

State Highway (SH) 83 extends from Colorado Springs north to Parker and areas of southeast Denver. In the vicinity of the site, SH 83 is classified as a Regional Highway (R-A). At this location, SH 83 is a two-lane rural highway with two- to four-foot shoulders and a speed limit of 60 miles per hour (mph). The intersection with Hodgen Road is signalized.

Hodgen Road is a two-lane paved Rural Minor Arterial that extends west from the intersection of Roller Coaster Road/Baptist Road to Eastonville Road. The speed limit on Hodgen Road is generally 55 mph east of SH 83.

Walker Road/SH 105 - Highway 105 west of SH 83 is a Principal Arterial, while Walker Road east of SH 83 is a Collector roadway. Both are currently two-lane roadways, but the *Major Transportation Corridors Plan (MTCP)* shows a future four-lane cross section on SH 105 west of SH 83. The intersection with SH 83 is unsignalized.

Stepler Road is currently shown in the 2014 inventory document as a Collector. Stepler Road is a 40-foot-wide paved road between the intersection of that point. The posted speed limit is 35 mph.

Silver Nell Drive is a proposed paved Rural Local roadway within the proposed Abert Ranch subdivision. Silver Nell Drive is 40 feet wide. Silver Nell Drive intersects with the proposed Abert Ranch Drive.

Abert Ranch Drive is a proposed paved Rural Local roadway within the proposed Abert Ranch subdivision. The roadway is shown to extend north from the planned Settlers Ranch Road through a planned intersection with the future extension of Silver Nell Drive to its planned terminus as a cul-de-sac.

The temporary access from Albert Drive to Stepler Road is required. This may need to be the primary access to the lots until the Silver Nell/Albert Drive connection is made. If the Silver Nell/Albert Drive connection is constructed in conjunction with Settlers View Subdivision, then the temporary access will be used as a secondary access for emergency access only. The emergency access will be removed once the Albert Drive/Settlers Ranch Road intersection is constructed. **Unresolved. Add a narrative regarding the temporary emergency access and timing for removal. Who is responsible for maintenance in the interim?**

Traffic Volumes

Turning movement counts were conducted on Tuesday, August 30, 2016 from 4:00 to 6:00 p.m. and on September 1, 2016 from 6:30 to 8:30 a.m. at the intersection of Stepler Road at Silver Nell Drive. Count reports are attached. Based on these count data, existing morning and evening weekday peak-hour traffic volumes at this intersection are shown in Figure 3. Estimates of the average daily traffic volumes on Stepler Road based on these peak-hour counts are also shown in Figure 3.

Level of Service

Level of service (LOS) is a quantitative measure of the level of congestion or delay at an intersection and is indicated on a scale from "A" to "F." LOS A is indicative of little congestion or delay. LOS F indicates a high level of congestion or delay. Table 1 shows the level of service delay ranges for signalized and unsignalized intersections.

Summary of Comments on Microsoft Word - Response to Comments Memo-Abert.docx

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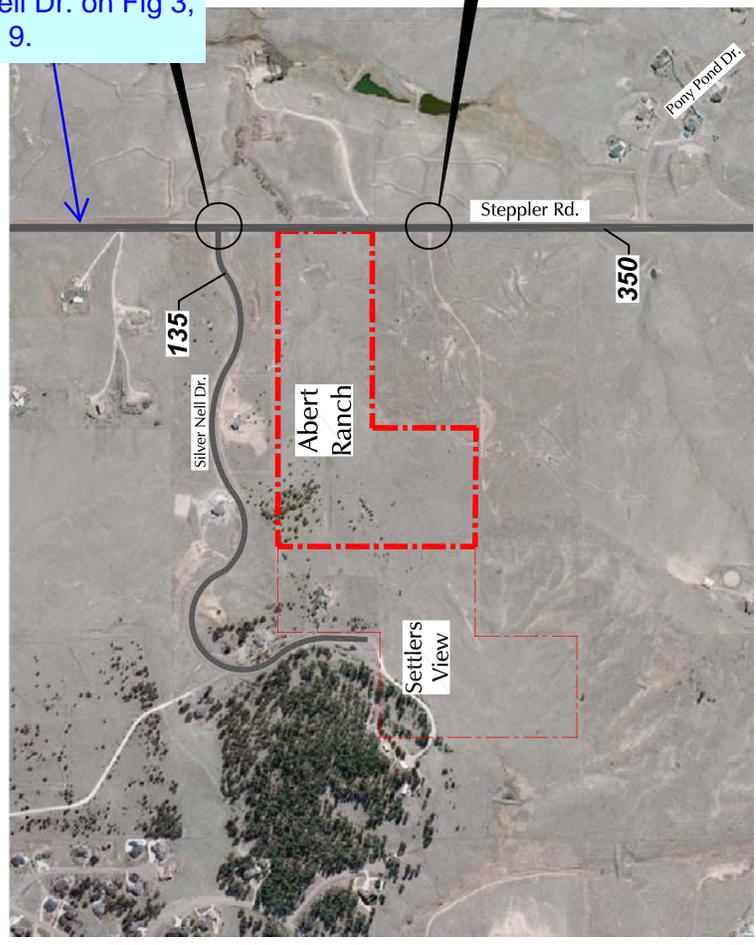
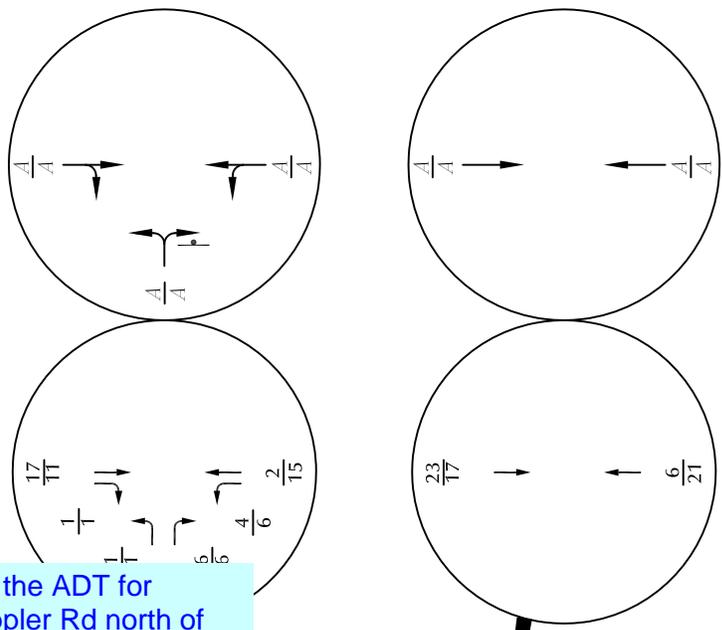
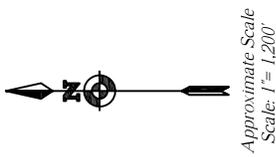
Number: 1 Author: dsdlaforce Subject: Callout Date: 1/23/2018 2:50:00 PM

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Author: jchodsdon Subject: Sticky Note Date: 2/25/2019 1:47:32 PM

LSC RESPONSE: Added to the updated report as requested. The HOA would be responsible for maintenance in the interim, if necessary. This has also been noted in the report.

Add the ADT for Steppler Rd north of Silver Nell Dr. on Fig 3, 7, 8 and 9.



LEGEND:

- † = Stop Sign
 - $\frac{XX}{XX}$ = AM Weekday Peak-Hour Traffic (vehicles per hour) / PM Weekday Peak-Hour Traffic (vehicles per hour)
 - $\frac{A}{B}$ = AM Individual Movement Peak-Hour Level of Service / PM Individual Movement Peak-Hour Level of Service
 - XXX = Average Weekday Traffic (vehicles per day)
- Estimates by LSC



Figure 3
**Existing Traffic, Lane Geometry,
 Traffic Control & Level of Service**
 Abert Ranch (LSC #164890)

 Number: 1 Author: dsdlaforce Subject: Callout Date: 1/23/2018 4:58:59 PM

[Add the ADT for Stepler Rd north of Silver Nell Dr. on Fig 3, 7, 8 and 9.](#)

 Author: jchodsdon Subject: Sticky Note Date: 2/25/2019 1:47:53 PM
LSC RESPONSE: Added to the updated report as requested.