

LSC Responses to EPC TIS Redline Comments



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>

Based on traffic generated, this needs to be a full TIS per ECM Appendix B.1.2.A

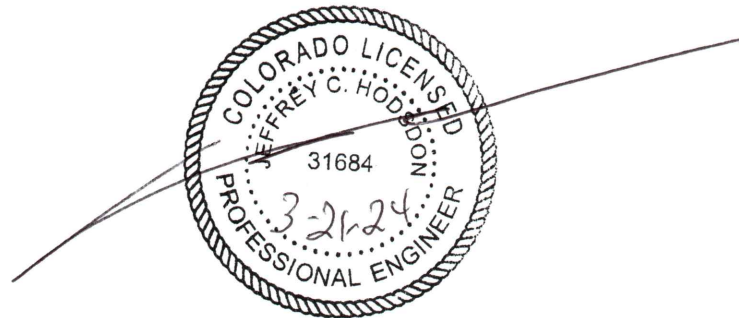
1 Grandview Reserve Filing No. 1 Transportation Memorandum

2 Ensure all items under ECM Appendix B.2.3.B & B.2.4.B are addressed.

(LSC #S244090)
March 21, 2024

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


Page: 1

 Number: 1 Author: CDurham Subject: Text Box Date: 4/15/2024 2:57:32 PM


[Based on traffic generated, this needs to be a full TIS per ECM Appendix B.1.2.A](#)

 Author: kdfer Subject: Sticky Note Date: 5/31/2024 3:43:35 PM

LSC Response: Per email coordination, an intermediate TIS has been prepared.

 Number: 2 Author: CDurham Subject: Text Box Date: 4/15/2024 2:58:56 PM

[Ensure all items under ECM Appendix B.2.3.B & B.2.4.B are addressed.](#)

 Author: kdfer Subject: Sticky Note Date: 5/28/2024 4:14:20 PM

LSC Response: Noted.

TRANSPORTATION IMPROVEMENT FEE PROGRAM

Project Fees

This project will be required to participate in the El Paso County Road Improvement Fee Program. Grandview Reserve 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. The total building-permit fee \$145,299 for the 119 single-family lots within Filing No. 1. Note: The fee rate is subject to change.

ROADWAY IMPROVEMENTS

The attached Table 2 presents recommended roadway improvements for the overall Grandview Reserve development. Although the currently proposed Grandview Reserve Filing No. 1 is within the approved Grandview Reserve Phase 1 ([PUDSP2110](#)) this table was taken from the *Grandview Reserve Phases 2 & 3 Preliminary Plan & PUD Traffic Impact Analysis* ([PUDSP236](#)), dated March 4, 2024 as it includes decisions and changes made since the Phase 1 TIS was approved. The improvements needed with the currently-proposed Filing No. 1 have been highlighted.

- A southbound left-turn lane will be required on Eastonville Road approaching Brixham. The proposed Eastonville Road cross section includes a left-turn lane in the center median. Based on the *ECM* criteria, this lane should be 205 feet long plus a 160-foot taper.
- A northbound right-turn deceleration lane will be required on Eastonville Road approaching Brixham Drive. Based on the *ECM* criteria, these lanes should be 155 feet long plus a 160-foot taper.

Address participation in
offsite improvements for
this Filing. ¹

* * * * *

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


Respectfully Submitted,

LSC TRANSPORTATION CONSULTANTS, INC.


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

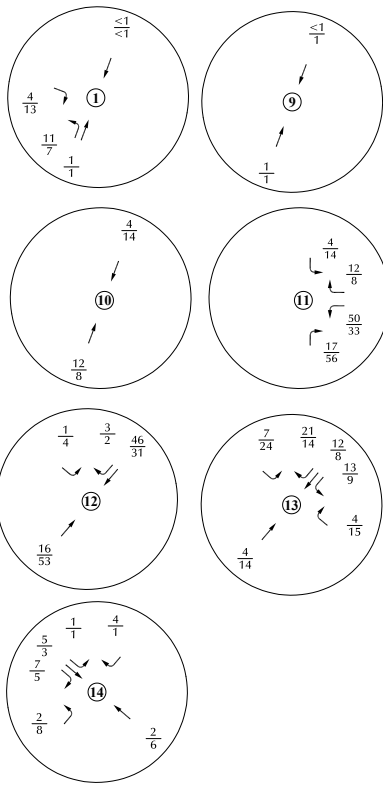
JCH/KDF:jas

Enclosures: Tables 1-2
Figures 1-3
Appendix Table 1

 Number: 1 Author: CDurham Subject: Text Box Date: 4/15/2024 3:00:38 PM

[Address participation in offsite improvements for this Filing.](#)

 Author: kdfer Subject: Sticky Note Date: 5/28/2024 4:14:29 PM
LSC Response: Revised as requested.



LEGEND:
 $\frac{XX}{XX}$ = AM Weekday Peak-Hour Traffic (vehicles per hour)
 $\frac{XX}{XX}$ = PM Weekday Peak-Hour Traffic (vehicles per hour)
 X,XXX = Annual Average Daily Traffic (vehicles per day)

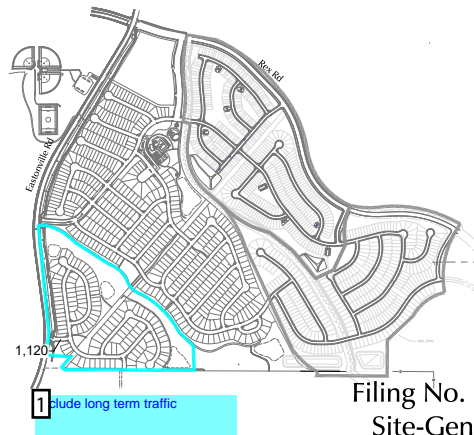
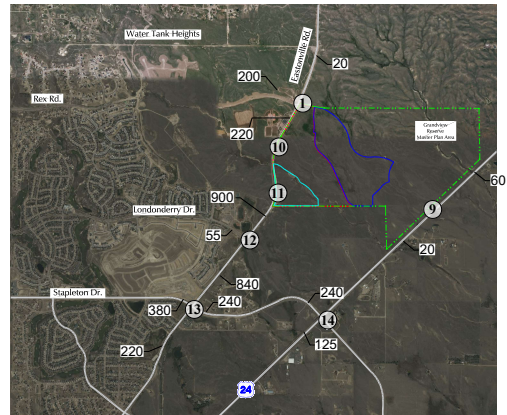




Figure 3
**Filing No. 1 Short-Term
 Site-Generated Traffic**

Grandview Reserve Filing No. 1 (LSC # S244090)



 Number: 1 Author: CDurham Subject: Text Box Date: 4/15/2024 3:01:29 PM

[Include long term traffic](#)

 Author: kdfer Subject: Sticky Note Date: 5/28/2024 4:14:36 PM
LSC Response: Revised as requested.