

ENG-CS23003-R1-TIS.pdf Markup Summary

1 (2)

El Paso County, Colorado
February 16, 2023

Add "PCD File No. CS233 and SF2317" since this TIS is being submitted with the final plat application as well.

Subject: Text Box
Page Index: 1
Date: 6/29/2023 10:24:52 AM
Author: Carlos
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Page Label: 1

Add "PCD File No. CS233 and SF2317" since this TIS is being submitted with the final plat application as well.

Please refer to ECM Appendix B and revise report to meet "Intermediate TIS" criteria.

Traffic Impact Study
Mayberry Communities
Filing 4 Traffic Impact Study

Subject: Text Box
Page Index: 1
Date: 6/29/2023 10:07:20 AM
Author: Carlos
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Please refer to ECM Appendix B and revise report to meet "Intermediate TIS" criteria.

2 (1)

El Paso County, Colorado
February 16, 2023

Traffic Impact Study
Mayberry Communities
Filing 4 Traffic Impact Study

Subject: Text Box
Page Index: 2
Date: 6/27/2023 3:49:48 PM
Author: Carlos
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Page Label: 2

Include a signature sheet with the appropriate signature blocks. Refer to the website below for standard signature blocks:
<https://assets-planningdevelopment.elpasoco.com/wp-content/uploads/Engineering/EngineeringDocuments/Standard-Signature-Blocks-1.doc>

5 (4)

El Paso County, Colorado
February 16, 2023

Per ECM Appendix B.2.1 provide the estimated completion date of Filing 4 and any improvements proposed.

El Paso County, Colorado
February 16, 2023

Per ECM Appendix B.2.1 provide the estimated completion date of Filing 4 and any improvements proposed.

Subject: Text Box
Page Index: 5
Date: 6/29/2023 10:07:37 AM
Author: Carlos
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Per ECM Appendix B.2.1 provide the estimated completion date of Filing 4 and any improvements proposed.

Subject: Text Box
Page Index: 5
Date: 6/29/2023 10:07:34 AM
Author: Carlos
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Page Label: 5

Include in the introduction a discussion on access to the property and if Filing 4 is in conformance with previously approved TIS reports.

Subject: Text Box
Page Index: 5
Date: 6/29/2023 10:08:07 AM
Author: Carlos
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Please discuss the total number of lots in this subdivision and the number of lots being rezoned. Identify the size of the parcel/filing.

Please discuss the total number of lots in this subdivision and the number of lots being rezoned. Identify the size of the parcel/filing.

Subject: Text Box
Page Index: 5
Date: 6/29/2023 9:55:40 AM
Author: Carlos
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Page Label: 5

Please add page numbers to the report and revise table of contents accordingly.

Please add page numbers to the report and revise table of contents accordingly.

6 (2)

Subject: Text Box
Page Index: 6
Date: 6/29/2023 10:08:26 AM
Author: Carlos
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Page Label: 6

The outlined Filing 4 boundary does not match the boundary shown in the letter of intent for the final plat. Please revise.



Subject: Image
Page Index: 6
Date: 6/29/2023 9:56:05 AM
Author: Carlos
Color: ■
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Page Label: 6



8 (3)

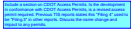
Subject: Text Box
Page Index: 8
Date: 6/29/2023 10:22:27 AM
Author: Carlos
Color: ■
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Discuss Filing 4's responsibility for roadway improvements as mentioned in Table 12 and Table 12a from Filing 3's TIS. Provide updated tables as well with trigger points for the construction of all required future improvements including but not limited to turn lanes, signals, widenings, and openings or closings of accesses. ("Trigger points" are the conditions that, when met, will call for the construction of said improvements.) Cost estimates and escrow amounts can be determined at the final plat stage. State specifically which improvements the developer will be constructing with this final plat.

Discuss Filing 4's responsibility for roadway improvements as mentioned in Table 12 and Table 12a from Filing 3's TIS. Provide updated tables as well with trigger points for the construction of all required future improvements including but not limited to turn lanes, signals, widenings, and openings or closings of accesses. ("Trigger points" are the conditions that, when met, will call for the construction of said improvements.) Cost estimates and escrow amounts can be determined at the final plat stage. State specifically which improvements the developer will be constructing with this final plat.



Subject: Image
Page Index: 8
Date: 6/27/2023 3:08:19 PM
Author: Carlos
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Subject: Text Box
Page Index: 8
Date: 6/29/2023 9:57:28 AM
Author: Carlos
Color: ■
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Page Label: 8

Include a section on CDOT Access Permits. Is the development in conformance with CDOT Access Permits, is a revised access permit required. Previous TIS reports states this "Filing 4" used to be "Filing 3" in other reports. Discuss the name change and impact to any permits.

9 (1)



Subject: Callout
Page Index: 9
Date: 6/29/2023 9:33:29 AM
Author: Jeff Rice - EPC Engineering Review
Color: ■
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Page Label: 9

Address internal trips also.

10 (2)



Subject: Callout
Page Index: 10
Date: 6/29/2023 9:54:36 AM
Author: Jeff Rice - EPC Engineering Review
Color: ■
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Page Label: 10

Label New Log and Springs Road



Subject: Callout
Page Index: 10
Date: 6/29/2023 10:28:35 AM
Author: Carlos
Color: ■
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Page Label: 10

Aerial view shows this as an active connection to SH 94. Please revise or label if this will be closed. Include a discussion in the report.

12 (2)



Subject: Text Box
Page Index: 12
Date: 6/27/2023 3:25:37 PM
Author: Carlos
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Page Label: 12

Identify Marketplace Drive



Subject: Text Box
Page Index: 12
Date: 6/29/2023 10:10:59 AM
Author: Carlos
Color: ■
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Page Label: 12

Discuss roadway improvements for the intersection of Springs Road and SH 94. What is the construction status of the improvements called out in previous TIS reports.

13 (1)



Subject: Text Box
Page Index: 13
Date: 6/29/2023 10:11:22 AM
Author: Carlos
Color: ■
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Discuss what the total traffic volume is with the traffic from previous filings. The Mayberry Filing 3 TIS states that roadway improvements for New Log Rd are required when ADT > 3000. State if this development causes that trigger to be met and provide ADT.

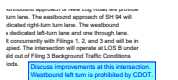
16 (1)



Subject: Text Box
Page Index: 16
Date: 6/29/2023 10:28:06 AM
Author: Carlos
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Provide information on future traffic conditions up to 2044 per ECM Appendix B. Please include information on the LOS for intersections in the future and ADT.

17 (1)



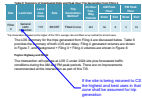
Subject: Text Box
Page Index: 17
Date: 6/27/2023 3:40:24 PM
Author: Carlos
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Discuss improvements at this intersection. Westbound left turn is prohibited by CDOT.



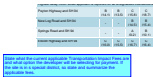
Subject: Text Box
Page Index: 19
Date: 6/27/2023 3:41:58 PM
Author: Carlos
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Previous TIS reports state pending roadway improvements are the applicant's responsibility with filings after filing 3. Please discuss this.



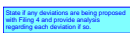
Subject: Callout
Page Index: 19
Date: 6/29/2023 8:47:56 AM
Author: Jeff Rice - EPC Engineering Review
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Page Label: 19

If the site is being rezoned to CS the highest and best uses in that zone shall be assumed for trip generation



Subject: Text Box
Page Index: 23
Date: 6/29/2023 10:26:09 AM
Author: Carlos
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State what the current applicable Transportation Impact Fees are and what option the developer will be selecting for payment. If the site is in a special district, so state and summarize the applicable fees.



Subject: Text Box
Page Index: 23
Date: 6/29/2023 10:26:11 AM
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Page Label: 23

State if any deviations are being proposed with Filing 4 and provide analysis regarding each deviation if so.



Subject: Text Box
Page Index: 24
Date: 6/29/2023 10:14:24 AM
Author: Carlos
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Please include the El Paso County ECM in the references section.



Subject: Cloud+
Page Index: 24
Date: 6/29/2023 10:15:58 AM
Author: Carlos
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Page Label: 24

Include the name of the author/engineer of the report and PCD Filing number.