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Engineering Review

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EPC Planning & Community
Development Department



LSC TRANSPORTATION CONSULTANTS, INC.
2504 East Pikes Peak Avenue, Suite 304
Colorado Springs, CO 80909
(719) 633-2868
FAX (719) 633-5430
E-mail: lsc@lsctrans.com
Website: <http://www.lsctrans.com>

Forest Lakes Filing No. 6
Transportation Memorandum
PCD File No. SF202
(LSC #204650)
October 6, 2020

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.

Handwritten signature of Joan Baulton in blue ink, written over a horizontal line.

4-7-21
Date



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October 6, 2020
Mr. Kyle Campbell
Classic Consulting
619 North Cascade Avenue, Suite 200
Colorado Springs, CO 80903

RE: Forest Lakes Filing No. 6
El Paso County, Colorado
Transportation Memorandum
PCD File No. SF202
LSC #204650

Dear Mr. Campbell:

LSC Transportation Consultants, Inc. has prepared this transportation memorandum to accompany the Filing No. 6 submittal for the Forest Lakes residential development to be located northwest of the intersection of Hay Creek Road and Baptist Road in El Paso County, Colorado. This memorandum contains the following:

- A list of previous Forest Lakes traffic reports and the context of this project (with County reference numbers included in parentheses);
- A summary of the proposed land use and access plan;
- The projected average weekday and peak-hour vehicle trips to be generated by the Filing No. 6 land uses;
- Recommendations for street functional classifications for streets within Filing No. 6; and
- The required Countywide Road Impact Fees.

PREVIOUS FOREST LAKES TRAFFIC REPORTS AND MEMORANDUM

LSC completed a master-plan-level study for all of Forest Lakes, dated August 13, 2001 (PUD 01009). LSC also prepared three letters in response to comments on the initial master plan study dated January 8, 2002, March 15, 2002, and August 5, 2002. The following reports have also been prepared:

- Forest Lakes Filing 2 (TIA) dated December 9, 2015 (SF 1527 and SF 1528)
- Forest Lakes Phase II (TIA) dated February 21, 2019 (PUD SP 181)
- Forest Lakes Filing No. 5 (transportation memorandum) dated August 30, 2019 (SF 1915)

The areas within the approved Forest Lakes Filing No. 5 and the currently proposed Forest Lakes Filing No. 6 were included in the Phase II TIA.

SITE DEVELOPMENT AND LAND USE

Land Use

Forest Lakes Filing No. 6 is planned to include 68 lots for single-family homes. This is consistent with the number of lots assumed for this same area in the Phase II TIA. An Overall Site Exhibit has been attached.

Access

No change to the access is proposed with this filing.

TRIP GENERATION

Estimates of the traffic volumes expected to be generated by the site have been 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 results of the trip-generation estimates.

As shown in Table 1, Forest Lakes Filing No. 6 is projected to generate about 642 new vehicle trips on the average weekday, with about one-half of the vehicles entering and one-half of the vehicles exiting in 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 13 vehicles would enter and 38 vehicles would exit the site. During the afternoon peak hour, which generally occurs for one hour between 4:30 p.m. and 6:30 p.m., about 42 vehicles would enter and 25 vehicles would exit the site.

SHORT-TERM AND 2040 TOTAL TRAFFIC

Please refer to *Forest Lakes Phase 2 Traffic Impact Analysis* dated February 21, 2019 for the short-term and 2040 total traffic volumes and level of service analysis.

ROADWAY CLASSIFICATIONS

As shown in Figure 11 of the Phase II TIA, Mesa Top Drive North and Mesa Top Drive South should be classified as Urban Local. Timber Trek Way should be classified as Local (Low Volume).

ROADWAY IMPROVEMENT FEE PROGRAM

This project will be required to participate in the El Paso County Road Improvement Fee Program. Forest Lakes Filing No. 6 will join the ten-mil PID. The ten-mil PID building permit fee portion associated with this option is \$1,221 per single-family dwelling unit. Based on 68 lots, the total building permit fee would be \$83,028.

* * * * *

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

Respectfully Submitted,

LSC TRANSPORTATION CONSULTANTS, INC.

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

JCH:KDF:jas

Enclosures: Table 1
Forest Lakes Filing No. 6 Overall Site Exhibit

**Table 1
Trip Generation Estimate
Forest Lakes Fil 6**

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	68 DU ⁽²⁾	9.44	0.19	0.56	0.62	0.37	642	13	38	42	25

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

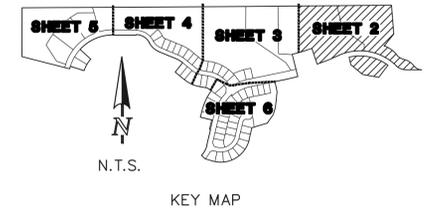
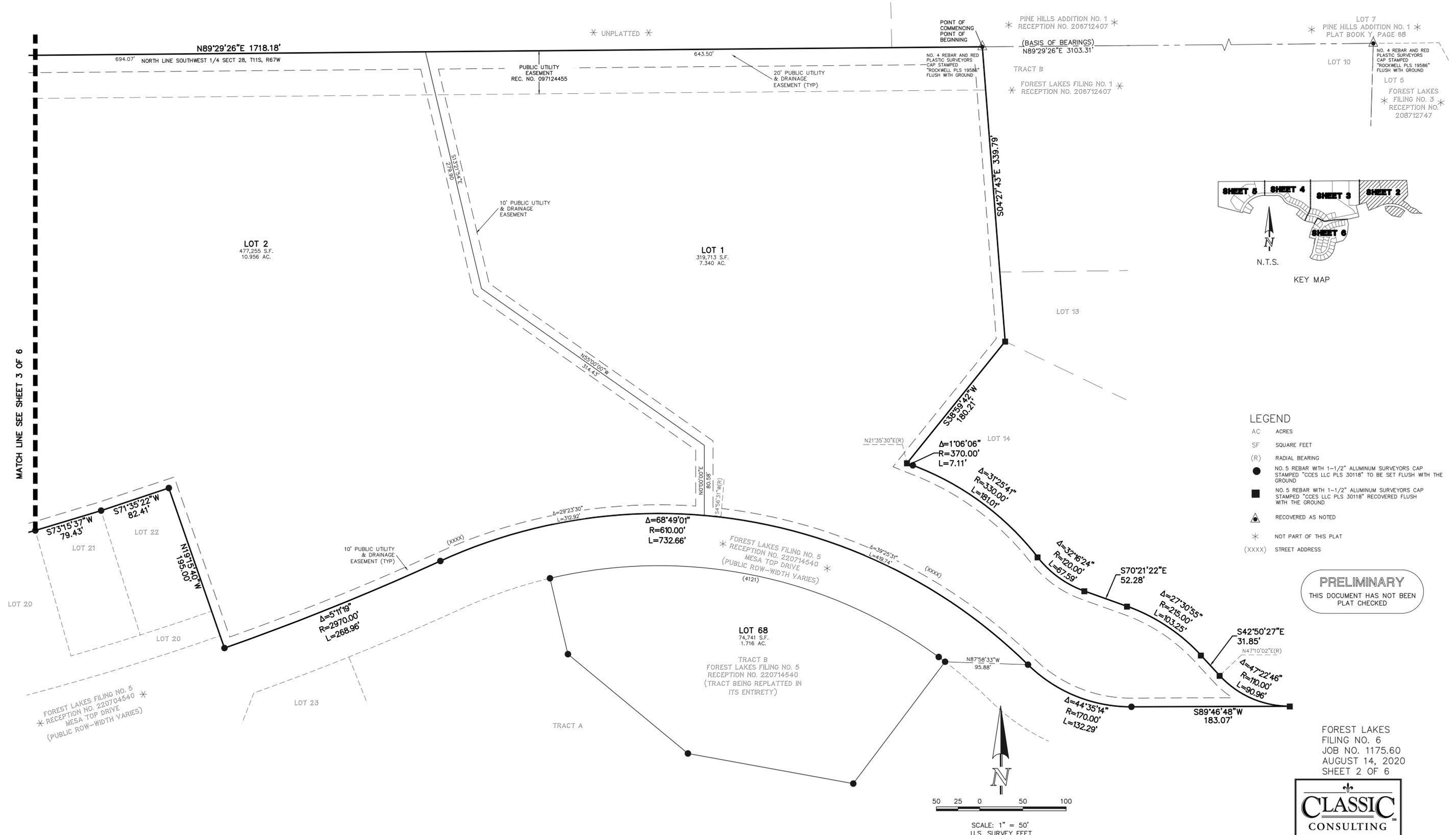
Source: LSC Transportation Consultants, Inc. Sep-20

Forest Lakes Filing No. 6 Overall Site Exhibit



FOREST LAKES FILING NO. 6

A REPLAT OF TRACT B AS PLATTED IN FOREST LAKES FILING NO. 5 RECORDED UNDER RECEPTION NO. 220714540 RECORDS OF EL PASO COUNTY, COLORADO TOGETHER WITH A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE SOUTHEAST QUARTER OF SECTION 29, ALL IN TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



- LEGEND**
- AC ACRES
 - SF SQUARE FEET
 - (R) RADIAL BEARING
 - NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" TO BE SET FLUSH WITH THE GROUND
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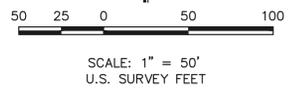
FOREST LAKES FILING NO. 6
JOB NO. 1175.60
AUGUST 14, 2020
SHEET 2 OF 6



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

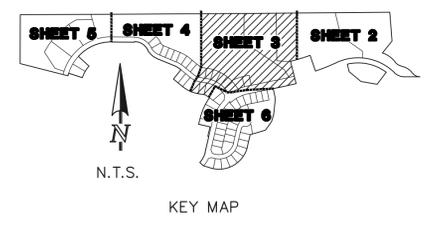
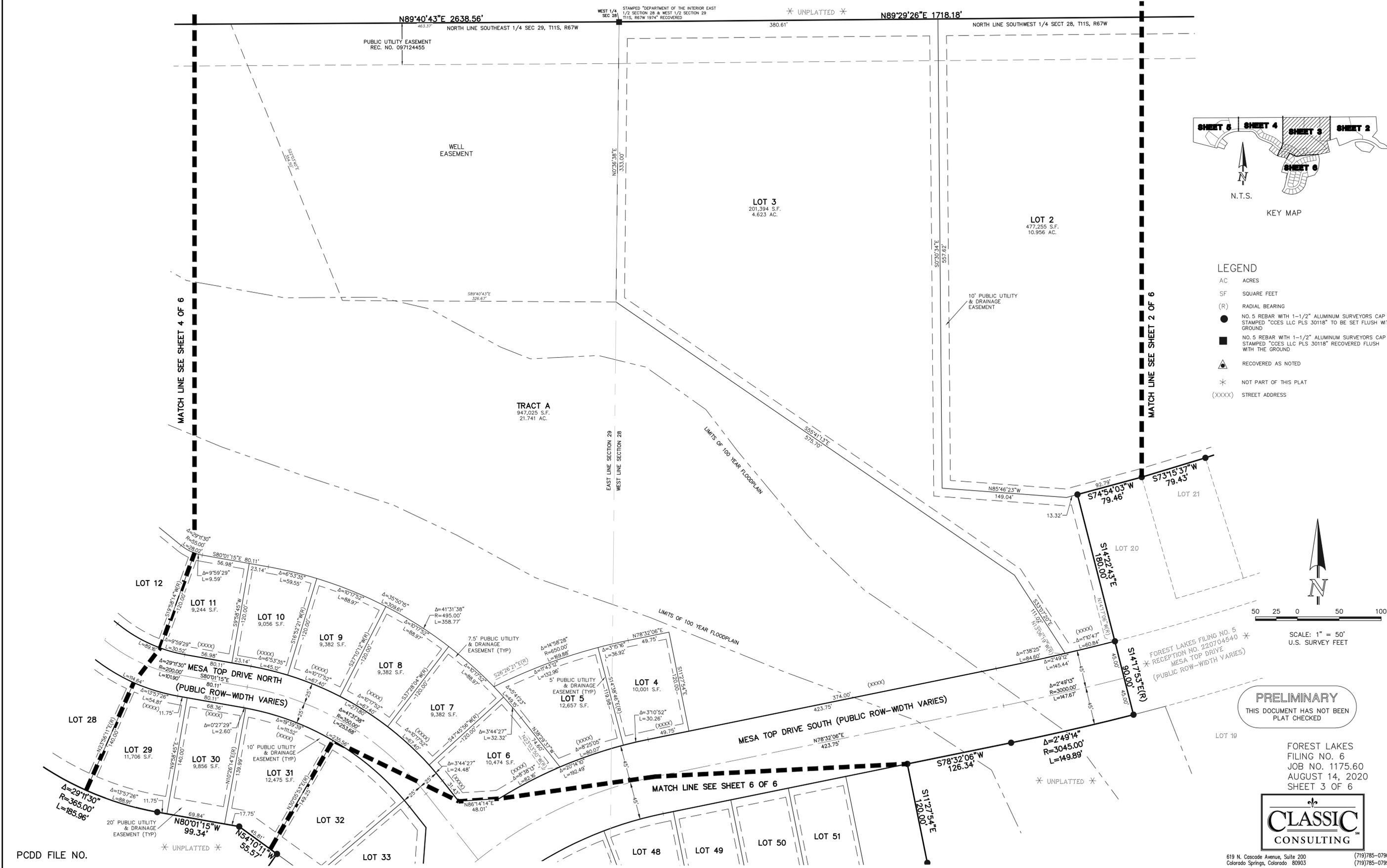
MATCH LINE SEE SHEET 3 OF 6

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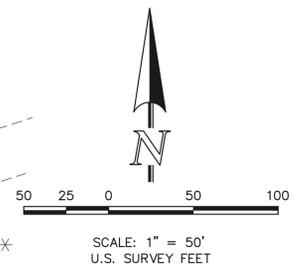


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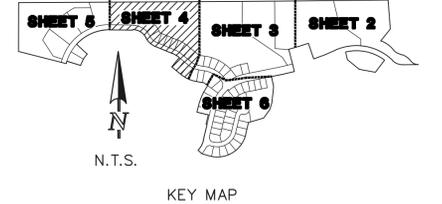
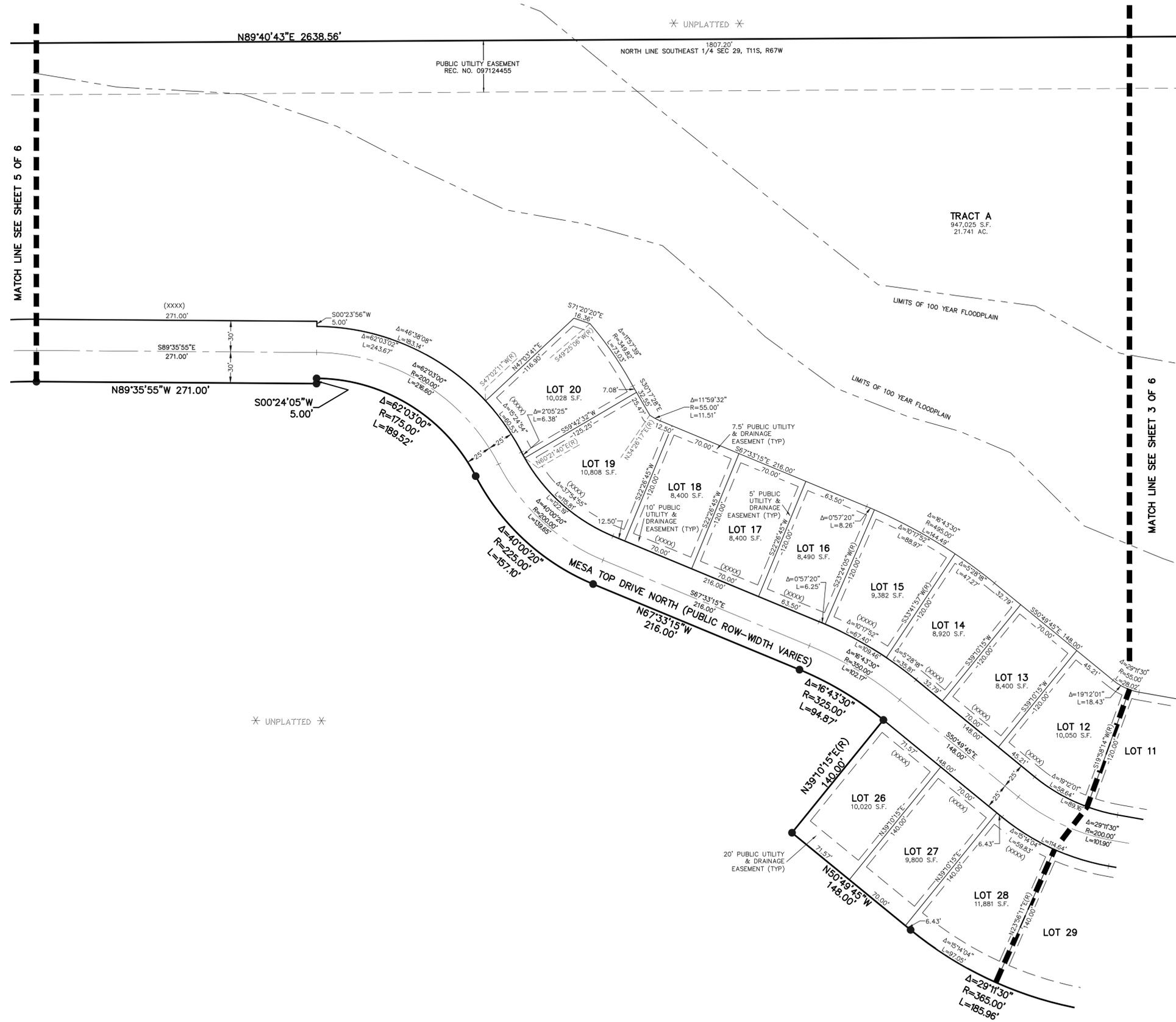
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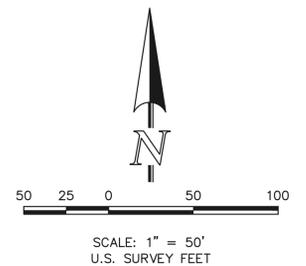
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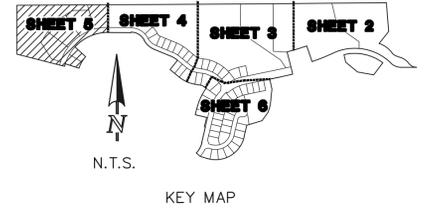
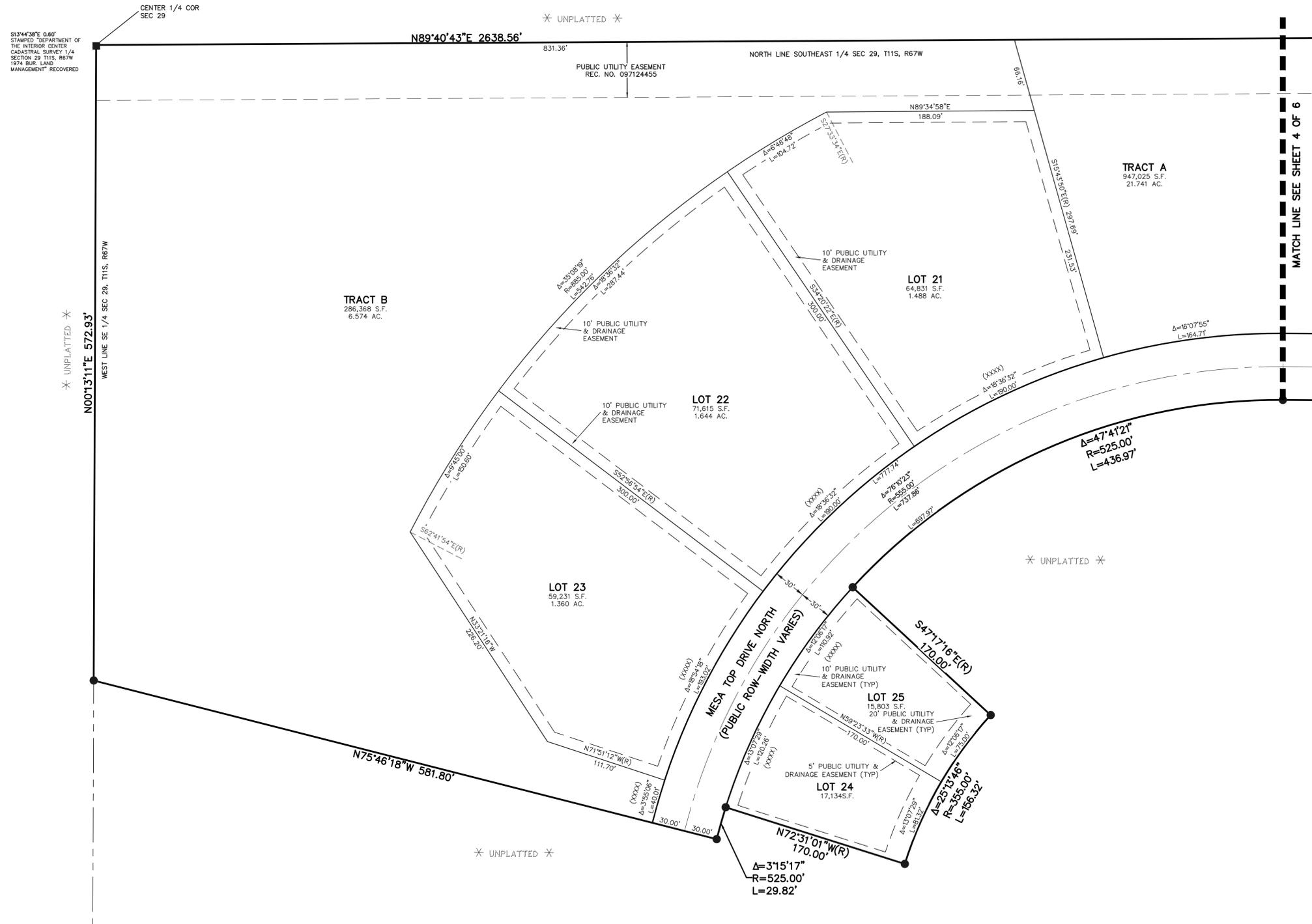
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SHEET 4 OF 6

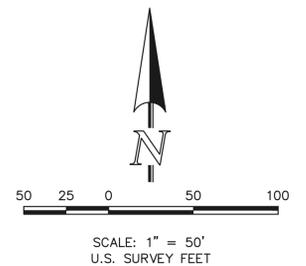


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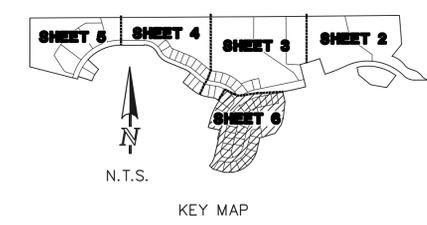
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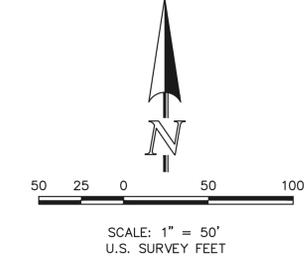


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