

Koinonia Ranch Minor Subdivision Transportation Memorandum

Prepared for:
Sally Bartels
3647 Tuscanna Grove
Colorado Springs, CO 80920-2820

OCTOBER 21, 2021

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

Please add "PCD File
No. SP-21-004".¹

LSC #204710



LSC Responses to TIS Redline Comments

Page: 1

 Number: 1 Author: lpackman Subject: Callout Date: 11/16/2021 09:42:18 -07'00'

Please add "PCD File No. SP-21-004".

 Author: jchodsdon Subject: Sticky Note Date: 7/12/2022 17:38:36

LSC Response: Added as requested.



Please add signature blocks for traffic study before this page. See attachment next to comment.

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October 21, 2021

Sally Bartels
3647 Tuscanna Grove
Colorado Springs, CO 80920-2820

RE: Koinonia Ranch Minor Subdivision
Transportation Memorandum
El Paso County, CO
LSC #204710

Dear Ms. Bartels,

LSC Transportation Consultants, Inc. has prepared this transportation memorandum for the proposed Koinonia Ranch residential development located in El Paso County, Colorado. The proposed development will be located on El Paso County parcel 5219000059. The site is north of Old Ranch Road approximately 3,500 feet west of the intersection with Black Forest Road.

The parcel is proposed to be subdivided into six single-family lots. The existing home on the site will remain on one of the subdivision lots. This report presents the estimated vehicle-trip generation and roadway impacts of the proposed development. This report has been prepared for submittal to El Paso County.

REPORT CONTENTS

The preparation of this report included the following:

- Inventory of the existing adjacent and nearby roadway system. This includes functional classifications, roadway width and surface condition, posted speed limit, intersection/access spacing, intersection sight distance, etc.;
- A review of the proposed site land use and access location;
- Crash history at the intersection of Black Forest Road/Old Ranch Road;
- Estimates of current traffic volumes on Old Ranch Road adjacent to the site;
- Estimates of the net new and total daily and peak-hour trip generation for the proposed subdivision;
- The estimated directional distribution of site-generated vehicle trips;
- Projections of additional daily trips on Old Ranch Road in the vicinity of the site;
- Projections of peak-hour site-generated turning-movement traffic volumes at the site-access intersection;

Page: 3

 Number: 1 Author: lpackman Subject: Callout Date: 11/16/2021 09:42:35 -07'00'

 Number: 2 Author: lpackman Subject: File Attachment Date: 5/23/2022 18:28:08

 Number: 3 Author: lpackman Subject: Callout Date: 11/16/2021 09:43:41 -07'00'

Please add signature blocks for traffic study before this page. See attachment next to comment.

 Author: jchodsdon Subject: Sticky Note Date: 7/12/2022 17:39:50

LSC Response: TIS certification page added as requested.

COUNTY ROAD IMPROVEMENT FEE PROGRAM

Reimbursable MTCP Improvements

There are no apparent reimbursable improvements proposed in the general vicinity of this site.

1
Please note that road impact fees will be applicable for this development at the latest land use approval.



in the general

DEVIATIONS

A deviation for length of cul-de-sac has been prepared as part of this application. Please refer to the separate deviation request form document.

FINDINGS AND CONCLUSIONS

Trip Generation

- The development is expected to generate approximately 78 vehicle trips on the average weekday, with approximately 7 trips occurring during the morning peak hour and 8 trips during the evening peak hour.

Recommendations

- No additional auxiliary lanes or other improvements are required for the proposed development.

* * * * *

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Number: 1 Author: lpackman Subject: Callout Date: 7/12/2022 17:42:43

Please note that road impact fees will be applicable for this development at the latest land use approval.

Author: jchodsdon Subject: Sticky Note Date: 7/12/2022 17:56:21

LSC Response: This note has been added as requested.

Note: also, the "Reimbursable MTCP Improvements" subparagraph has been modified in the updated TIS report.