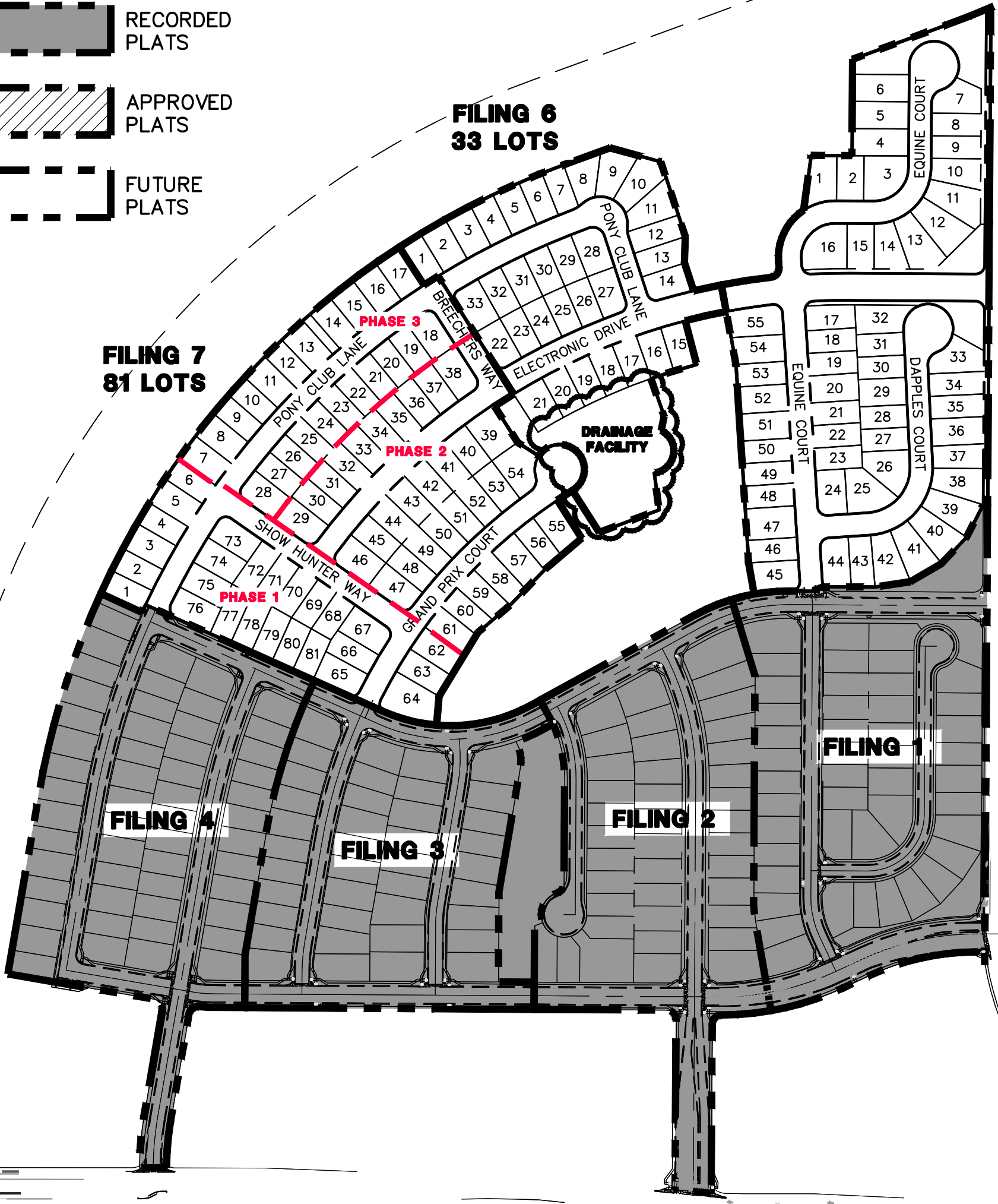
**FILING 7
81 LOTS**

FILING 1

FILING 4

FILING 3

FILING 2



SCALE: 1" = 250'



619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799 (Fax)

LEGAL DESCRIPTION:

TRACT BB AS PLATTED IN HANNAH RIDGE AT FEATHERGRASS FILING NO. 1 RECORDED UNDER RECEPTION NO. 214713468, RECORDS OF EL PASO COUNTY, COLORADO, AS CORRECTED BY AFFIDAVIT OF CORRECTION RECORDED AT RECEPTION NO. 214061663 AND CLARIFIED BY AFFIDAVIT OF CLARIFICATION RECORDED AT RECEPTION NO. 214081923 AND AFFIDAVIT OF CORRECTION RECORDED UNDER RECEPTION NO. 218057396 AND AFFIDAVIT OF CORRECTION RECORDED UNDER RECEPTION NO. 218091255 BEING A PORTION OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

CONTAINING A CALCULATED AREA OF 9.123 ACRES. (FILING NO. 1)

TOGETHER WITH:

TRACT AA AS PLATTED IN HANNAH RIDGE AT FEATHERGRASS FILING NO. 1 RECORDED UNDER RECEPTION NO. 214713468, RECORDS OF EL PASO COUNTY, COLORADO, AS CORRECTED BY AFFIDAVIT OF CORRECTION RECORDED AT RECEPTION NO. 214061663 AND CLARIFIED BY AFFIDAVIT OF CLARIFICATION RECORDED AT RECEPTION NO. 214081923 AND AFFIDAVIT OF CORRECTION RECORDED UNDER RECEPTION NO. 218057396 AND AFFIDAVIT OF CORRECTION RECORDED UNDER RECEPTION NO. 218091255 BEING A PORTION OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

CONTAINING A CALCULATED AREA OF 3.260 ACRES. (FILING NO. 2)

CONTAINING A TOTAL CALCULATED AREA OF 12.383 ACRES

MIDTOWN COLLECTION AT HANNAH RIDGE DEVELOPMENT GUIDELINES:

A. APPLICABILITY:

THESE STANDARDS SHALL APPLY TO ALL PROPERTY CONTAINED IN MIDTOWN COLLECTION AT HANNAH RIDGE PLANNED UNIT DEVELOPMENT (PUD). THESE GUIDELINES SHALL GOVERN THE LAND USE, THE DIMENSIONAL ZONING REGULATIONS AND ALONG WITH THE COVENANTS, THE REGULATORY PROCESS FOR DETERMINING COMPLIANCE WITH THE PROVISIONS OF THE MIDTOWN COLLECTION AT HANNAH RIDGE PUD.

B. PROJECT DESCRIPTION:

MIDTOWN COLLECTION AT HANNAH RIDGE IS A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF 89 SINGLE FAMILY LOTS LOCATED IN EL PASO COUNTY.

C. PERMITTED USES AND STRUCTURES:

USE	PRINCIPAL USES	NOTES
DWELLINGS - SINGLE FAMILY DETACHED		
OPEN SPACE, PARKS AND TRAILS		
RECREATION AMENITIES	SUCH AS TRAILS, WALKS	
FAMILY CARE HOME, CHILD CARE CENTER, OR GROUP HOME	THESE USES ARE CONTROLLED BY STATE LAW AND RULES AND REGULATIONS, AND ARE EITHER ALLOWED OR SPECIAL USES DEPENDING ON THE SPECIFIC FACILITY TYPE AND NUMBER OF RESIDENTS / ENROLLMENTS.	
DISTRICT UTILITIES, DETENTION PONDS	TO INCLUDE DETENTION FACILITIES AND ASSOCIATED ACCESS ROADS AND UTILITY LINES.	
ACCESSORY USES		
ANIMAL KEEPING	UP TO 4 PETS (DOGS, CATS OR OTHER DOMESTICATED ANIMALS). THE KEEPING OF BEES, HENS, CHICKENS, OR PIGEONS IS NOT ALLOWED.	
RESIDENTIAL HOME OCCUPATION	FOR PERSONAL USE ONLY	
SOLAR ENERGY SYSTEMS		
DECK (ATTACHED OR DETACHED, COVERED OR UNCOVERED)		
FENCE, WALL OR HEDGE		
ANTENNAS, RADIO FACILITIES, AND SATELLITE DISHES		
MAILBOXES		
TEMPORARY USES		
MODEL HOME / SUBDIVISION SALES OFFICE		
CONSTRUCTION EQUIPMENT STORAGE AND FIELD OFFICE	ONLY WHEN ASSOCIATED WITH A PERMITTED USE ONLY.	
YARD OR GARAGE SALES		
SPECIAL USES		
FAMILY CARE HOME, CHILD CARE CENTER, OR GROUP HOME	THESE USES ARE CONTROLLED BY STATE LAW AND RULES AND REGULATIONS, AND ARE EITHER ALLOWED OR SPECIAL USES DEPENDING ON THE SPECIFIC FACILITY TYPE AND NUMBER OF RESIDENTS / ENROLLMENTS.	
CMRS FACILITY - STEALTH		
NOTES:		
1. ALL PERMITTED PRINCIPAL AND ACCESSORY STRUCTURES ARE SUBJECT TO THE DEVELOPMENT STANDARD OF THE MIDTOWN COLLECTION AT HANNAH RIDGE DEVELOPMENT PLAN.		
2. PERMITTED ACCESSORY USES ARE SUBJECT TO THE USE-SPECIFIC DEVELOPMENT STANDARD SET OUT IN CHAPTER 5.1.7 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.		
3. PERMITTED TEMPORARY USES ARE SUBJECT TO THE STANDARD FOR REVIEW AND APPROVAL SET OUT IN CHAPTER 5.2.1 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.		
4. PERMITTED SPECIAL USES ARE SUBJECT TO THE STANDARD FOR REVIEW AND APPROVAL SET OUT IN CHAPTER 5.2.2 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.		

D. DEVELOPMENT STANDARD FOR RESIDENTIAL LOTS. (SEE LOT TYPICAL ON THIS SHEET):

TYPE A, B/C
 MAXIMUM LOT COVERAGE: 68/61 PERCENT.
 MINIMUM LOT SIZE: 2086 SF.
 MAXIMUM BUILDING HEIGHT: THIRTY (35) FEET.
 MINIMUM LOT WIDTH AT BUILDING SETBACK LINE: 28/34 FEET, UNLESS OTHERWISE SHOWN ON PLANS.
 MINIMUM LOT DEPTH: 74.50 FEET.
 SETBACK REQUIREMENTS (MEASURED FROM R.O.W.):
 FRONT YARD: 10.0 FEET.
 ATTACHED/DETACHED GARAGE: TWENTY (20) FEET FROM BACK OF SIDEWALK TO FRONT-LOADED GARAGE.
 SIDE YARD: 1/5 FEET.
 CORNER LOT: TRACT ADJACENT TO THE RIGHT-OF-WAY SHALL BE TEN (10) FEET. STANDARD SIDE YARD SETBACK APPLIES ADJACENT TO A TRACT.
 REAR YARD: 0 FEET.
 NOTE: WHERE A CONFLICT ARISES BETWEEN THESE DEVELOPMENT STANDARDS AND WHAT IS DEPICTED ON THE PLAN, THE PLAN GOVERNS.

E. LOT SIZES:

1. THE PUD DEVELOPMENT/PRELIMINARY PLAN AND THE PLAT ESTABLISH THE LOT SIZES FOR EACH LOT.
2. FOLLOWING INITIAL SUBDIVISION, NO VACATIONS AND REPLATS SHALL BE ALLOWED IF THESE WOULD RESULT IN THE ADDITION OF LOTS IN A MANNER NOT FULLY CONSISTENT WITH THE PUD DEVELOPMENT/PRELIMINARY PLAN.
3. MINOR ADJUSTMENTS TO LOT LINES AND TRACTS AREAS CAN BE MADE WITH THE FINAL PLATS WITHOUT REQUIRING AN AMENDMENT TO THIS PUD DEVELOPMENT/PRELIMINARY PLAN.

F. STREETS:

STREETS WITHIN MIDTOWN COLLECTION AT HANNAH RIDGE PROVIDE GENERAL VEHICULAR CIRCULATION THROUGHOUT THE DEVELOPMENT. STREETS SHALL BE PUBLICLY AND PRIVATELY OWNED (AS NOTED) AND MAINTAINED. CONSTRUCTION WILL BE TO EL PASO COUNTY STANDARDS EXCEPT WHERE PUD MODIFICATIONS AND DEVIATIONS ARE APPROVED BY THE COUNTY. ALL STREETS SHALL BE PAVED WITH CURB AND GUTTER.

PCDD FILE NO.: SF-19-_____

MIDTOWN COLLECTION AT HANNAH RIDGE

COUNTY OF EL PASO, STATE OF COLORADO

PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN

FILING NO. 1 AND FILING NO. 2

MIDTOWN COLLECTION AT HANNAH RIDGE DEVELOPMENT GUIDELINES: (CONTINUED)

G. ARCHITECTURAL CONTROL COMMITTEE REVIEW/COVENANTS:

COVENANTS FOR MIDTOWN COLLECTION AT HANNAH RIDGE WILL BE CREATED BY SEPARATE DOCUMENTS AND RECORDED PRIOR TO FINAL PLAT. THE COVENANTS ESTABLISH RULES AND REGULATIONS FOR THE PROPERTY WITHIN THE SUBDIVISIONS AND ESTABLISH THE GOVERNANCE MECHANISM OF THE SUBDIVISION, INCLUDING THE CREATION OF THE ARCHITECTURAL CONTROL COMMITTEE.

H. AUTHORITY:

THE AUTHORITY FOR THIS PUD DEVELOPMENT PLAN IS CHAPTER 4.2 (PLANNED UNIT DEVELOPMENT DISTRICT) OF THE EL PASO COUNTY LAND DEVELOPMENT CODE. THE AUTHORITY FOR CHAPTER 4.2 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE IS THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972.

I. ADOPTION:

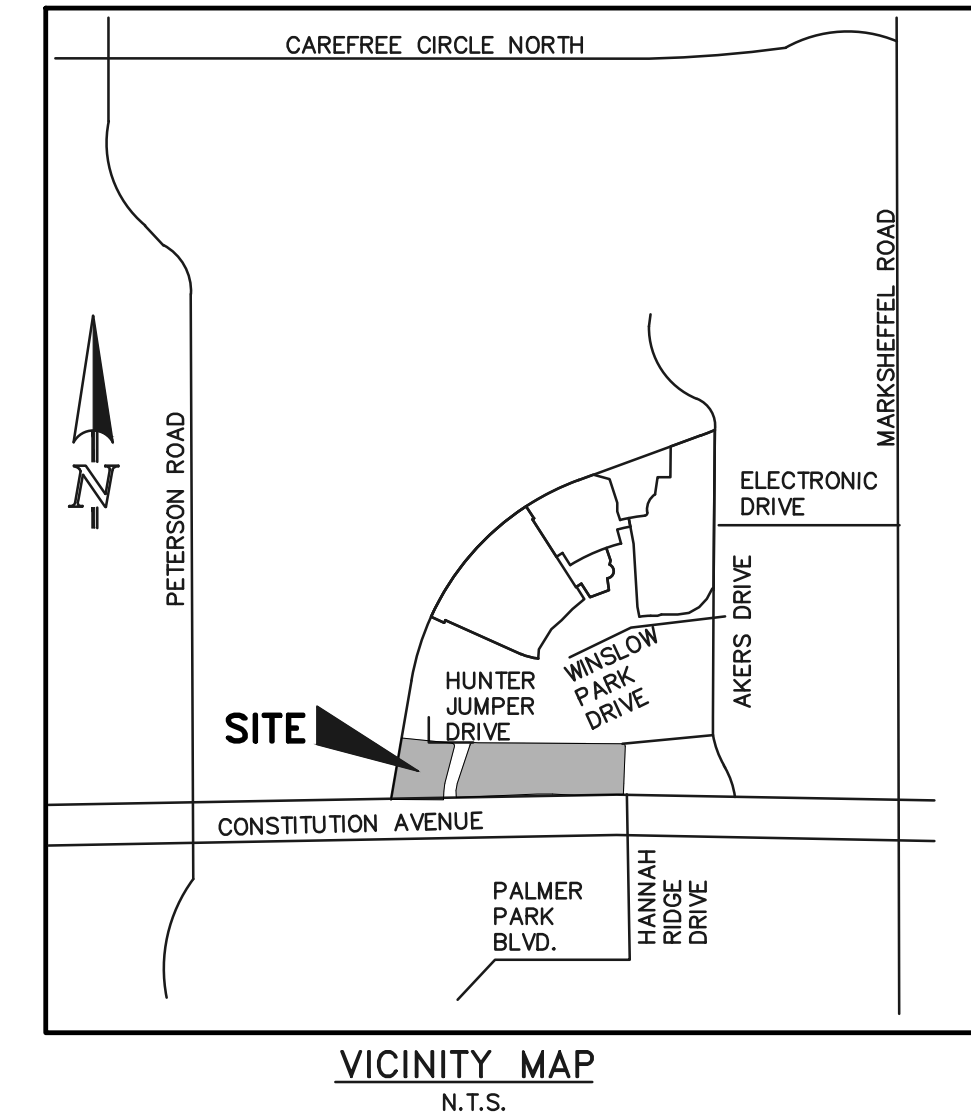
THE ADOPTION OF THIS PUD DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISION OF THE BOARD OF EL PASO COUNTY COMMISSIONERS THAT THIS PUE DEVELOPMENT PLAN FOR MIDTOWN COLLECTION AT HANNAH RIDGE IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, IS AUTHORIZED BY THE PROVISIONS OF CHAPTER 4.2 OF THE LAND DEVELOPMENT CODE AND THIS PUD DEVELOPMENT PLAN COMPLIES WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

J. RELATIONSHIP TO COUNTY REGULATIONS:

THE PROVISIONS OF THIS PUD DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF MIDTOWN COLLECTION AT HANNAH RIDGE, PROVIDED, HOWEVER THAT WHERE THE PROVISIONS OF THIS PUD DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, ANY DETERMINATION OR INTERPRETATION ISSUES BY THE PLANNING & COMMUNITY DEVELOPMENT DIRECTOR OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.

GENERAL NOTES:

1. ALL PUBLIC STREETS SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARD, DEDICATED TO EL PASO COUNTY, AND UPON ACCEPTANCE BY EL PASO COUNTY, SHALL BE MAINTAINED BY EL PASO COUNTY.
2. ALL PRIVATE STREETS SHALL BE OWNED AND MAINTAINED BY THE HOA.
3. PUBLIC UTILITY/DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS FOLLOWS:
 - a. FRONT: TEN (10) FEET
 - b. SIDE: FIVE (5) FEET OR ONE (1) FOOT PER TYPICAL LOTS DETAILS (THIS SHEET)
 - c. REAR: ZERO (0) FEET
 - d. STREETS: TEN (10) FEET
4. ALL OPEN SPACE/TRAIL/LANDSCAPE TRACTS SHALL BE LIMITED TO NON-MOTORIZED USE ONLY.
5. DEVELOPMENT OF THE PROPERTY SHALL BE IN ACCORDANCE WITH THE APPROVED PUD DEVELOPMENT PLAN AND SHALL BE LIMITED TO A TOTAL OF EIGHTY-NINE (89) SINGLE FAMILY LOTS.
6. THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR SHALL HAVE THE ABILITY TO GRANT AN ADMINISTRATIVE VARIANCE OF UP TO 20% OF DIMENSIONAL STANDARD LISTED ON THIS PUD DEVELOPMENT PLAN ON A CASE BY CASE BASIS.
7. FLOODPLAIN STATEMENT: NO PORTION OF THE SITE IS WITHIN A FEMA FLOODPLAIN PER MAP NO. 08041C0752G, DATED DECEMBER 7, 2018.
8. ALL TRACTS WILL BE OWNED AND (WHERE REQUIRED) MAINTAINED BY THE MIDTOWN COLLECTION AT HANNAH RIDGE HOMEOWNERS ASSOCIATION.
9. SIGHT DISTANCE TRIANGLE EASEMENTS WILL BE IDENTIFIED ON FUTURE CONSTRUCTION DOCUMENTS.



PROPERTY OWNER

FEATHERGRASS INVESTMENTS, LLC
 4715 N. CHESTNUT STREET, SUITE 200
 COLORADO SPRINGS, CO 80907
 MR. KENNY DRISCOLL
 (719) 793-8367

APPLICANT / DEVELOPER

ELITE PROPRIETES OF AMERICA, INC.
 6385 CORPORATE DRIVE, SUITE 200
 COLORADO SPRINGS, CO 80919
 MR. JIM BOULTON
 (719) 592-9333

PROPERTY ADDRESS

0 CONSTITUTION AVENUE
 COLORADO SPRINGS, CO 80922

APPLICANT REPRESENTATION

CLASSIC CONSULTING ENGINEERS & SURVEYORS, LLC
 619 N. CASCADE AVENUE, SUITE 200
 COLORADO SPRINGS, CO 80903
 MR. KYLE CAMPBELL, P.E.
 (719) 785-0790

DEVELOPMENT DATA:

EXISTING ZONING:	RM-30
APPROVED PLAN:	HANNAH RIDGE AT FEATHERGRASS PRELIMINARY PLAN (SP-13-006)
TAX SCHEDULE NO.:	53324-03-008, 53323-19-017
TOTAL AREA:	12.383 ACRES
NUMBER OF LOTS:	89
TOTAL LOT AREA:	4.41 ACRES
AVERAGE LOT SIZE:	2,158 SF
MINIMUM LOT SIZE:	2,086 SF
MINIMUM LOT WIDTH:	28'
MINIMUM LOT DEPTH:	74.50'
GROSS DENSITY:	7.19 DU/AC
NET DENSITY:	20.18 DU/AC
ROW (PUBLIC)	1.93 ACRES (16%)
PRIVATE ROADWAY TRACTS:	1.02 ACRES (8%)
TOTAL OPEN SPACE:	5.01 ACRES (40%)
MAXIMUM BUILDING HEIGHT:	35'
MAXIMUM LOT COVERAGE:	35%

NAME OF LANDOWNER

LANDOWNER'S SIGNATURE, NOTARIZED

OWNER CERTIFICATION:

I / WE _____ A (ONE OF THE FOLLOWING: QUALIFIED TITLE INSURANCE COMPANY, TITLE COMPANY, TITLE ATTORNEY, OR ATTORNEY AT LAW) DULY QUALIFIED, INSURED, OR LICENSED BY THE STATE OF _____ DO HEREBY CERTIFY THAT I / WE HAVE EXAMINED THE TITLE OF ALL LANDS DEPICTED AND DESCRIBED HEREON AND THAT TITLE TO SUCH LAND IS OWNER IN FEE SIMPLE BY _____ AT THE TIME OF THIS APPLICATION.

NOTARIZED SIGNATURE

OR NAME OF ATTORNEY AND REGISTRATION NUMBER

COUNTY CERTIFICATION:

THIS REZONING REQUEST TO PUD HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN THE ACCORDANCE WITH THE _____ (BOARD RESOLUTION OR MOTION #) _____ (DATE) APPROVING THE PUD AND ALL APPLICABLE EL PASO COUNTY REGULATIONS.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS

DATE

DIRECTOR, PLANNING & COMMUNITY DEVELOPMENT

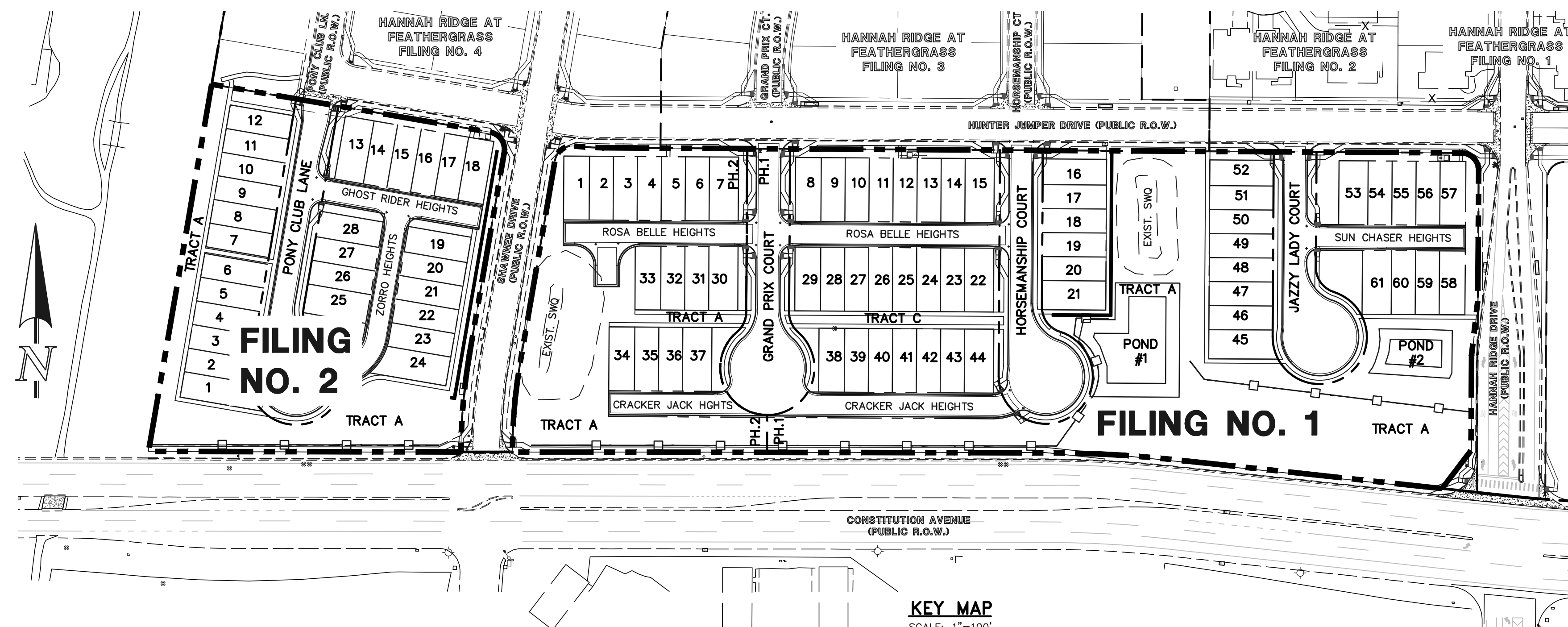
DATE

CLERK AND RECORDER CERTIFICATION:

STATE OF COLORADO)
) ss
 COUNTY OF EL PASO)
 I HEREBY CERTIFY THAT THIS PLAN WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M. THIS _____ DAY OF _____, 20____ A.D., AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.
 CHUCK BROERMAN, RECORDER
 BY: _____ DEPUTY

SHEET INDEX

COVER SHEET	SHEET 1 OF 5
PRELIMINARY SITE PLAN	SHEET 2 OF 5
PRELIMINARY SITE PLAN	SHEET 3 OF 5
PRELIMINARY GRADING & UTILITIES PLAN	SHEET 4 OF 5
PRELIMINARY GRADING & UTILITIES PLAN	SHEET 5 OF 5



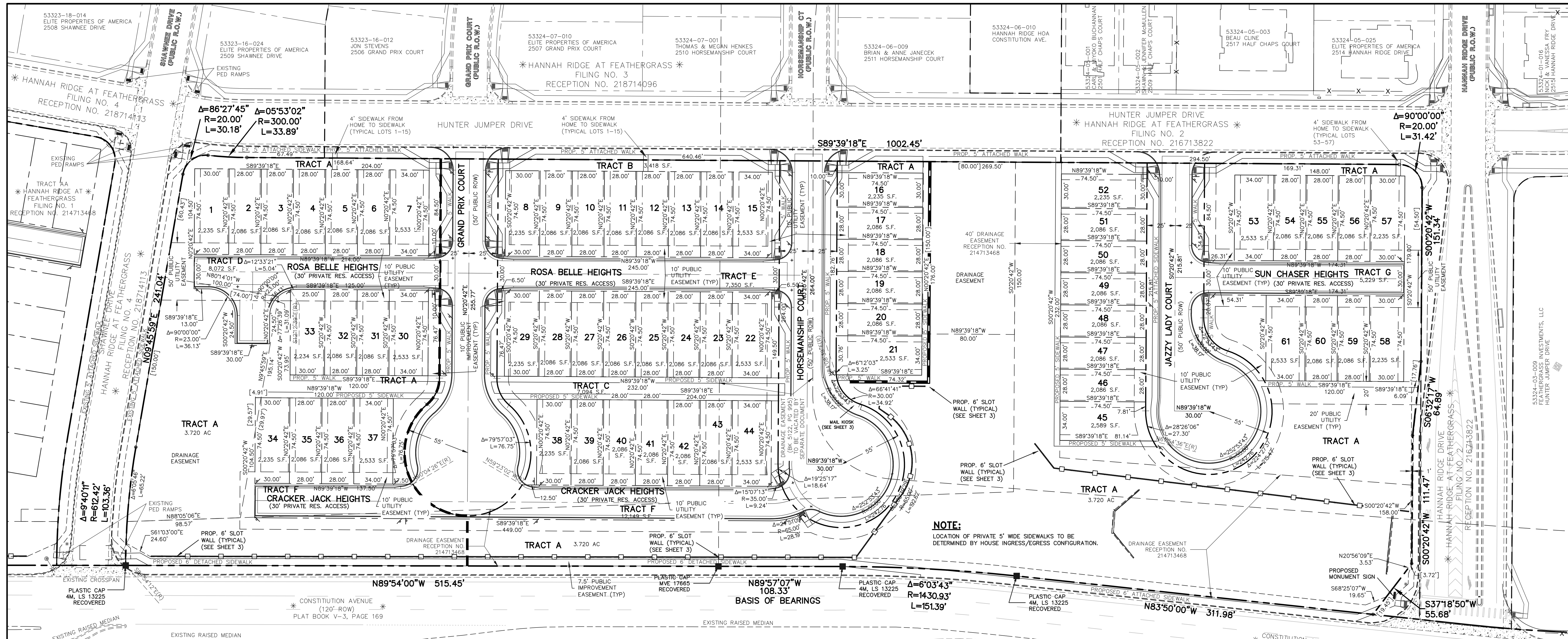
KEY MAP
 SCALE: 1"=100'

MIDTOWN COLLECTION AT HANNAH RIDGE PUD DEVELOPMENT PLAN & PRELIM. PLAN
 FILING NO. 1 AND FILING NO. 2
 COVER SHEET

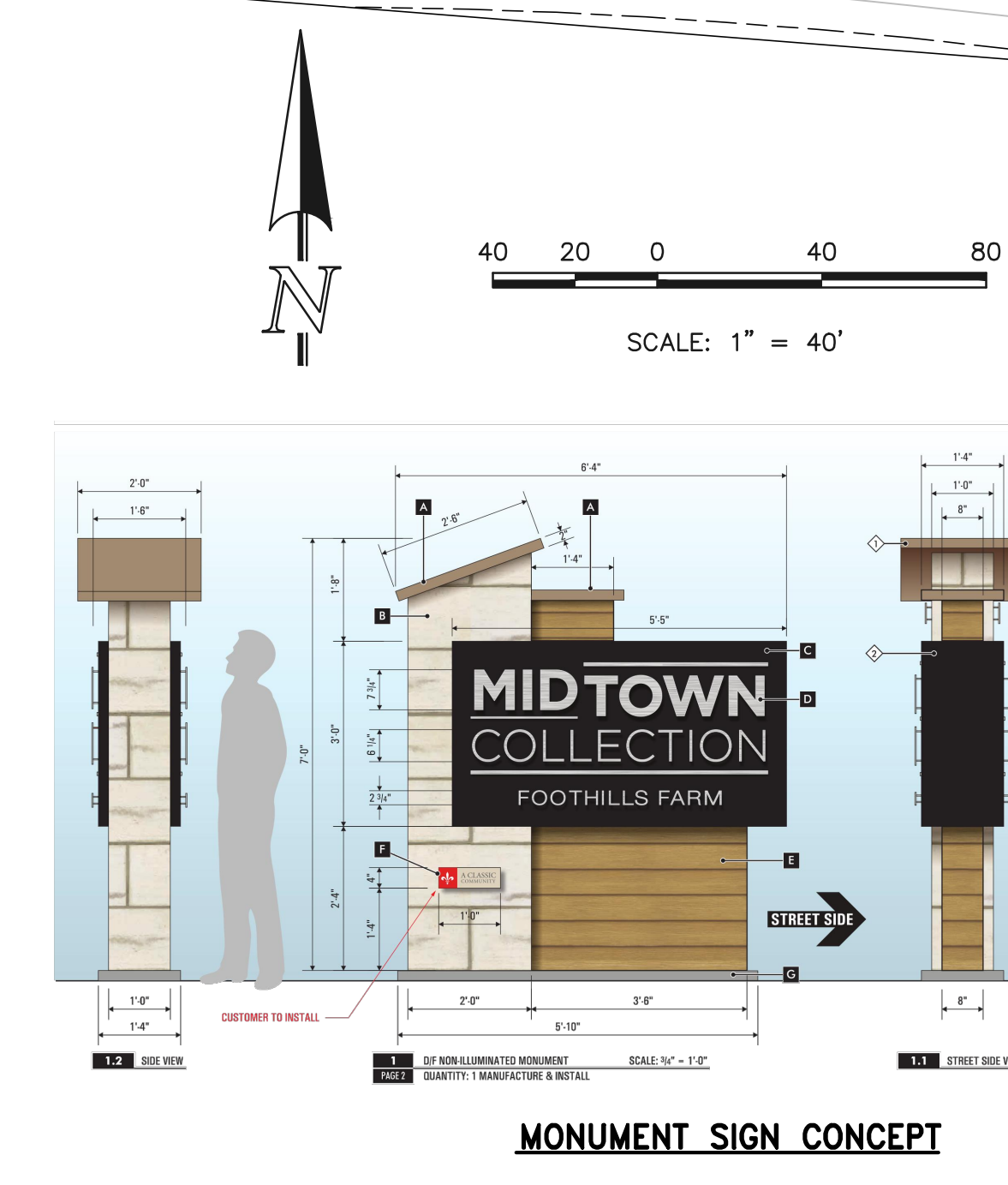
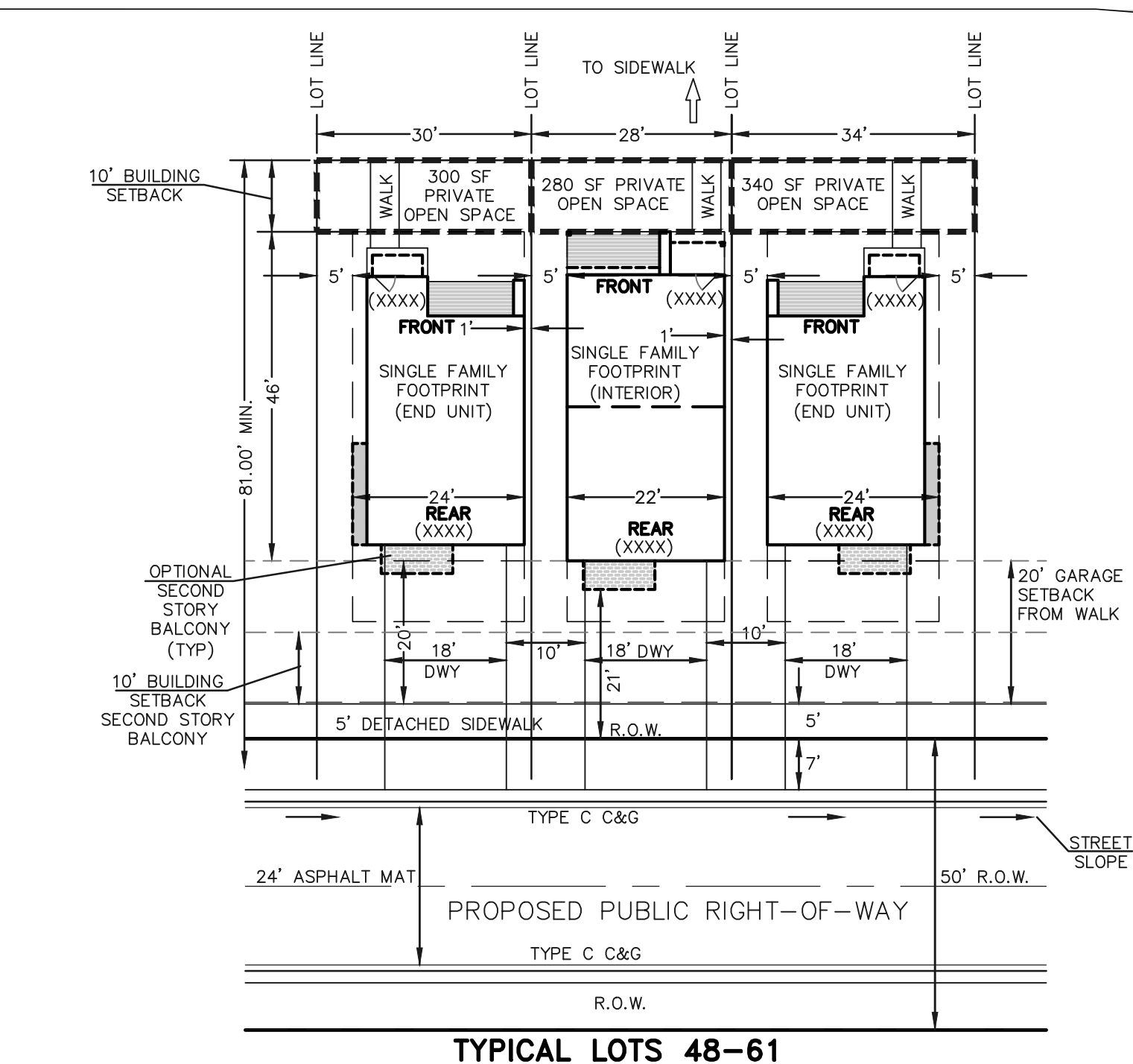
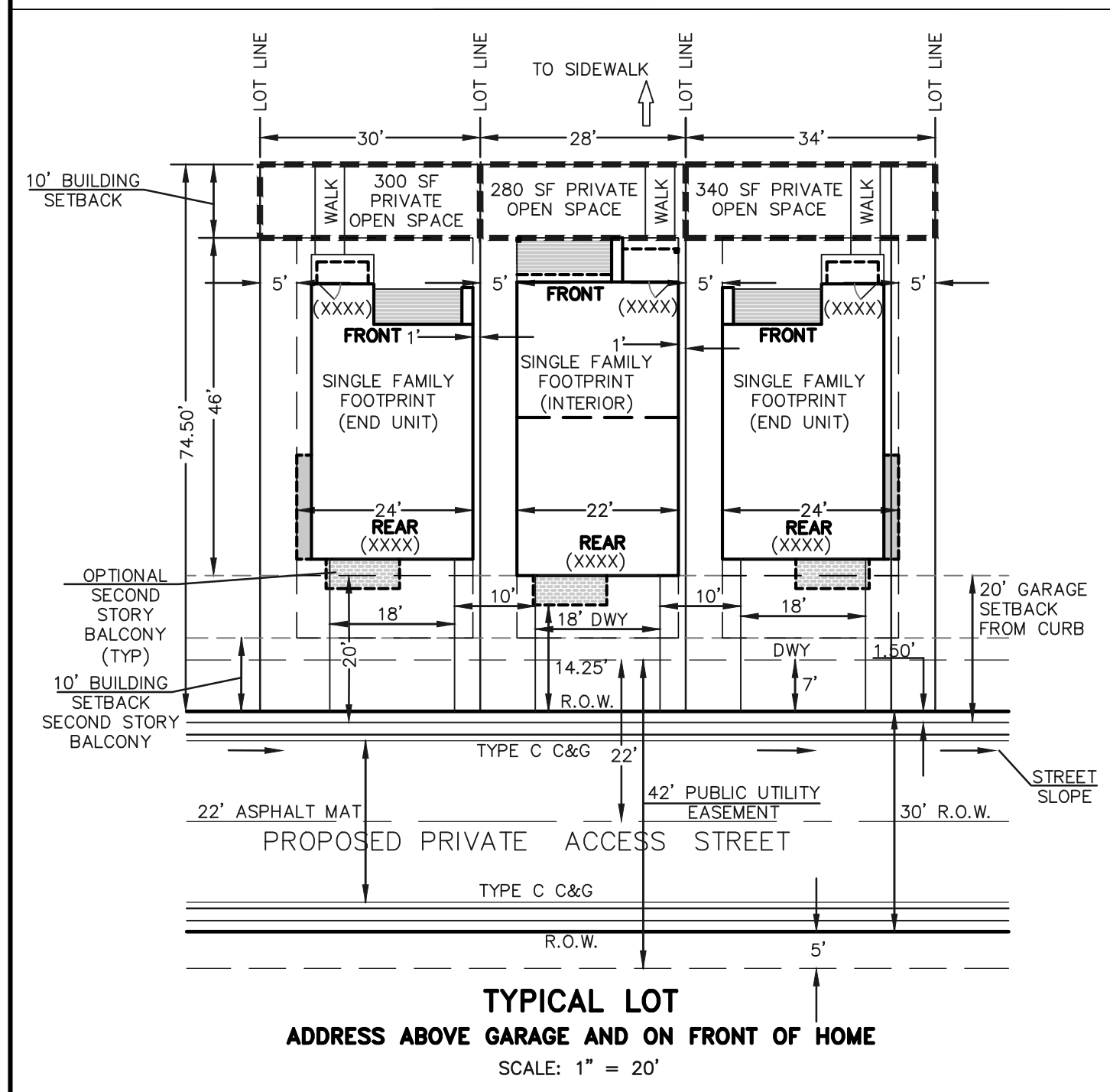
DESIGNED BY	KRC	SCALE	DATE	03/22/19
DRAWN BY	KC	(H) 1"=VARIES	SHEET	1 OF 5
CHECKED BY	(V) 1"= N/A	JOB NO.	1116.30	

619 N. Cascade Avenue, Suite 200 (719)785-0790
 Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

N:\111630\DEVELOPMENT\111630-01-C-19-reg_3/27/2019 4:22:35 PM_1.rvt



FILING NO. 1 PHASE 2 (left) | FILING NO. 1 PHASE 1 (right)



- ADDITIONAL GENERAL NOTES FROM TITLE SHEET:**
- A. WATER PROVIDER
 - B. WASTE WATER PROVIDER
 - C. ELECTRIC PROVIDER
 - D. GAS PROVIDER
 - E. FIRE PROTECTION DISTRICT
 - F. EMERGENCY SERVICES (AMBULANCE)
 - G. EMERGENCY SERVICES (POLICE)
 - H. STUDENT GENERATION
- CHEROKEE METROPOLITAN DISTRICT
 MOUNT VIEW ELECTRIC ASSOCIATION
 COLORADO SPRINGS UTILITIES
 FALCON FIRE PROTECTION
 EL PASO COUNTY
 EL PASO COUNTY SHERIFF
 EL PASO COUNTY SCHOOL NO. 49
 30 STUDENTS (DISTRICT NO. 49)
 MIDDLE SCHOOL (0.16/DU)
 14 STUDENTS (DISTRICT NO. 49)
 HIGH SCHOOL (0.20/DU)
 18 STUDENTS (DISTRICT NO. 49)
 62 STUDENTS

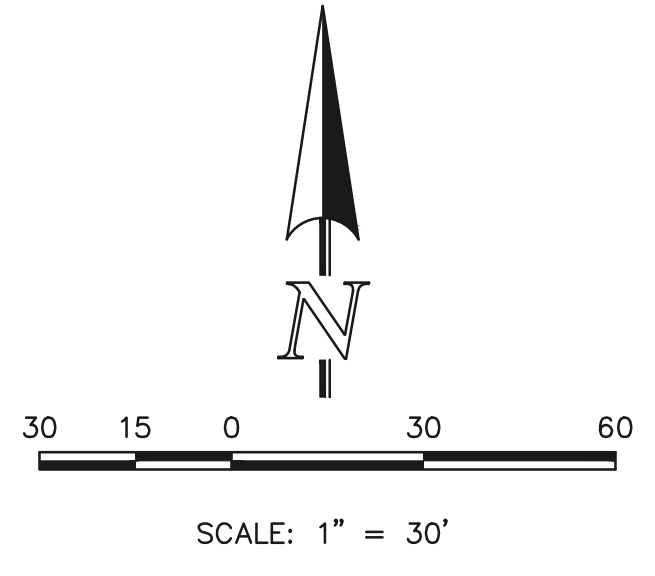
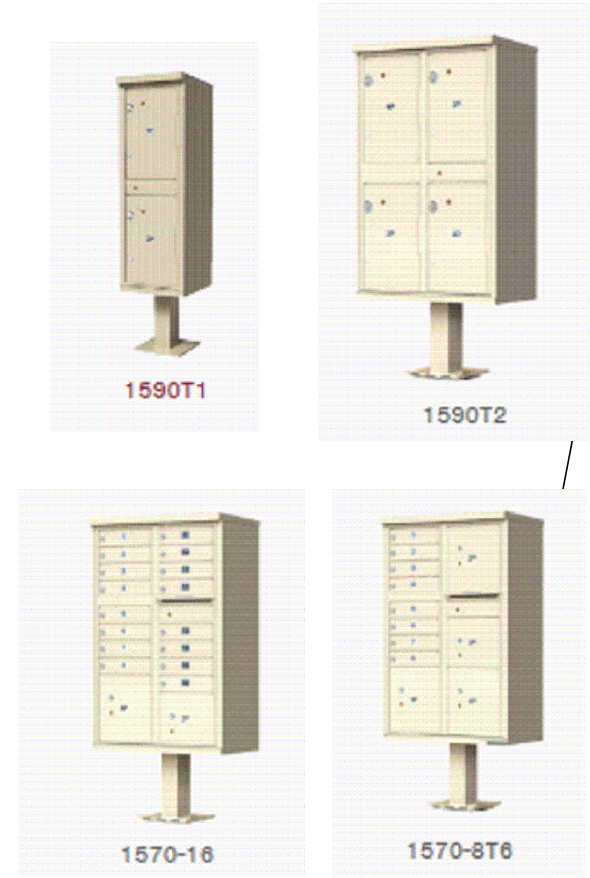
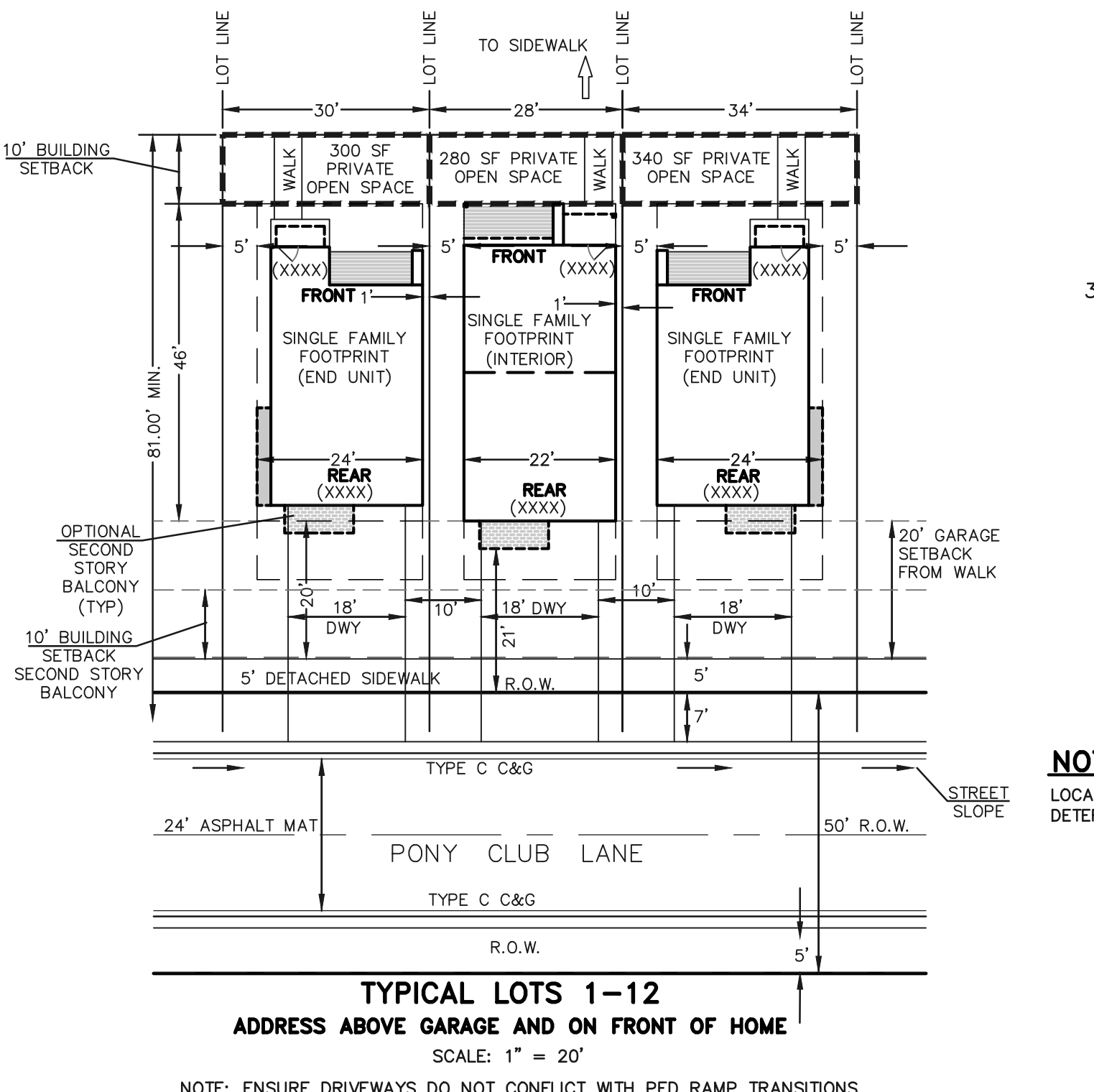
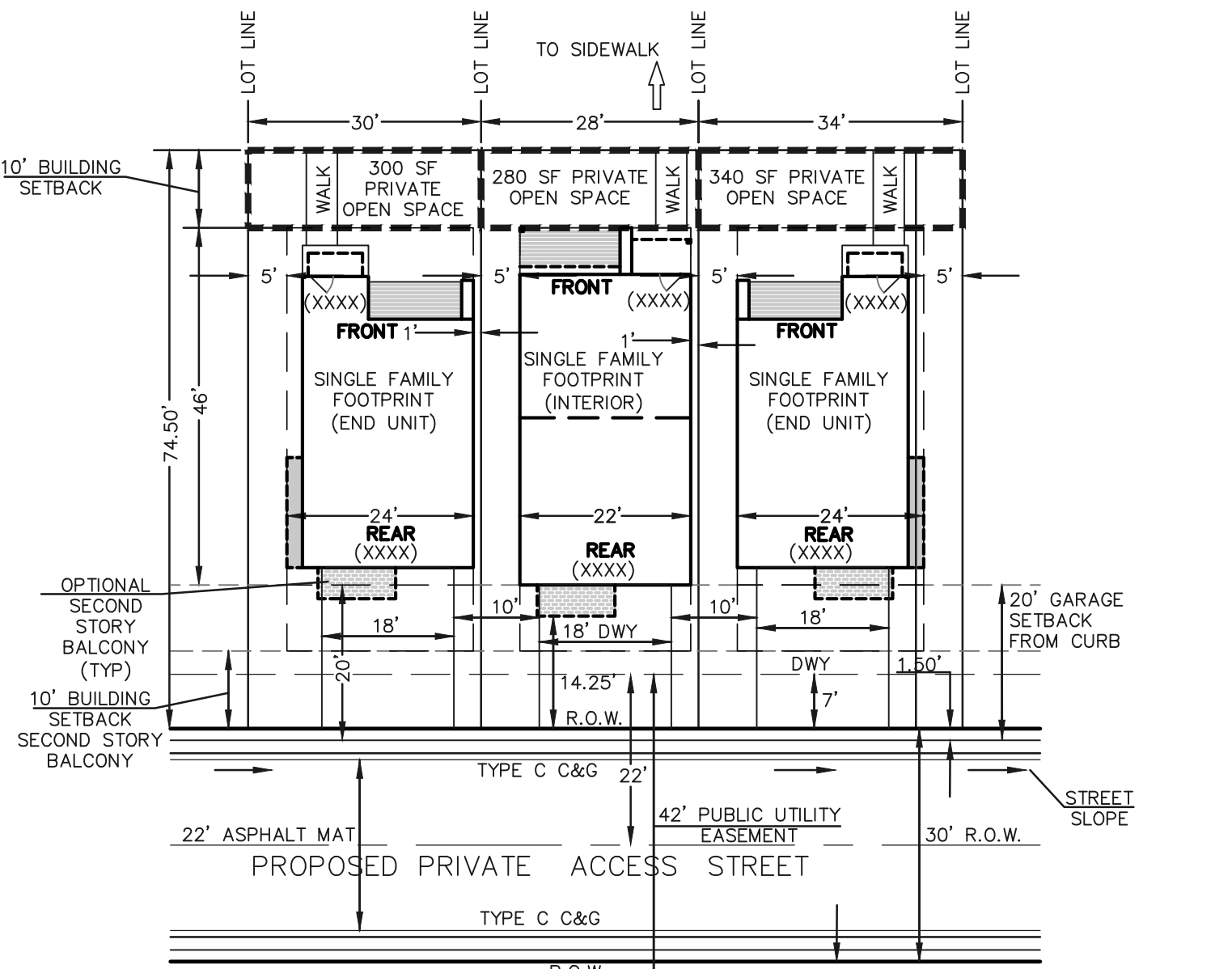
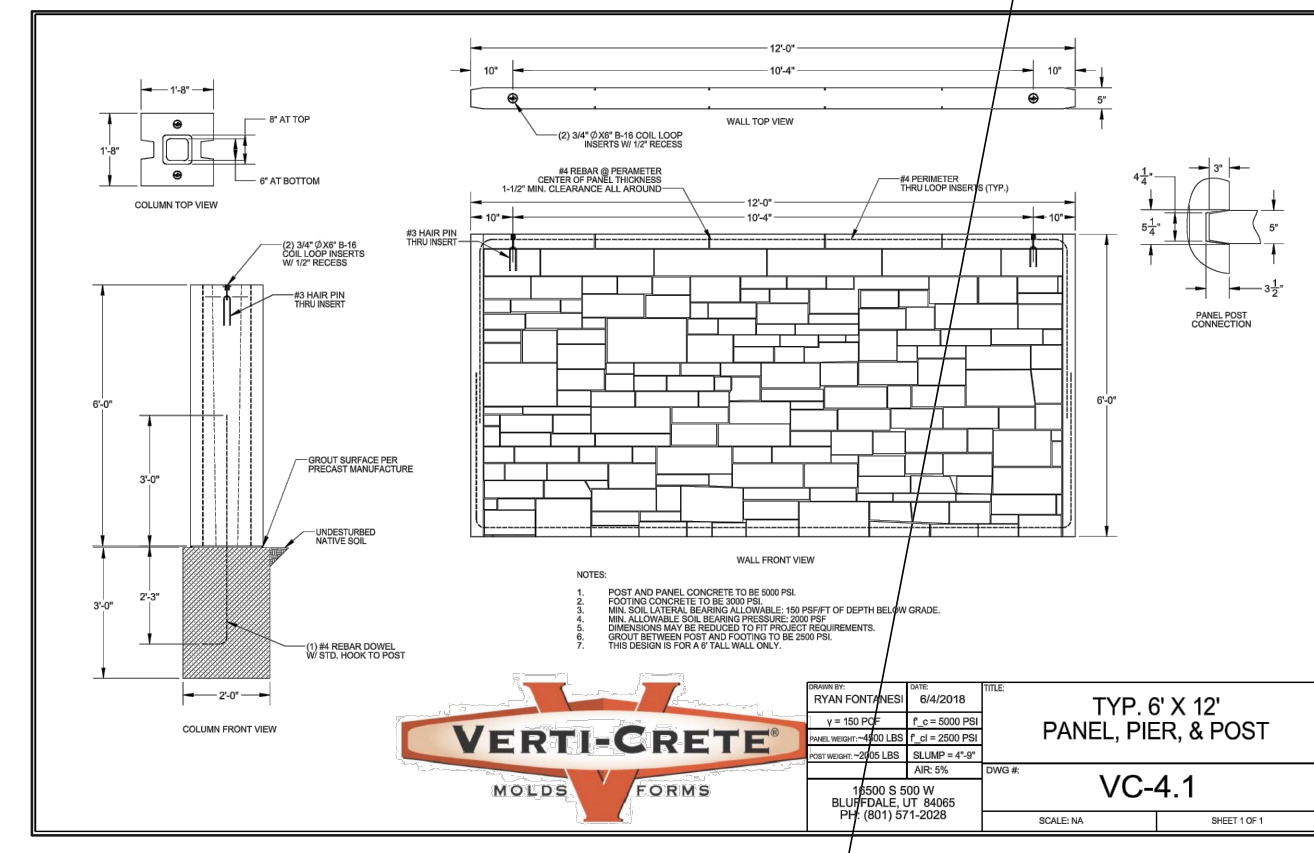
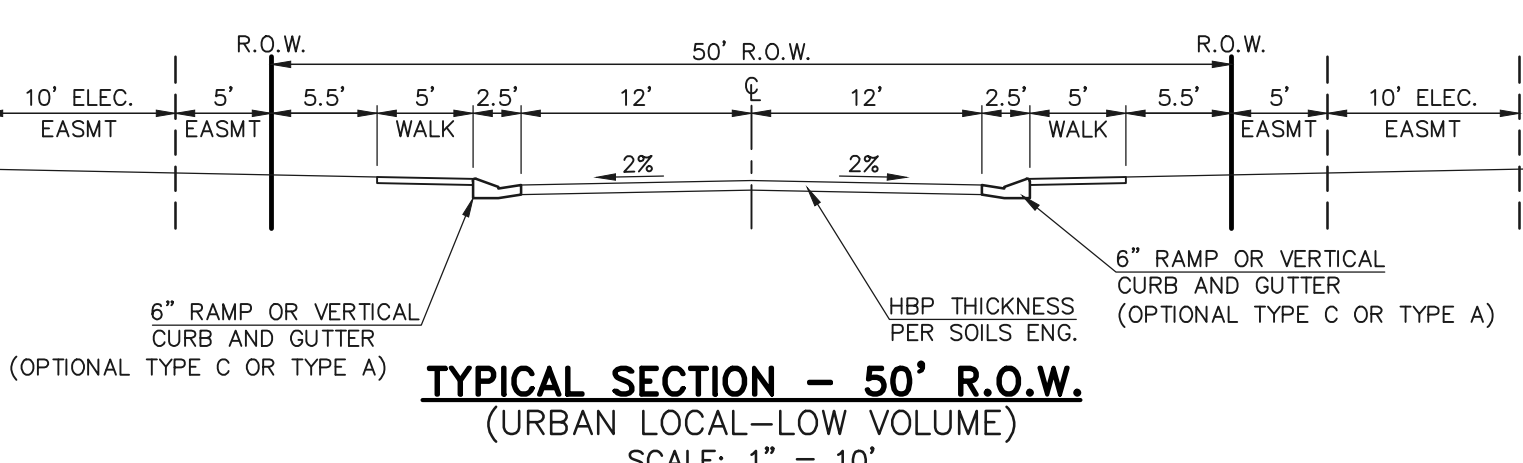
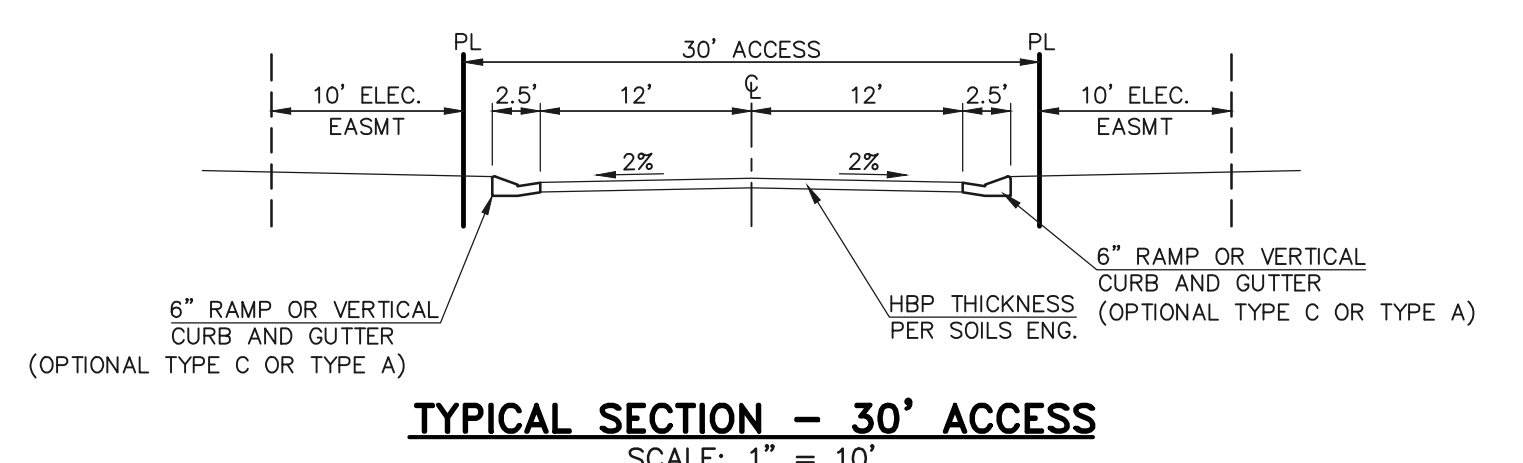
CLASSIC CONSULTING ENGINEERS & SURVEYORS

MIDTOWN COLLECTION AT HANNAH RIDGE
 PUD DEVELOPMENT PLAN & PRELIM. PLAN
 SITE PLAN

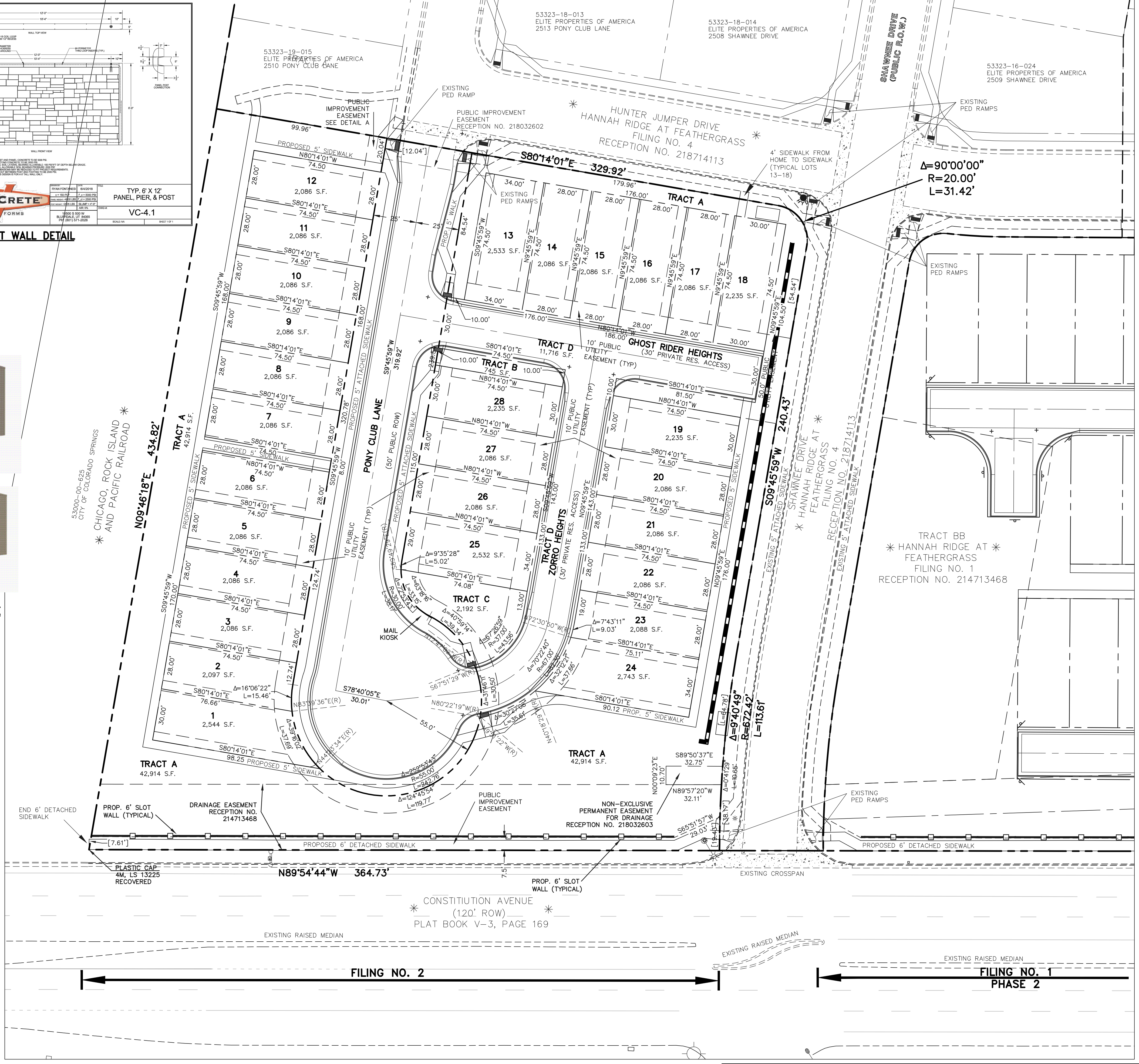
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 DRAWN BY: KC | (V) 1" = N/A | SHEET: 2 OF 5
 CHECKED BY: | JOB NO.: 1116.30

619 N. Cascade Avenue, Suite 200 | (719) 785-0790
 Colorado Springs, Colorado 80903 | (719) 785-0799 (Fax)

N:\11630\DRAWINGS\DEVELOPMENT\11630-00-02-SITE.dwg, 3/27/2019, 4:23:46 PM, 1:1



NOTE:
LOCATION OF PRIVATE 5' WIDE SIDEWALKS TO BE DETERMINED BY HOUSE INGRESS/EGRESS CONFIGURATION.



CLASSIC CONSULTING ENGINEERS & SURVEYORS

MIDTOWN COLLECTION AT HANNAH RIDGE
PUD DEVELOPMENT PLAN & PRELIM. PLAN
SITE PLAN

DESIGNED BY: KRC
DRAWN BY: KC
CHECKED BY: (V)

SCALE: (H) 1" = 30'
(V) 1" = N/A

DATE: 03/22/19
SHEET: 3 OF 5
JOB NO.: 1116.30

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719) 785-0790
(719) 785-0799 (Fax)

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LSC Transportation Consultants, Inc.

545 E Pikes Peak Ave, Suite 210

Colorado Springs, CO 80905

719-633-2868

File Name : Hanna Ridge Dr - Constitution Ave AM.2

Site Code : 194190

Start Date : 2/26/2019

Page No : 1

Groups Printed- Unshifted

Start Time	Hanna Ridge Dr Southbound				Constitution Ave Westbound				Hanna Ridge Dr Northbound				Constitution Ave Eastbound				Int. Total
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
06:30	3	0	5	0	11	122	2	0	10	0	23	0	2	134	0	5	317
06:45	3	0	11	0	13	147	0	0	11	0	32	0	1	132	2	4	356
Total	6	0	16	0	24	269	2	0	21	0	55	0	3	266	2	9	673
07:00	1	0	7	0	15	171	0	0	20	0	22	0	0	170	2	6	414
07:15	4	0	5	0	23	231	0	0	14	0	31	0	2	169	5	9	493
07:30	0	0	7	0	22	204	1	0	17	0	23	0	1	120	1	8	404
07:45	1	0	3	0	35	217	1	0	6	0	26	0	2	160	5	7	463
Total	6	0	22	0	95	823	2	0	57	0	102	0	5	619	13	30	1774
08:00	0	0	3	0	12	150	1	0	9	0	24	0	1	145	5	2	352
08:15	2	0	2	0	10	114	2	0	11	0	15	0	3	87	3	7	256
Grand Total	14	0	43	0	141	1356	7	0	98	0	196	0	12	1117	23	48	3055
Apprch %	24.6	0	75.4	0	9.4	90.2	0.5	0	33.3	0	66.7	0	1	93.1	1.9	4	
Total %	0.5	0	1.4	0	4.6	44.4	0.2	0	3.2	0	6.4	0	0.4	36.6	0.8	1.6	

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Colorado Springs, CO 80905

719-633-2868

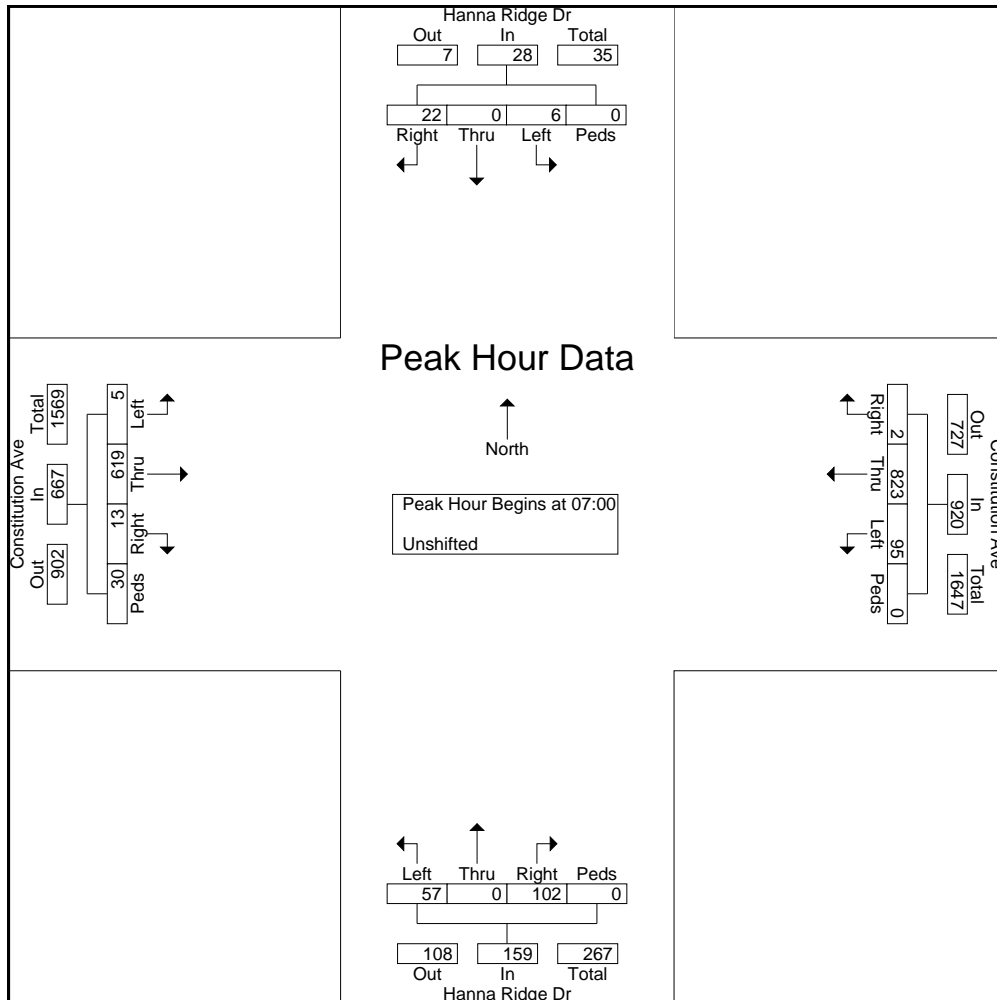
File Name : Hanna Ridge Dr - Constitution Ave AM.2

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Start Date : 2/26/2019

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Start Time	Hanna Ridge Dr Southbound					Constitution Ave Westbound					Hanna Ridge Dr Northbound					Constitution Ave Eastbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour Analysis From 06:30 to 08:15 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:00																					
07:00	1	0	7	0	8	15	171	0	0	186	20	0	22	0	42	0	170	2	6	178	414
07:15	4	0	5	0	9	23	231	0	0	254	14	0	31	0	45	2	169	5	9	185	493
07:30	0	0	7	0	7	22	204	1	0	227	17	0	23	0	40	1	120	1	8	130	404
07:45	1	0	3	0	4	35	217	1	0	253	6	0	26	0	32	2	160	5	7	174	463
Total Volume	6	0	22	0	28	95	823	2	0	920	57	0	102	0	159	5	619	13	30	667	1774
% App. Total	21.4	0	78.6	0		10.3	89.5	0.2	0		35.8	0	64.2	0		0.7	92.8	1.9	4.5		
PHF	.375	.000	.786	.000	.778	.679	.891	.500	.000	.906	.713	.000	.823	.000	.883	.625	.910	.650	.833	.901	.900



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Colorado Springs, CO 80905

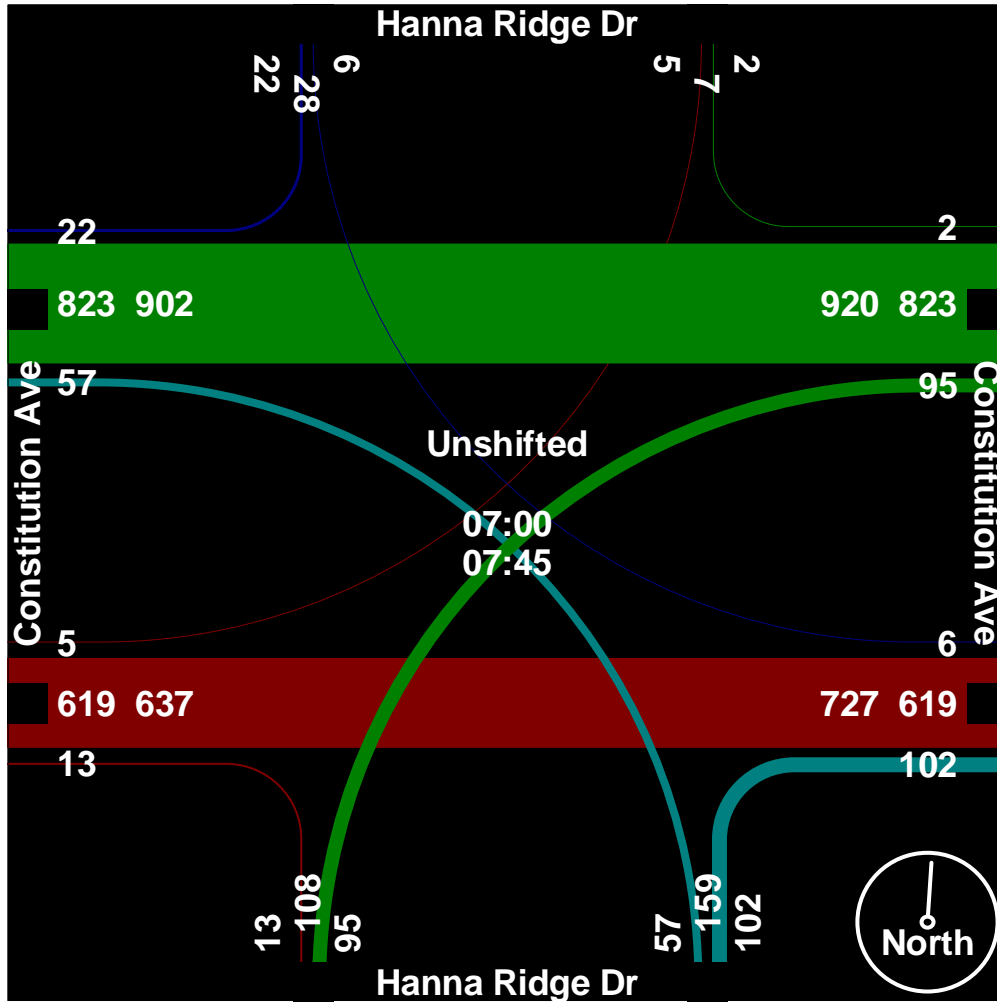
719-633-2868

File Name : Hanna Ridge Dr - Constitution Ave AM.2

Site Code : 194190

Start Date : 2/26/2019

Page No : 3



LSC Transportation Consultants, Inc.

545 E Pikes Peak Ave, Suite 210

Colorado Springs, CO 80905

719-633-2868

File Name : Hanna Ridge Dr - Constitution Ave Mid

Site Code : 00194190

Start Date : 2/28/2019

Page No : 1

Groups Printed- Unshifted

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13:45	0	0	0	0	8	105	0	0	4	0	16	0	3	121	5	3	265
Total	2	0	1	0	19	231	1	0	15	1	24	0	6	269	9	7	585
14:00	3	0	3	0	6	107	0	0	7	0	5	0	3	114	3	2	253
14:15	2	0	0	0	10	115	0	1	3	0	15	0	3	128	7	3	287
14:30	0	0	3	0	13	134	0	0	9	0	17	0	1	138	9	4	328
14:45	1	0	3	0	22	133	0	0	11	0	11	0	2	144	8	1	336
Total	6	0	9	0	51	489	0	1	30	0	48	0	9	524	27	10	1204
15:00	0	0	4	0	22	162	2	0	10	0	20	0	2	165	11	2	400
15:15	0	1	3	0	19	185	2	1	11	0	19	0	3	196	16	6	462
Grand Total	8	1	17	0	111	1067	5	2	66	1	111	0	20	1154	63	25	2651
Apprch %	30.8	3.8	65.4	0	9.4	90	0.4	0.2	37.1	0.6	62.4	0	1.6	91.4	5	2	
Total %	0.3	0	0.6	0	4.2	40.2	0.2	0.1	2.5	0	4.2	0	0.8	43.5	2.4	0.9	

LSC Transportation Consultants, Inc.

545 E Pikes Peak Ave, Suite 210

Colorado Springs, CO 80905

719-633-2868

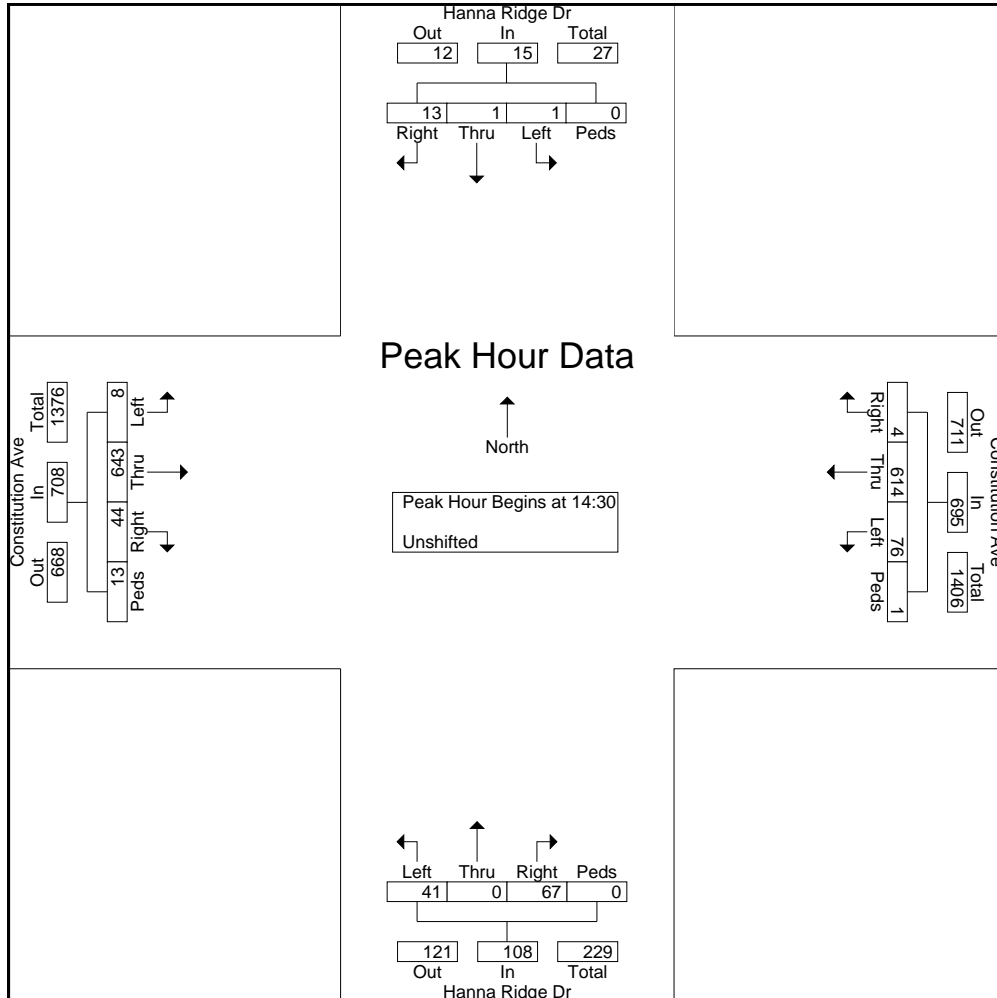
File Name : Hanna Ridge Dr - Constitution Ave Mid

Site Code : 00194190

Start Date : 2/28/2019

Page No : 2

Start Time	Hanna Ridge Dr Southbound					Constitution Ave Westbound					Hanna Ridge Dr Northbound					Constitution Ave Eastbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour Analysis From 13:30 to 15:15 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 14:30																					
14:30	0	0	3	0	3	13	134	0	0	147	9	0	17	0	26	1	138	9	4	152	328
14:45	1	0	3	0	4	22	133	0	0	155	11	0	11	0	22	2	144	8	1	155	336
15:00	0	0	4	0	4	22	162	2	0	186	10	0	20	0	30	2	165	11	2	180	400
15:15	0	1	3	0	4	19	185	2	1	207	11	0	19	0	30	3	196	16	6	221	462
Total Volume	1	1	13	0	15	76	614	4	1	695	41	0	67	0	108	8	643	44	13	708	1526
% App. Total	6.7	6.7	86.7	0		10.9	88.3	0.6	0.1		38	0	62	0		1.1	90.8	6.2	1.8		
PHF	.250	.250	.813	.000	.938	.864	.830	.500	.250	.839	.932	.000	.838	.000	.900	.667	.820	.688	.542	.801	.826



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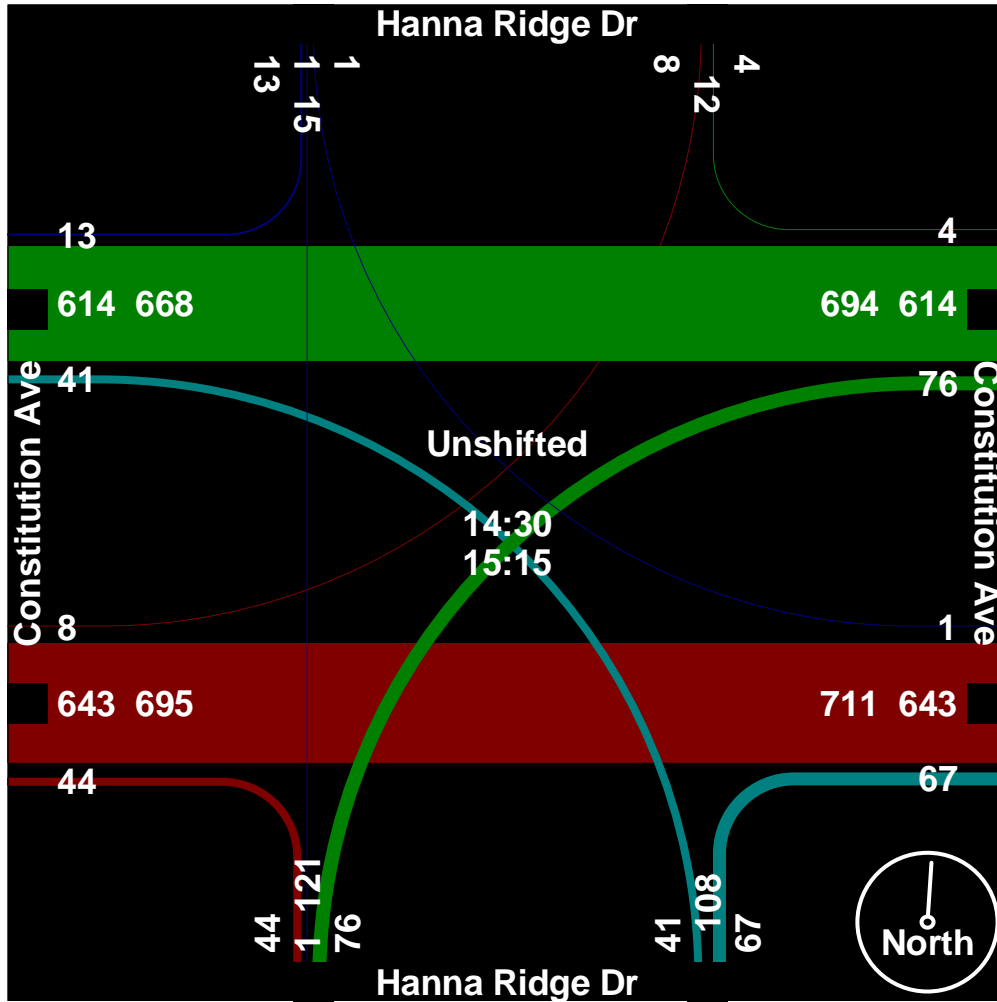
719-633-2868

File Name : Hanna Ridge Dr - Constitution Ave Mid

Site Code : 00194190

Start Date : 2/28/2019

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File Name : Hanna Ridge Dr - Constitution Ave Noon

Site Code : 194190

Start Date : 2/27/2019

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Groups Printed- Unshifted

Start Time	Hanna Ridge Dr Southbound				Constitution Ave Westbound				Hanna Ridge Dr Northbound				Constitution Ave Eastbound				Int. Total
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
11:30	2	0	1	0	10	111	1	1	9	0	8	0	1	109	5	2	260
11:45	0	0	0	0	9	117	2	0	7	1	7	0	0	125	8	2	278
Total	2	0	1	0	19	228	3	1	16	1	15	0	1	234	13	4	538
12:00	1	0	1	0	6	125	0	0	7	0	6	0	0	136	7	0	289
12:15	1	0	1	0	4	111	1	0	7	0	13	0	4	125	5	2	274
12:30	0	0	2	0	12	105	0	0	6	1	11	0	3	115	7	4	266
12:45	2	0	1	0	11	107	0	0	6	1	9	0	1	121	11	1	271
Total	4	0	5	0	33	448	1	0	26	2	39	0	8	497	30	7	1100
13:00	1	0	1	0	2	95	2	0	8	1	13	0	2	134	6	6	271
13:15	1	1	3	0	12	101	0	0	6	1	11	0	3	109	5	5	258
Grand Total	8	1	10	0	66	872	6	1	56	5	78	0	14	974	54	22	2167
Apprch %	42.1	5.3	52.6	0	7	92.3	0.6	0.1	40.3	3.6	56.1	0	1.3	91.5	5.1	2.1	
Total %	0.4	0	0.5	0	3	40.2	0.3	0	2.6	0.2	3.6	0	0.6	44.9	2.5	1	

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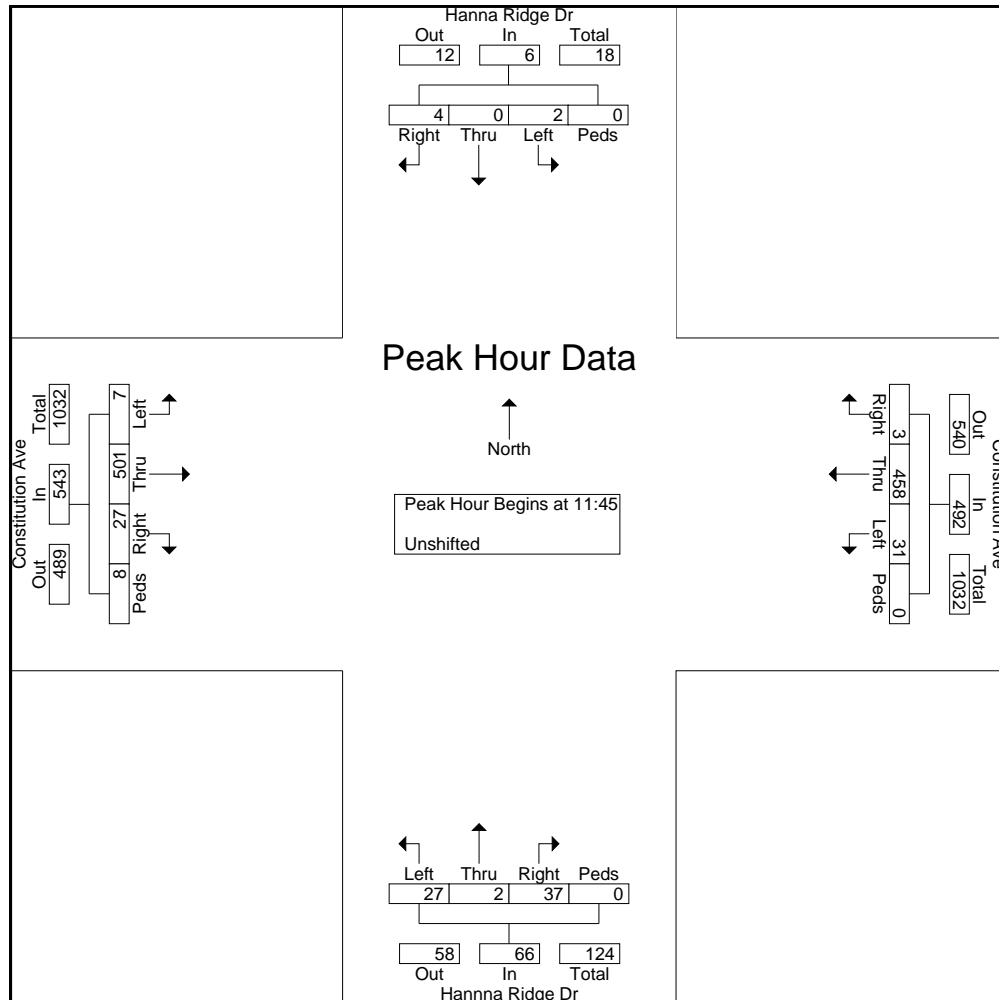
File Name : Hanna Ridge Dr - Constitution Ave Noon

Site Code : 194190

Start Date : 2/27/2019

Page No : 2

Start Time	Hanna Ridge Dr Southbound					Constitution Ave Westbound					Hanna Ridge Dr Northbound					Constitution Ave Eastbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour Analysis From 11:30 to 13:15 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 11:45																					
11:45	0	0	0	0	0	9	117	2	0	128	7	1	7	0	15	0	125	8	2	135	278
12:00	1	0	1	0	2	6	125	0	0	131	7	0	6	0	13	0	136	7	0	143	289
12:15	1	0	1	0	2	4	111	1	0	116	7	0	13	0	20	4	125	5	2	136	274
12:30	0	0	2	0	2	12	105	0	0	117	6	1	11	0	18	3	115	7	4	129	266
Total Volume	2	0	4	0	6	31	458	3	0	492	27	2	37	0	66	7	501	27	8	543	1107
% App. Total	33.3	0	66.7	0		6.3	93.1	0.6	0		40.9	3	56.1	0		1.3	92.3	5	1.5		
PHF	.500	.000	.500	.000	.750	.646	.916	.375	.000	.939	.964	.500	.712	.000	.825	.438	.921	.844	.500	.949	.958



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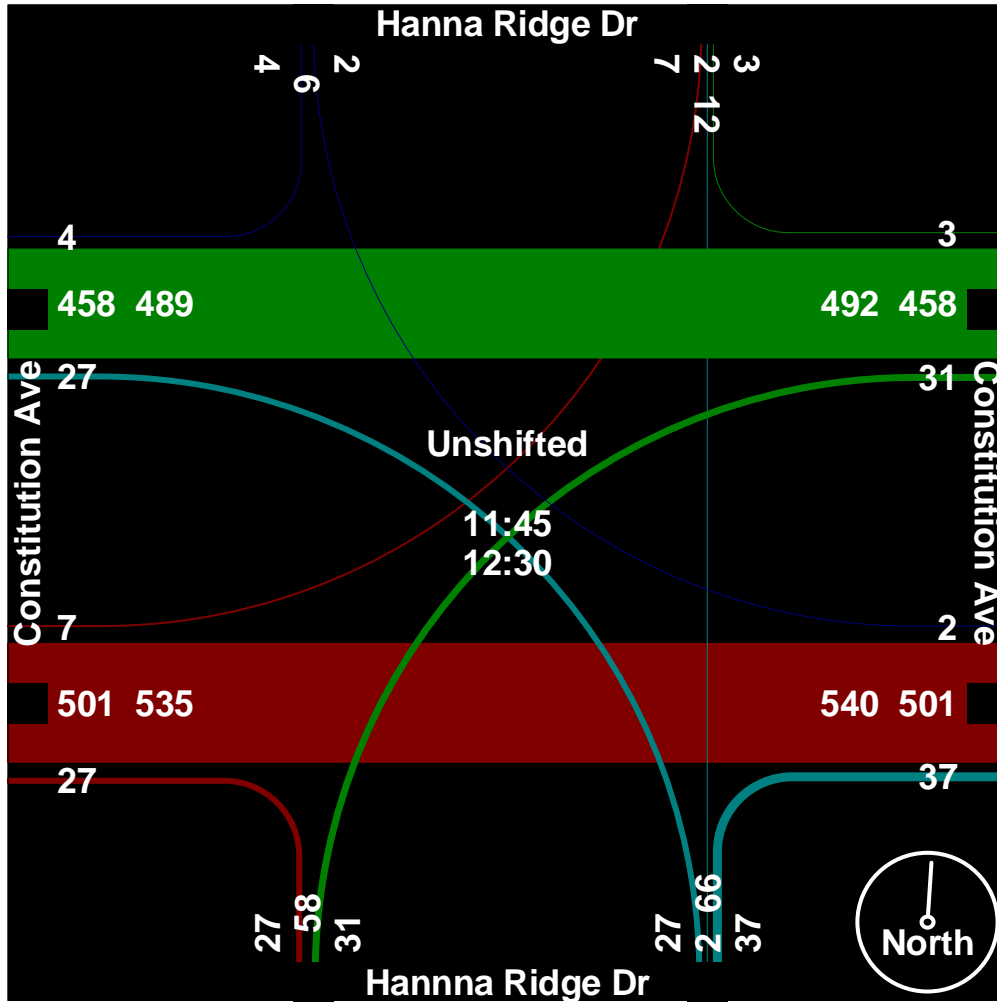
719-633-2868

File Name : Hanna Ridge Dr - Constitution Ave Noon

Site Code : 194190

Start Date : 2/27/2019

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File Name : Hanna Ridge Dr - Constitution Ave PM

Site Code : 00194190

Start Date : 2/28/2019

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Groups Printed- Unshifted

Start Time	Hanna Ridge Dr Southbound				Constitution Ave Westbound				Hanna Ridge Dr Northbound				Constitution Ave Eastbound				Int. Total
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
15:45	2	1	1	0	18	205	4	0	4	0	17	0	1	188	7	6	454
Total	2	1	1	0	18	205	4	0	4	0	17	0	1	188	7	6	454
16:00	1	0	3	0	18	148	0	0	10	1	14	0	2	187	6	6	396
16:15	1	0	3	0	19	184	4	0	9	0	17	0	1	170	10	5	423
16:30	1	0	1	0	20	214	3	1	3	0	20	0	3	187	7	6	466
16:45	1	0	6	0	20	195	3	0	10	0	21	1	3	189	12	7	468
Total	4	0	13	0	77	741	10	1	32	1	72	1	9	733	35	24	1753
17:00	2	0	0	0	17	234	5	0	3	0	22	0	5	186	19	8	501
17:15	3	0	4	0	20	165	4	0	5	0	14	0	6	210	12	6	449
17:30	0	0	1	0	21	187	1	0	8	0	12	0	4	210	7	2	453
Grand Total	11	1	19	0	153	1532	24	1	52	1	137	1	25	1527	80	46	3610
Apprch %	35.5	3.2	61.3	0	8.9	89.6	1.4	0.1	27.2	0.5	71.7	0.5	1.5	91	4.8	2.7	
Total %	0.3	0	0.5	0	4.2	42.4	0.7	0	1.4	0	3.8	0	0.7	42.3	2.2	1.3	

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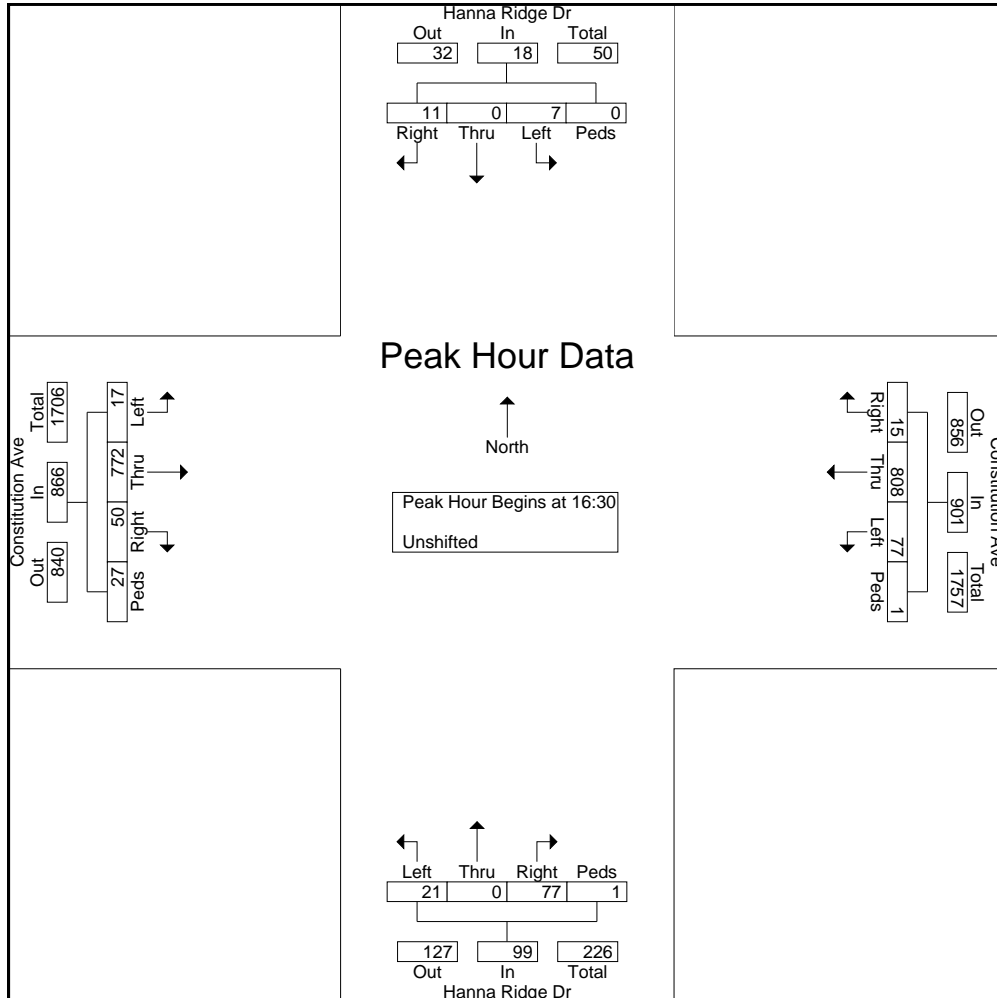
File Name : Hanna Ridge Dr - Constitution Ave PM

Site Code : 00194190

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Start Time	Hanna Ridge Dr Southbound					Constitution Ave Westbound					Hanna Ridge Dr Northbound					Constitution Ave Eastbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour Analysis From 15:45 to 17:30 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:30																					
16:30	1	0	1	0	2	20	214	3	1	238	3	0	20	0	23	3	187	7	6	203	466
16:45	1	0	6	0	7	20	195	3	0	218	10	0	21	1	32	3	189	12	7	211	468
17:00	2	0	0	0	2	17	234	5	0	256	3	0	22	0	25	5	186	19	8	218	501
17:15	3	0	4	0	7	20	165	4	0	189	5	0	14	0	19	6	210	12	6	234	449
Total Volume	7	0	11	0	18	77	808	15	1	901	21	0	77	1	99	17	772	50	27	866	1884
% App. Total	38.9	0	61.1	0		8.5	89.7	1.7	0.1		21.2	0	77.8	1		2	89.1	5.8	3.1		
PHF	.583	.000	.458	.000	.643	.963	.863	.750	.250	.880	.525	.000	.875	.250	.773	.708	.919	.658	.844	.925	.940



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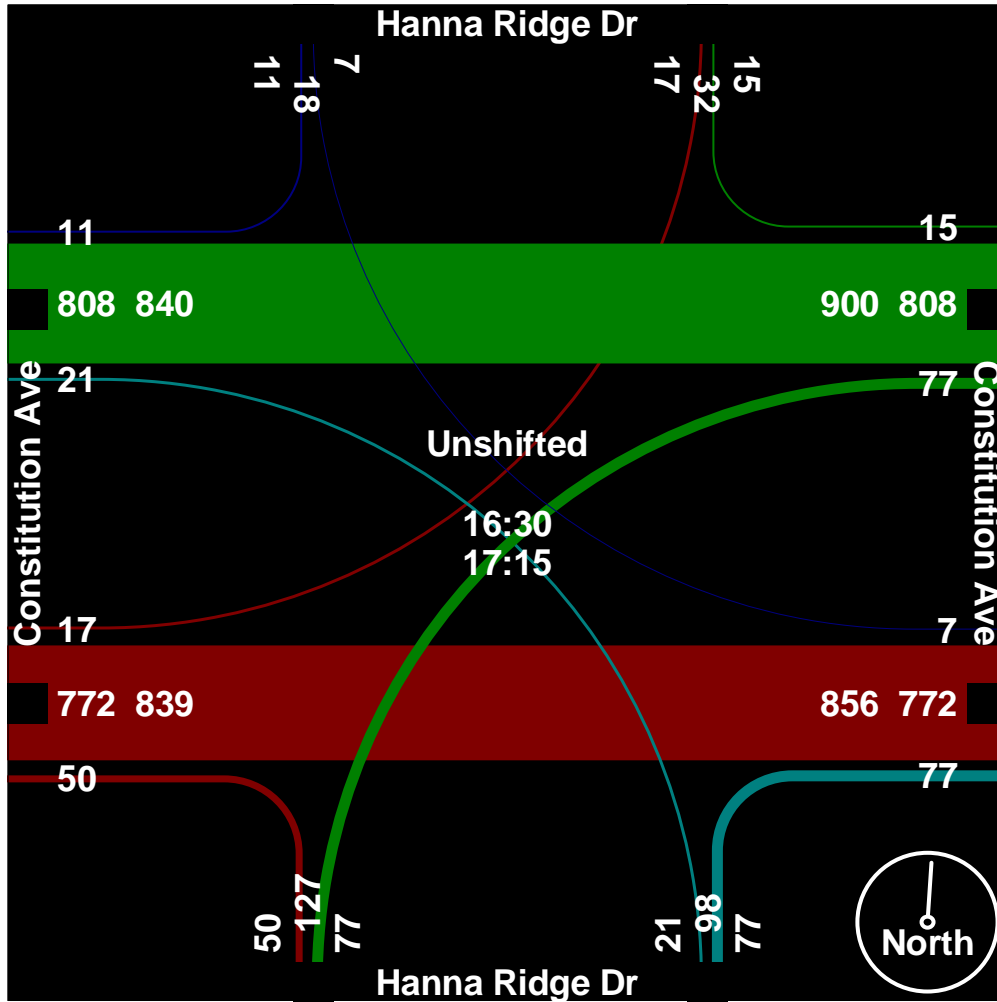
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CaseTrackingID	AccidentDate	NumberInjured	FIP	ReferencePointName	ReferencePointAtName	AccidentNarrative
2B170688	3/8/2017 0:00	0	Property	Constitution Ave	Hannah Ridge Dr	Vehicle #1 was stopped on Hannah Ridge Dr at Constitution Ave. Vehicle #2 a truck and trailer was traveling westbound on Constitution Ave passing Hannah Ridge Dr. Vehicle #1 failed to yield right-of-way to Vehicle #2 and started into the intersection. Vehicle #1 collided its right front with the left side of the trailer. Both vehicle's were driven to rest.
2B180376	1/25/2018 0:00	0	Property	CONSTITUTION AVE	HANNAH RIDGE	Vehicle # 1 & 2 were eastbound on constitution in the left lane. Vehicle # 2 stopped abruptly. Vehicle # 1 collided with the end of vehicle # 2. Both vehicles fled scene prior to investigation.
2B190151	1/17/2019 0:00	0	Property	CONSTITUTION AVE	HANNAH RIDGE DR	Vehicle 1 was proceeding from the stop sign in the number 1 lane traveling north on Hannah Ridge Drive to turn left and west on Constitution Avenue. Vehicle 2 was traveling east on Constitution Avenue in the number 2 lane. Vehicle 1's front corner collided with vehicle 2's right side. Vehicle 2 did a 1/4 turn counter clock wise and came to rest on the north curb of Constitution Avenue. Vehicle 1 continue north on Hannah Ridge Dr and came to rest on the other side of the intersection.

Note: This table contains only the key information from the crash data received from the Colorado State Patrol. Please contact LSC Transportation Consultants, Inc. for the complete spreadsheet file