



LSC TRANSPORTATION CONSULTANTS, INC.
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Estates at Cathedral Pines Trip Generation & Access Technical Memo (LSC #S224150) March 1, 2023

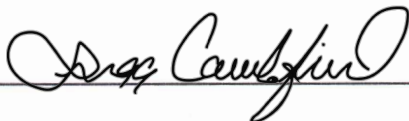
Traffic Engineer's Statement

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.



03/01/2023

Date



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March 1, 2023

Mr. Bill Guman
William Guman & Associates, Ltd.
731 North Weber Street, Suite 10
Colorado Springs, CO 80903

RE: Estates at Cathedral Pines
El Paso County, CO
Trip Generation & Access Technical Memo
LSC #224150

Dear Mr. Guman,

LSC Transportation Consultants, Inc. has prepared this “trip generation and access” technical memorandum for the proposed Estates at Cathedral Pines in El Paso County, Colorado. The 35-acre site (El Paso County parcel ID 6200000411) is located northwest of the intersection of Peregrine Way and Winslow Drive. Access is proposed to Winslow Drive about 1,100 feet north of Peregrine Way.

This report presents information regarding the proposed land use, the estimated vehicle-trip generation, and an evaluation of the site-access point relative to County access criteria. The memo is called a “Trip Generation & Access Technical Memo” as the criteria under *Engineering Criteria Manual (ECM)* section B.1.2.D “No TIS Required” is met.

PROPOSED LAND USE

The 35-acre property is zoned PUD RR-5 is located. The land-use application is for eight lots for single-family homes.

SITE ACCESS

The site access is proposed to Winslow Drive approximately 1,100 feet north of Peregrine Way (centerline distance). This location is about 840 feet south of Saxton Hollow Road in Cathedral Pines. A copy of the site plan is attached for reference.

Winslow Drive is a Rural Local roadway extending north from Peregrine Way about 1,900 feet to Saxton Hollow Road. The posted speed limit along this paved road is 25 miles per hour (mph).

Intersection Spacing

Winslow Drive is a Rural Local roadway. The proposed subdivision access/entry street intersection with Winslow Drive would be at least 840 feet from the nearest intersection. This spacing would meet the *ECM* minimum intersection spacing of 330 feet for Rural Local roadways.

ENTERING SIGHT DISTANCE

Regarding the entering sight distance at the proposed access to Winslow Drive, please refer to the attached sight-distance exhibits prepared by JR Engineering. Sight distance will be required to meet the requirements of *ECM* Section 2.3.6.G.

With a 25-mph posted speed limit on Winslow Drive (assumed 30 mph design speed), the entering sight distance would exceed the required 335-foot requirement for entering sight distance, as prescribed in *ECM* Table 2-21.

TRIP GENERATION ESTIMATE

The trip-generation estimates for this proposed development are based on nationally published trip-generation rates from *Trip Generation, 11th Edition, 2021* by the Institute of Transportation Engineers (ITE). Table 1 shows the results of the trip-generation estimates.

The development is expected to generate about 75 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 1 vehicle would enter and 4 vehicles would exit the site. During the afternoon peak hour, which generally occurs for one hour between 4:15 p.m. and 6:15 p.m., about 5 vehicles would enter and 3 vehicles would exit the site.

"LINK LOS" FOR WINSLOW DRIVE

Winslow Drive is a Rural Local, paved roadway. The *ECM* design ADT for a "Rural Local" roadway is 750 vehicles per day (vpd) average daily traffic (ADT). Given the area road network, it is unlikely that the area buildout traffic volume, including this project, would exceed 750 vpd ADT on Winslow Drive.

EVALUATION AGAINST ECM APPENDIX B

The criteria under *Engineering Criteria Manual (ECM)* section B.1.2.D "No TIS Required" is met. Please refer to the attached worksheet.

COUNTY ROAD IMPROVEMENT FEE PROGRAM

This project will be required to participate in the El Paso County Road Improvement Fee Program. The applicant will select the "Opt-out" option (no PID) and would pay the "Full Fee" amount at building permit. The current (2019) fee amount associated with this option is **\$3,850** per dwelling unit (subject to change). Based on 8 lots, the total building permit fee for this plat would be \$28,640.

* * * * *

Please contact me if you have any questions.

Respectfully Submitted,

LSC TRANSPORTATION CONSULTANTS, INC.

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

JCH:jas

Enclosures: Table 1
ECM Appendix B – "No TIS Required" Worksheet
Site Plan Exhibit
Sight Distance Exhibits

Table 1

Table 1
Trip Generation Estimate
Estates at Cathedral Pines

Land Use Code	Land Use Description	Trip Generation Units	Trip Generation Rates ⁽¹⁾						Total Trips Generated			
			Average Weekday Traffic	Morning Peak Hour		Afternoon Peak Hour		Average Weekday Traffic	Morning Peak Hour		Afternoon Peak Hour	
				In	Out	In	Out		In	Out		
210	Single-Family Detached Housing	8 DU ⁽²⁾	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.											2/28/2023	

ECM Appendix B – “No TIS Required” Worksheet



ECM Appendix B – “No TIS Required” Worksheet

Estates at Cathedral Pines

ECM Section B.1.2.D. No TIS Required

No TIS is required if all of the criteria below are satisfied:

☐ **Vehicular Traffic:**

- ☐ (1) Daily vehicle trip-end generation is less than 100 or the peak hour trip generation is less than 10;
- ☐ (2) There are no additional proposed minor or major roadway intersections on major collectors, arterials, or State Highways;
- ☐ (3) the increase in the number of vehicular trips does not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends;
- ☐ (4) The change in the type of traffic to be generated (i.e., the addition of truck traffic) does not adversely affect the traffic currently planned for and accommodated within, and adjacent to, the property;
- ☐ (5) acceptable LOS on the adjacent public roadways, accesses, and intersections will be maintained;
- ☐ (6) no roadway or intersection in the immediate vicinity has a history of safety or accident Problems [LSC is not aware of any problems]; and
- ☐ (7) there is no change of land use with access to a State Highway.

☐ **Pedestrian Traffic:** Paved pedestrian facilities exist or will be constructed on, or adjacent to, the site; or, the proposed use will not generate any new pedestrian traffic.

☐ **Bicycle Traffic:** Paved bicycle lanes or paths exist or will be constructed on, or adjacent to, the site; or, the proposed use will not generate any new bicycle traffic.

Site Plan Exhibit



A STATEMENT ESTABLISHING THE PURPOSE AND INTENT OF THE PUD ZONING DISTRICT
Authority This PUD is authorized by Chapter 4 of the El Paso County Land Development Code, adopted pursuant to the Colorado Planned Unit Development Act of 1972, as amended.

Applicability The provisions of this PUD shall run with the land. The landowners, their successors, heirs or assigns shall be bound by this Development Plan, as amended and approved by the Planning and Community Development Department Director or Board of County Commissioners.

Adoption The adoption of this development plan shall evidence the findings and decisions of the El Paso County Board of County Commissioners that this Development Plan for Estates at Cathedral Pines is in general conformity with the El Paso County Master Plan, El Paso County Policy Plan and applicable Small Area Plan(s); is authorized under the provision of the El Paso County Land Development Code; and that the El Paso County Land Development Code and this development plan complies with the Colorado Planned Unit Development Act of 1972, as amended.

The provisions of this Development Plan shall prevail and govern the development of Estates at Cathedral Pines, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the El Paso County Land Development Code, as amended and in effect at the time of the PUD plan approval (or owner acknowledge the PUD changes with the Code), or any applicable resolutions or regulations of El Paso County, shall be applicable.

To further the mutual interest of the residents, occupants, and owners of the PUD and of the public in the preservation of the integrity of this development plan, the provisions of this plan relating to the use of land and the location of common open space shall run in favor of El Paso County and shall be enforceable law or in equity by the County without limitation on any power or regulation otherwise granted by law.

Where there is more than one provision within the development plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern.

The total number of dwellings shown on the development plan for development within the specified planning areas is the maximum development requested for platting or construction (plus any approved density transfers). The actual number of dwellings or level of development may be less due to subdivision or Site Development Plan requirements, land carrying capacity, or other requirements of the Board of County Commissioners.

At the time of any final plat application, the applicant shall provide a summary of the development, to date, to Planning and Community Development Department, in order to assure maximum development limits are not exceeded.

The cover sheet shall include any cross reference to the ZCP or previous PUD Development Plan, including any recording references.

Floodplain statement: The parcel is within FEMA Floodplain Map number 08041C0315G, effective 12/7/2018. The property is regarded as Zone X, an area of minimal flood hazard.

TAX SCHEDULE NUMBER: 6200000411

PARCEL AREA: 35 ACRES

LOT AREA COVERAGE CALCULATION (BLDG'S.): 28,304 SQUARE FEET (2% OF SITE AREA)

LOT AREA COVERAGE CALCULATION (TOTAL IMPERVIOUS.): 74,000 SQUARE FEET (5% OF SITE AREA)

TAX STATUS: TAXABLE

ZONING: PUD RR-5

EXISTING LAND USE: VACANT

PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL

TOTAL GROSS BUILDING SQUARE FOOTAGE: 28,304 SQUARE FEET

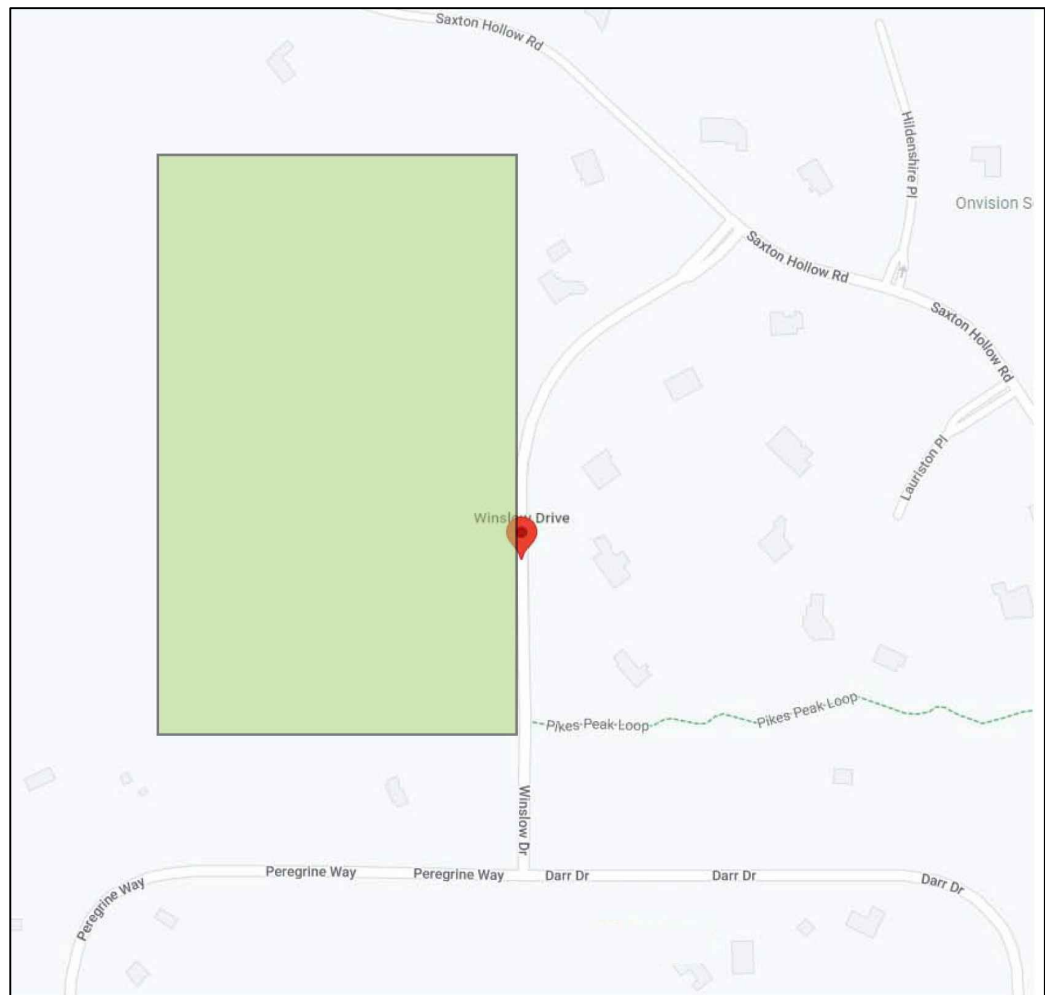
OPEN SPACE PERCENTAGE: 7%

LANDSCAPE AREA PERCENTAGE: 19%

PROPOSED DENSITY: .228 DU/AC (Gross), .262 DU/AC (Net)

TOTAL NUMBER OF DWELLING UNITS: 8

VICINITY MAP:

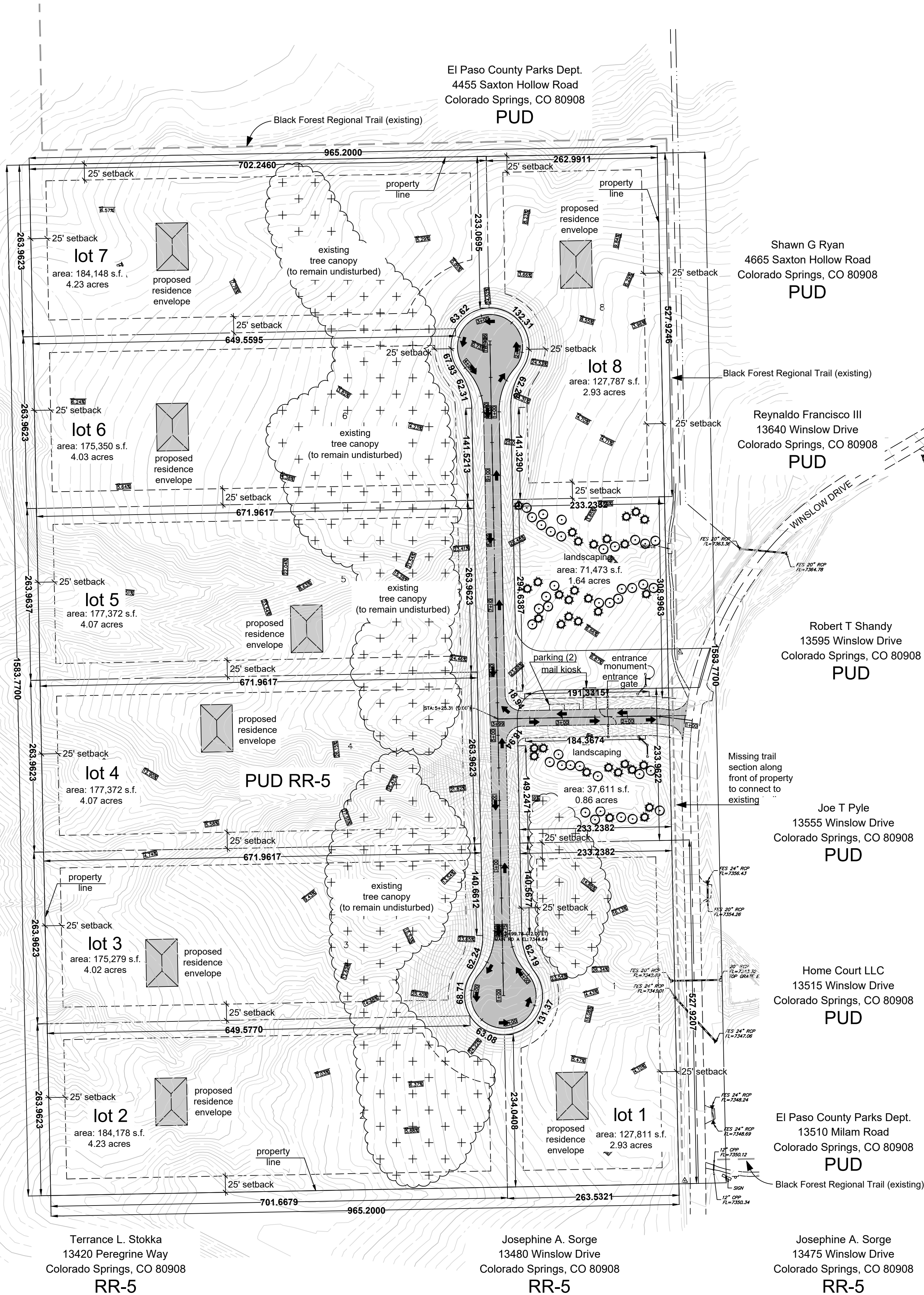


Mary Letha Robison
13855 Highway 83
Colorado Springs, CO 80908
PUD RR-5

Zonta Partnership LTD LLLP
13580 Bridle Bit Rd.
Colorado Springs, CO 80908
RR-5

ESTATES AT CATHEDRAL PINES

TR IN SE4 SEC 2-12-66 DES AS FOLS: BEG AT SW COR OF SE4 SEC 2, TH N 00<49'17" W 1583.77 FT, N 89<17'56" E 965.20 FT, S 00<49'17" E 1583.77 FT TO A PT ON S LN OF SD SE4, TH S 89<17'56" W 965.20 FT TO POB, TOG WITH INGRESS-EGRESS EASEMENT DES BY REC #200027778. EL PASO COUNTY, COLORADO



OWNER NAME AND ADDRESS:

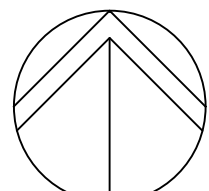
GREGG & ELAINE CAWLFIELD
VILLAGREE DEVELOPMENT LLC
5710 VESSEY RD
COLORADO SPRINGS, COLORADO 80908
PHONE: (719) 413-6900
EMAIL: gregg@villagree.com
Elaine@villagree.com

APPLICANT:

GREGG & ELAINE CAWLFIELD
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5710 VESSEY RD
COLORADO SPRINGS, COLORADO 80908
PHONE: (719) 413-6900
EMAIL: gregg@villagree.com
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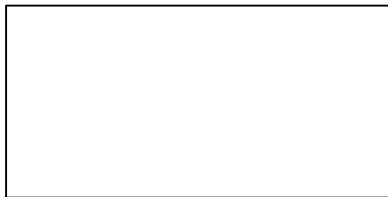
PLAN PREPARER:

WILLIAM GUMAN & ASSOC., LTD.
731 N. WEBER STREET
COLORADO SPRINGS, COLORADO 80903
PHONE: (719) 633-9700
EMAIL: bill@guman.net

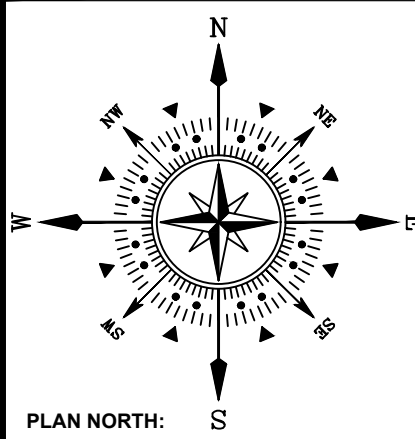


0' 100' 200' 300'

SCALE: 1" = 100' - 0"



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ESTATES AT CATHEDRAL PINES
WINSLOW DRIVE
BLACK FOREST, CO 80908
PROJECT NAME:
PROJECT ADDRESS:
PROJECT DESCRIPTION: PUD DEVELOPMENT PLAN

DATE: 12/13/2022
DESIGNED: GEM
CHECKED: WFG

REVISIONS:		
DATE:	BY:	DESCRIPTION:
NOTES:		

PLAN SCALE: 1" = 100' (OR AS NOTED ON PLAN)

SHEET TITLE: PUD DEVELOPMENT PLAN

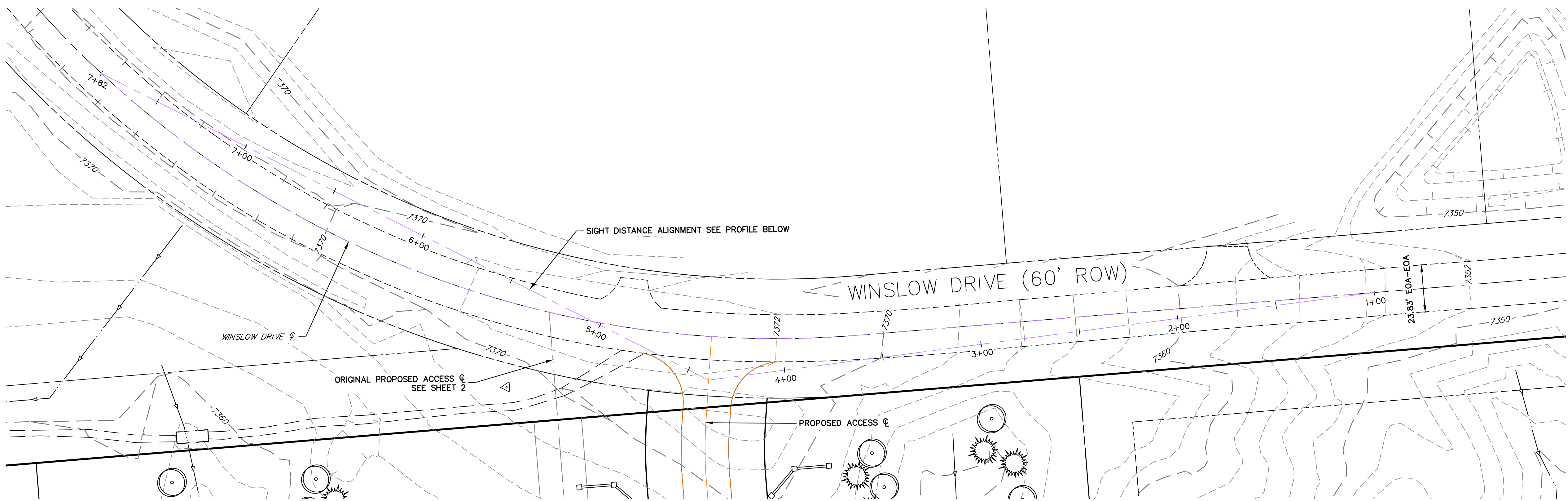
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FILE NO. FILE#

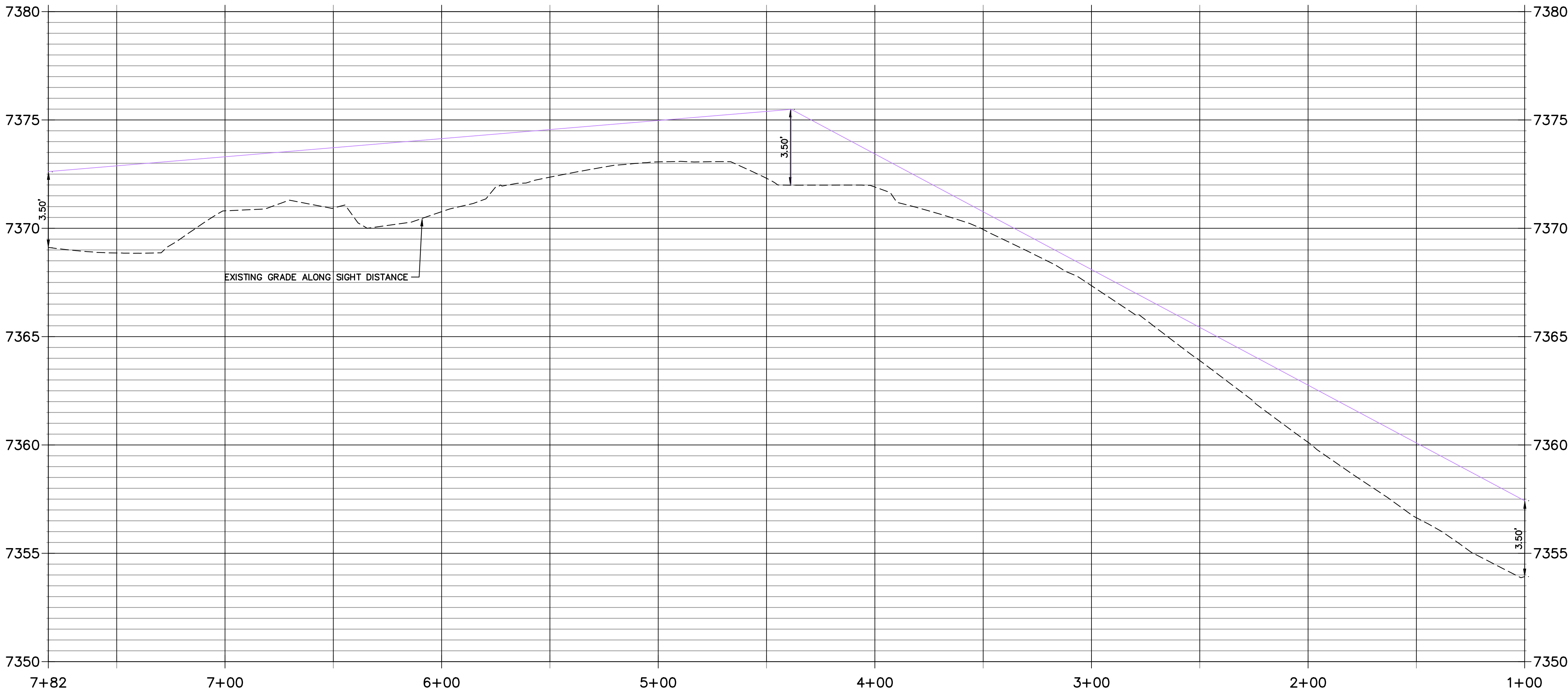
Sight Distance Exhibits

ESTATES AT CATHEDRAL PINES

SIGHT DISTANCE EXHIBIT



SIGHT DISTANCE PROFILE
STA 1+00.00 TO 7+81.58



NOTES

1. POSTED SPEED ON WINSLOW DRIVE IS 25 MPH. A DESIGN SPEED OF 30 MPH WAS USED IN SIGHT DISTANCE ANALYSIS.
2. PER EL PASO COUNTY ECM TABLE 2.21 FOR A 30 MPH DESIGN SPEED, INTERSECTION SIGHT DISTANCE SHALL BE 335'.



30 15 0 30 60
HORIZONTAL
ORIGINAL SCALE: 1" = 30'
VERTICAL
ORIGINAL SCALE: 1" = 3'

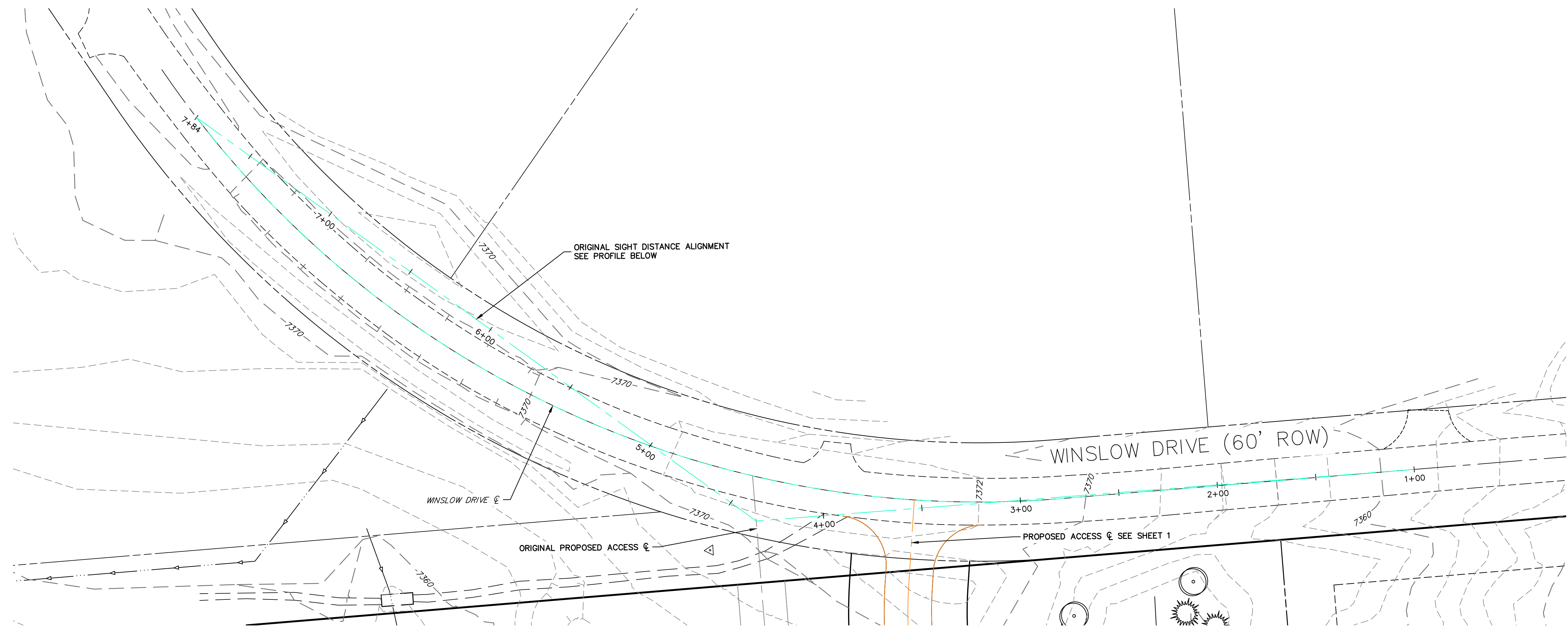
SIGHT DISTANCE EXHIBIT
ESTATES AT CATHEDRAL PINES
JOB NO. 25260.00
11/16/2022
SHEET 1 OF 2



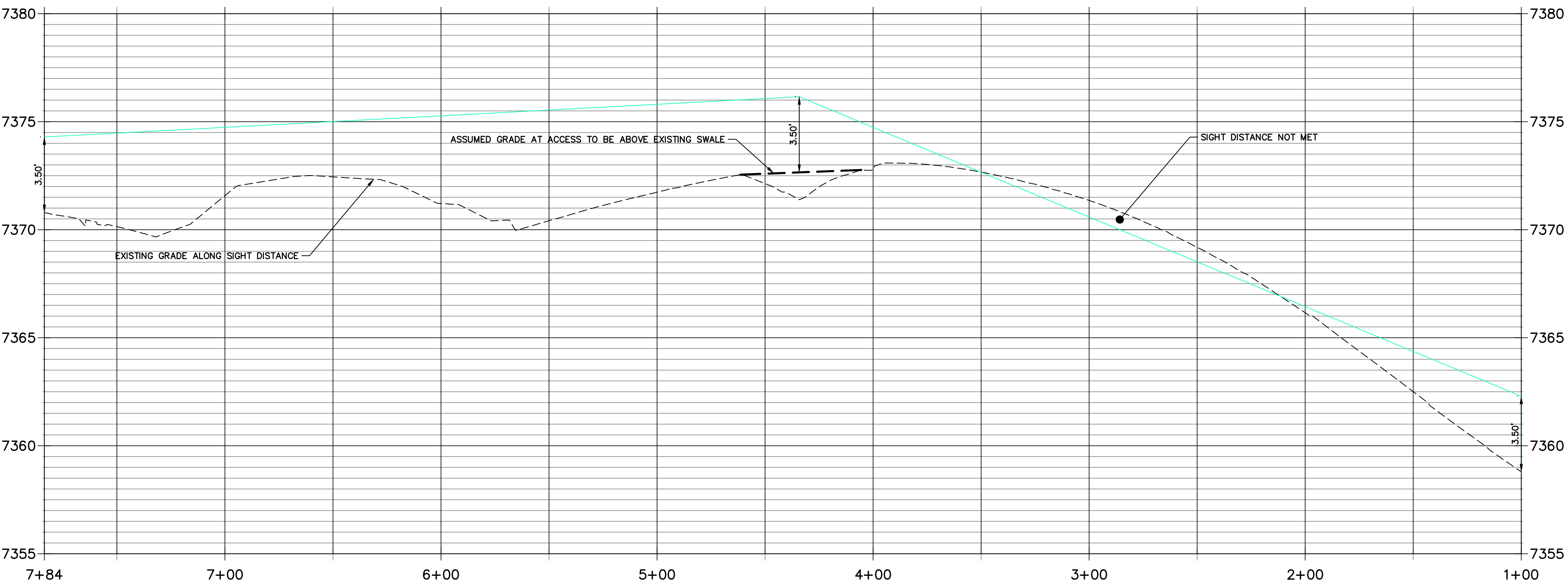
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Fort Collins 970-491-9888 • www.jrengineering.com

ESTATES AT CATHEDRAL PINES

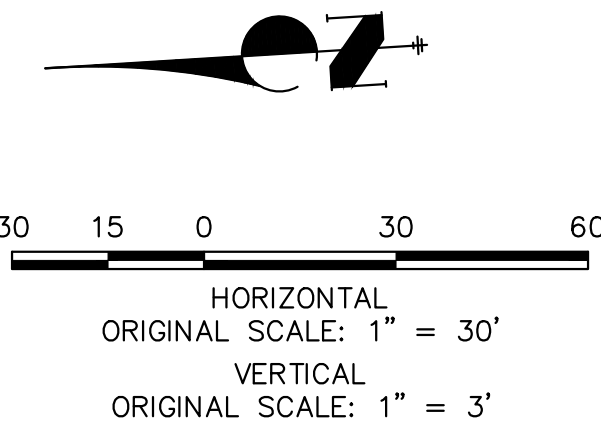
SIGHT DISTANCE EXHIBIT



**ORIGINAL PROPOSED ACCESS PROFILE
STA 1+00.00 TO 7+83.59**



- NOTES**
1. POSTED SPEED ON WINSLOW DRIVE IS 25 MPH. A DESIGN SPEED OF 30 MPH WAS USED IN SIGHT DISTANCE ANALYSIS.
 2. PER EL PASO COUNTY ECM TABLE 2.21 FOR A 30 MPH DESIGN SPEED, INTERSECTION SIGHT DISTANCE SHALL BE 335'.



SIGHT DISTANCE EXHIBIT
ESTATES AT CATHEDRAL PINES
JOB NO. 25260.00
11/16/2022
SHEET 2 OF 2



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