



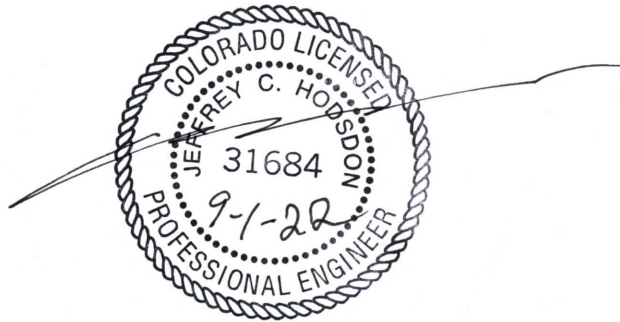
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Mayberry Filing No. 3
Traffic Technical Memorandum
PCD File No. SF2219
(LSC #S224210)
September 1, 2022




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.






Date

LSC Responses to EPC TIS Redline Comments.pdf

Page: 1

 Number: 1 Author: jchodsdon Subject: Sticky Note Date: 10/22/2022 15:37:45

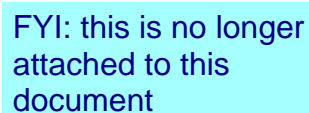
LSC Responses to EPC TIS redline comments.

LAND USE AND ACCESS

Filing No. 3 includes 142 lots for single family homes. Access to Highway 94 for this filing will be at New Log Road (full movement) and Springs Road (right-in/right-out) via the interim street connections internal to the Mayberry development.

The Filing No. 3 plat is consistent with the Phase 1 PUD/Preliminary Plan Amendment studied in the February 2022 TIS. A copy of that TIS is attached for reference. Note: this current Filing No. 3 was previously referred to as "Filing No. 4" in recent TIS reports for the PUD/Preliminary Plan Amendment and the June 2020 Rezone TIS Report. A copy of the subdivision plat is attached for reference.

FYI: this is no longer
attached to this
document



TRIP GENERATION

Filing No. 3 includes 142 lots for single-family homes. Neither the ITE Land Use code nor the number of dwelling units has changed from the above-referenced prior TIS reports.

Estimates of the vehicle trips projected to be generated by Filing 3 have been made using the nationally published trip-generation rates from Trip Generation, 11th Edition, 2021 by the Institute of Transportation Engineers (ITE). Table 1 (attached) presents the Filing 3 trip generation estimate.

Based on ITE rates, Filing No. 3 is expected to generate about 1,336 vehicle trips on the average weekday (one half entering and one half exiting in a 24-hour period) following expansion. During the morning peak hour, 25 vehicles are projected to enter the site and 72 are projected to exit. Approximately 84 vehicles would enter and 50 vehicles would exit the site during the evening peak.

Table 1 also presents the estimated "cumulative" trip-generation through the current Filing 3 development. This cumulative trip-generation estimate includes trips estimated for the previously approved Filings 1 and 2 plus the currently-proposed Filing No. 3.


TRAFFIC IMPACT ANALYSIS AND ROADWAY IMPROVEMENTS

Overall

Please refer to the *Mayberry Phase 1 PUD Amendment Transportation Memorandum* dated February 17, 2022, which references (and identifies some specific updates to) the **June 2020** TIS report entitled *Ellicott Town Center Filing 2 Traffic Impact Study March 31, 2020** (*Note: *Minor Revision June 2, 2020*). The El Paso County reference numbers are PCD File Nos. CS192 and SF 1910. These documents addressed the impacts and improvements associated with this filing, as well as all of "Mayberry Phase 1." **Table 12a**, which address El Paso County road improvements, has been updated with the new plat filing numbers and is attached to this report.

Number: 1 Author: Daniel Torres Subject: Callout Date: 10/16/2022 22:04:00

FYI: this is no longer attached to this document

 Author: jchodsdon Subject: Sticky Note Date: 10/22/2022 15:36:47

LSC Response: The plat (sheet 3) has been attached to the updated TIS report.

**PCD File No. SF2219
 Mayberry Filing No. 3
 (LSC#224210)
 Mayberry Drive & Springs Road Roundabout
 County: El Paso**

The drawing shows an entry width of 16 for each of the legs. Please clarify.

ROUNDBOUT CRITICAL DESIGN PARAMETERS

DESIGN PARAMETERS	LEG 1	LEG 2	LEG 3	LEG 4	LEG 5	LEG 6
Approach Width, FT	20.0	21.0	20.0	21.0		
Entry Width, FT	22.1	22.1	22.1	22.1		
Entry Angle, PHI Φ , DEG	24.0	24.5	24.0	24.5		
Inscribed Circle Diameter, FT	120.0	120.0	120.0	120.0		
Exit Width, FT	18.0	18.0	18.0	18.0		
Circulating Roadway Width Upstream of Entry, FT	20.0	20.0	20.0	20.0		

FASTEST SPEED PATH

R_1 , Radius/Speed, FT/MPH	140	23	150	23	140	23	155	23		
R_2 , Radius/Speed, FT/MPH	100	20	100	20	100	20	100	20		
R_3 , Radius/Speed, FT/MPH	380	32	600	39	350	31	540	37		
R_4 , Radius/Speed, FT/MPH	50	16	50	16	50	16	50	16		
R_5 , Radius/Speed, FT/MPH	92	20	97	20	95	20	96	20		
Bypass R_5 , Radius/Speed, FT/MPH										

MINIMUM SIGHT PARAMETERS

Approach Design Speed, MPH	30.0	35.0	35.0	35.0		
Horizontal Stopping Sight Distance, FT	221.0	257.0	257.0	257.0		
Circulating Intersection Sight Distance, FT/MPH	117	16	117	16	117	16
Entering Intersection Sight Distance, FT/MPH	158	22	156	22	158	22

Design Vehicle: WB-50, WB-67, EPC snowplow

Truck Apron Width: 20'

OSOW Accommodations: N/A

Circulating Roadway Cross-Slope: 2% or less

Access Control: N/A

Parking Control: No Parking

Bicycle & Pedestrian Accommodations: Ped ramps and sidewalks

Designer: *Matt Romero*
 Reviewer: *Chris McGranahan, P.E., PTOE*

SIGNATURE: _____


DATE: 9/1/2022

NAME: Christopher S. McGranahan, P.E., PTOE

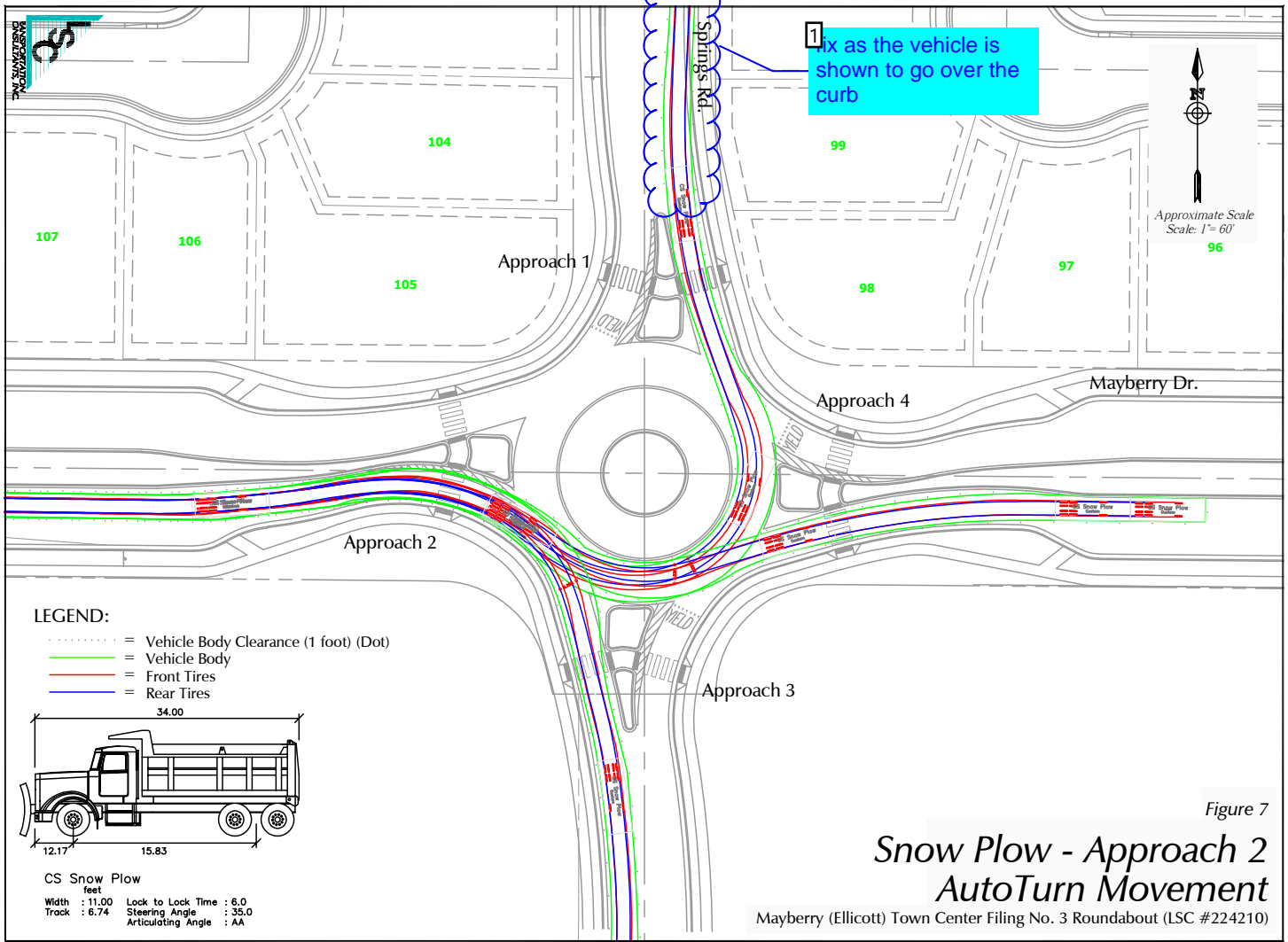
The reviewer's signature on this document indicates that the design has been reviewed and is in general compliance with good roundabout principals. The critical design elements have been addressed. The project design engineer in responsible charge of final plan development will stamp the plans when applicable.

Number: 1 Author: Daniel Torres Subject: Callout Date: 10/22/2022 15:39:39

The drawing shows an entry width of 16 for each of the legs. Please clarify.

 Author: jchodsdon Subject: Sticky Note Date: 10/22/2022 15:44:13

LSC Response: The 16' dimension is to the stripe only. The entry width dimension is 22.1', which is also shown.

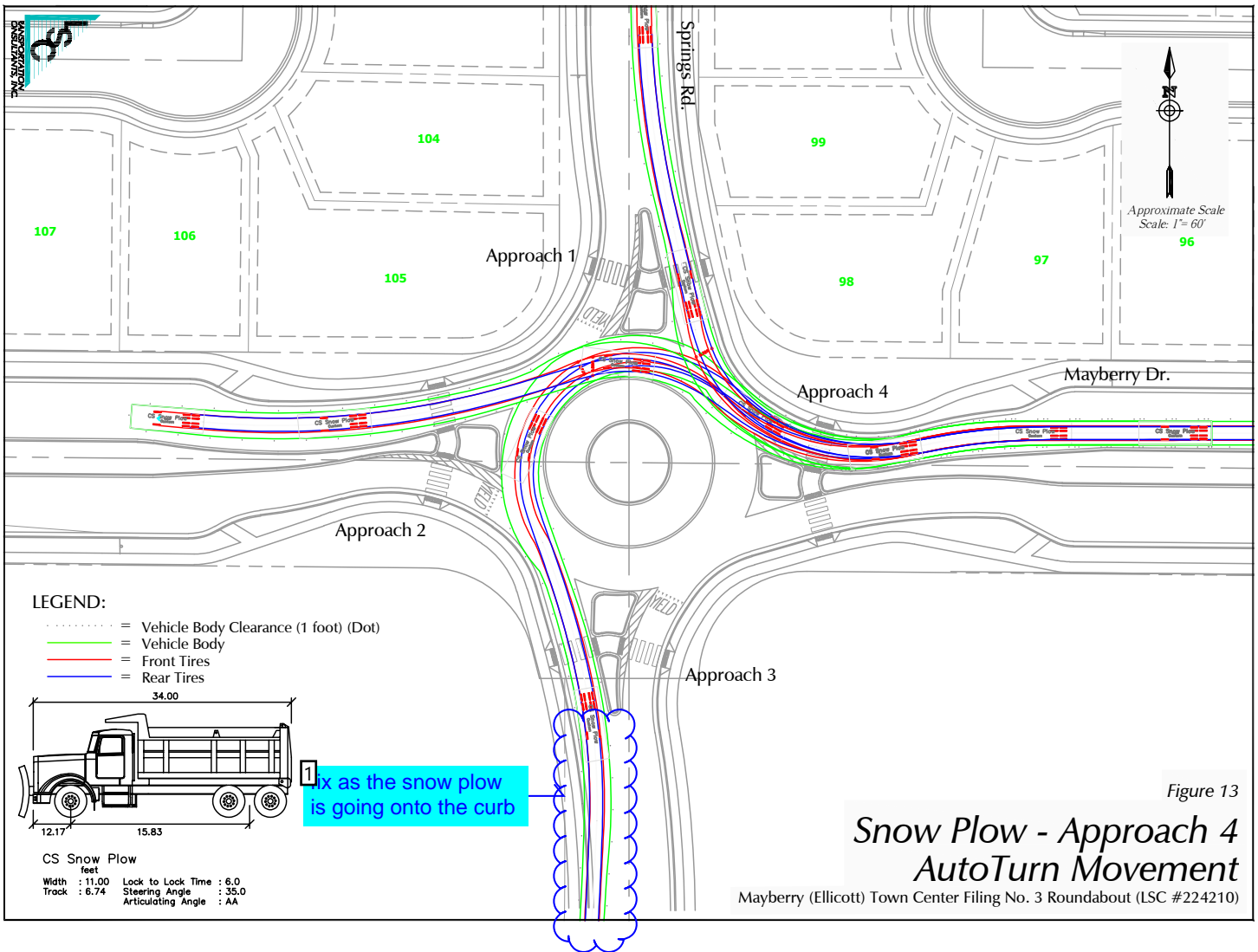


Number: 1 Author: Daniel Torres Subject: Cloud+ Date: 10/16/2022 22:17:55

[fix as the vehicle is shown to go over the curb](#)

Author: jchodsdon Subject: Sticky Note Date: 10/22/2022 15:44:57

LSC Response: This has been corrected.



Number: 1 Author: Daniel Torres Subject: Cloud+ Date: 10/16/2022 22:26:46

[fix as the snow plow is going onto the curb](#)

Author: jchodsdon Subject: Sticky Note Date: 10/22/2022 15:45:03

LSC Response: This has been corrected.

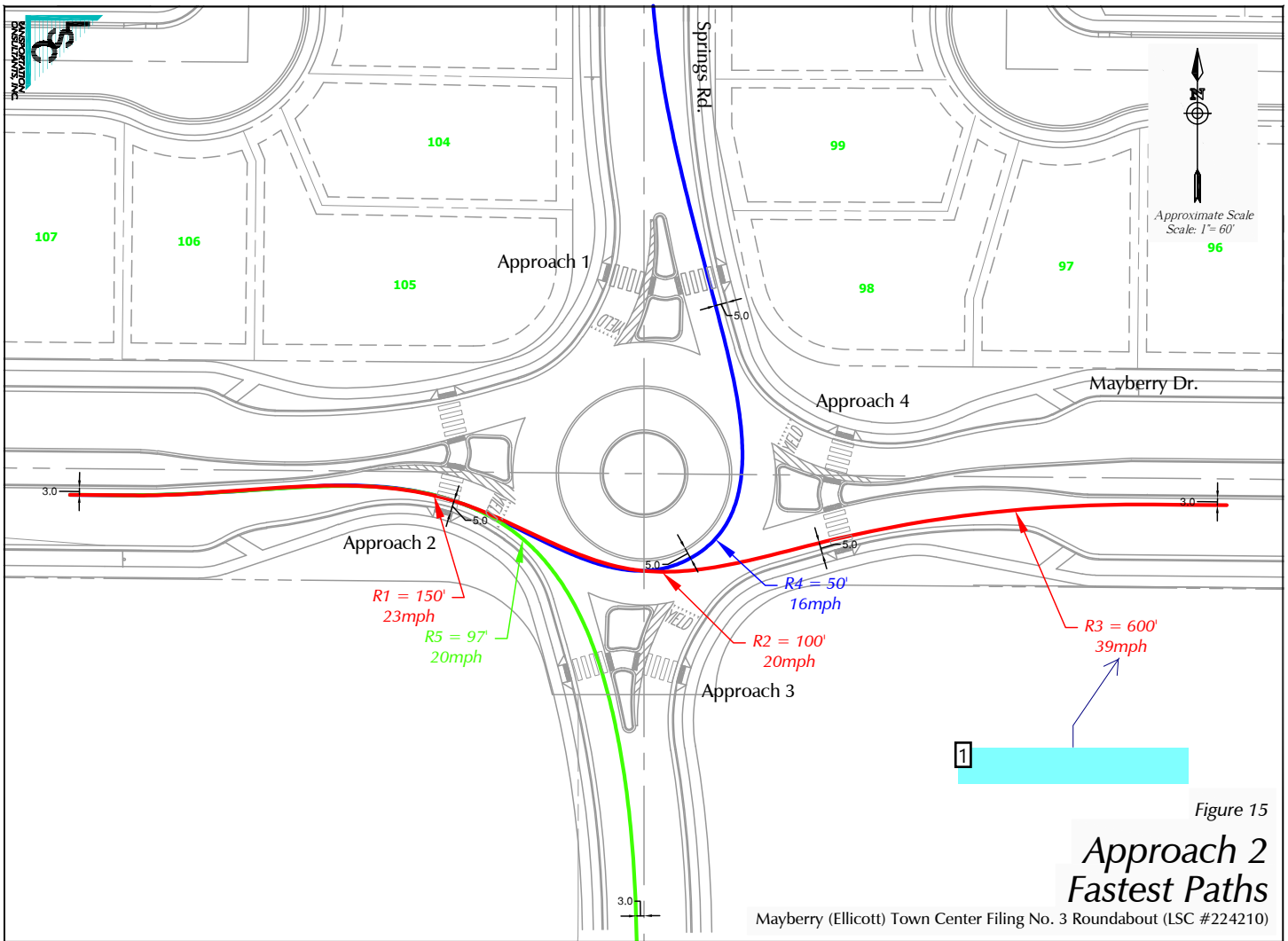



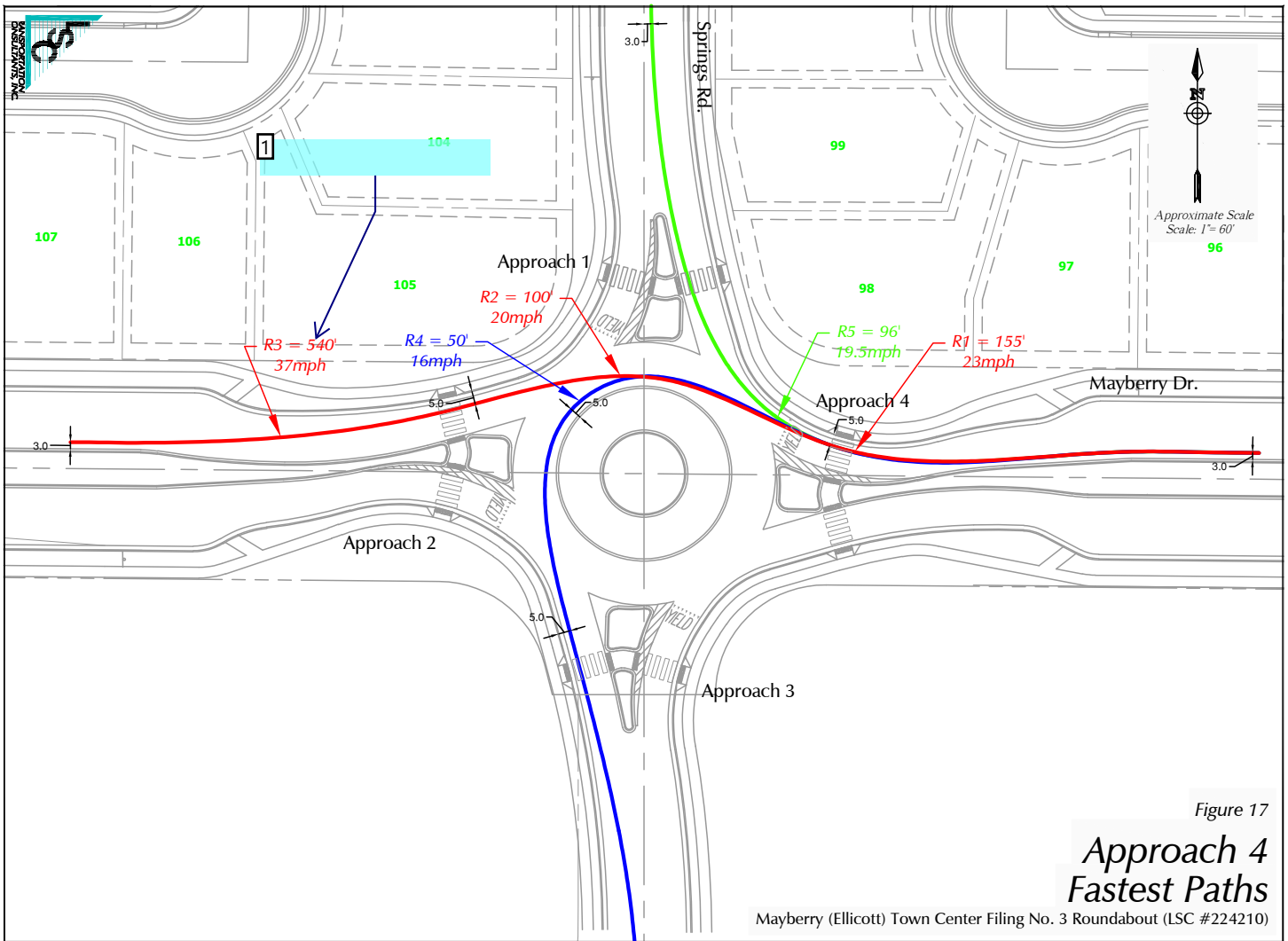
Figure 15
**Approach 2
 Fastest Paths**

Mayberry (Ellicott) Town Center Filing No. 3 Roundabout (LSC #224210)


Number: 1 Author: Daniel Torres Subject: Callout Date: 10/22/2022 15:13:37

 Author: jchodsdon Subject: Sticky Note Date: 10/22/2022 15:55:07

LSC Response: There does not appear to be a comment here.



 Number: 1 Author: Daniel Torres Subject: Callout Date: 10/16/2022 22:39:37

 Author: jchodsdon Subject: Sticky Note Date: 10/22/2022 15:55:14

LSC Response: There does not appear to be a comment here.

Please indicate the limits of Filing 3 construction (Atchison Way to Springs Road).

1

Table 12a
El Paso County Roadway Improvements
 Revised August 2022

Item #	Improvement	Timing	Responsibility
El Paso County Roadway Segment Improvements			
1	New Log Road (Highway 94 south into the project) construct as an Urban Minor Arterial per the PUD	With Filing No. 1: Note: Phased half-section (northbound couplet) for Filing 1 and full couplet segments beyond Filing 1 per the PUD plans.	Applicant
2a	Mayberry Drive (Garden Park Avenue to Springs Road) construct as a gravel, secondary access road	With Filing No. 1: Note: An interim gravel street connection (to be paved once ADT exceeds 200 vpd) will be provided with Filing No. 1	Applicant
2b	Mayberry Drive - construct half-section	With Filing No. 3	Applicant
2c	Mayberry Drive - Complete Full section (IE construct the remaining half-section)	Future - To be determined w/Future PUD's beyond Phase 1	Applicant
3	Springs Road (Highway 94 south into the project) construct street with 65' ROW; design attributes to meet Urban Collector standards.	With Filing No. 1: The classification of Springs Road is: Urban Minor Collector with 65' of ROW adjacent to Filings 2 and an Urban Local with 65' of ROW south of that point adjacent to Filing No. 3. Design attributes will meet Collector standards.	Applicant
4	Cattlemen Run west of Springs Road into Filing Nos. 2 and 3A as a Local Street	With Filing Nos. 2 and 2a [For reference only - not part of the phase 1 PUD Amendment or the Filing 3 Plat application]	Applicant
5	Cattlemen Run east of Springs Road (into future Filing No. 4 commercial development east of Springs Road) as a Local Street	With future Filing No. 4 commercial development east of Springs Road [For reference only - not part of the phase 1 PUD Amendment or the Filing 3 Plat application]	Applicant
6	Mayberry Drive & Springs Road Intersection	With Filing No. 3. - Construct as a one-lane roundabout intersection	Applicant
7	Besseyi & Springs Road Intersection	With Filing No. 3. Construct as four leg, conventional, two-way, stop-sign controlled (TWSC) intersection.	Applicant

shouldn't this be beyond Filing 3 with >3000 ADT threshold

i believe this road is now called positive place. Please verify with developer.

2

3

☰ Number: 1 Author: Daniel Torres Subject: Callout Date: 10/16/2022 21:45:21

Please indicate the limits of Filing 3 construction(Atchison Way to Springs Road).

↩ Author: jchodsdon Subject: Sticky Note Date: 10/22/2022 15:47:46

LSC Response: Added as requested.

☰ Number: 2 Author: Daniel Torres Subject: Callout Date: 10/16/2022 21:48:53

shouldn't this be beyond Filing 3 with >3000 ADT threshold

↩ Author: jchodsdon Subject: Sticky Note Date: 10/22/2022 15:46:21

LSC Response: This has been corrected.

☰ Number: 3 Author: Daniel Torres Subject: Callout Date: 10/16/2022 22:02:05

i believe this road is now called positive place. Please verify with developer.

↩ Author: jchodsdon Subject: Sticky Note Date: 10/22/2022 15:47:16

LSC Response: This has been changed to "Positive Place." The developer has verified.