

V1_Traffic Impact Study.pdf Markup Summary

Callout (6)

is provided as a planning document and addresses the capacity, generation associated with the preliminary plan for the development of Preliminary Plan (Laynes Property). This traffic impact study is also a traffic impact study associated with the study area prepared for the development of a variety of residential neighborhood with the 142-acre development to be located along the west side of Valley and Shiner Boulevard in El Paso County, Colorado.

Subject: Callout
Page Label: 5
Author: CDurham
Date: 1/22/2024 9:27:23 AM
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Add that Preliminary Plan is only 108.89 acres of the overall 142 acres.

Existing Traffic Conditions
Peak hour traffic counts were collected at the following intersections:
1. [highlighted]
2. [highlighted]
Peak hour traffic counts were collected at the following intersections:
1. [highlighted]
2. [highlighted]

Subject: Callout
Page Label: 10
Author: CDurham
Date: 1/22/2024 9:39:49 AM
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Note: Per ECM Section B.3.1, counts should be no more than 1 year old from date of submittal. Updated counts will be needed for TIS submitted with final plat submittal.

is provided as a planning document and addresses the capacity, generation associated with the preliminary plan for the development of Preliminary Plan (Laynes Property). This traffic impact study is also a traffic impact study associated with the study area prepared for the development of a variety of residential neighborhood with the 142-acre development to be located along the west side of Valley and Shiner Boulevard in El Paso County, Colorado.

Subject: Callout
Page Label: 18
Author: CDurham
Date: 1/22/2024 9:40:53 AM
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If still conceptual, why did FAR drop from 0.20 to 0.15, which was used in TIS for the Sketch Plan?

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Subject: Callout
Page Label: 18
Author: CDurham
Date: 1/22/2024 9:41:16 AM
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Change to Retreat at Prairie Ridge

is provided as a planning document and addresses the capacity, generation associated with the preliminary plan for the development of Preliminary Plan (Laynes Property). This traffic impact study is also a traffic impact study associated with the study area prepared for the development of a variety of residential neighborhood with the 142-acre development to be located along the west side of Valley and Shiner Boulevard in El Paso County, Colorado.

Subject: Callout
Page Label: 22
Author: CDurham
Date: 1/22/2024 9:42:04 AM
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Is there no left turns from WB Briargate to NB Vollmer? 2027 shows trips for this turn movement.

is provided as a planning document and addresses the capacity, generation associated with the preliminary plan for the development of Preliminary Plan (Laynes Property). This traffic impact study is also a traffic impact study associated with the study area prepared for the development of a variety of residential neighborhood with the 142-acre development to be located along the west side of Valley and Shiner Boulevard in El Paso County, Colorado.

Subject: Callout
Page Label: 31
Author: CDurham
Date: 1/22/2024 9:42:59 AM
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Highlighted items show a different responsible party than was shown on Sketch Plan TIS. Why have they changed?

High Volume OR Complexity of Comments (6)

Peak Area Council of Governments (PACOG) 2045 Long Range
growth rate is aggressive but is considered to be consistent with
area and the level of development expected within the area.
primary are shown in Figure 3. Referenced traffic count data is
in A.

Proposed changes and any other changes that
affect your reasoning or method for
choosing seven percent growth.

Subject: High Volume OR Complexity of Comments
Page Label: 10
Author: Bret
Date: 1/12/2024 11:46:16 AM
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Traffic counts are more than one year old. Explain your reasoning or method for choosing seven percent growth.

reference the transportation improvements as it is not an urban setting
with noticeable delays during peak traffic hours. It is, however, likely
a better fit for the area to be developed with the DCE to the City Council
as noted in the HCA analysis. Improvements may not accurately
a reflection of what would be achieved through the proposed changes
in the transportation plan. The traffic counts for the transportation plan
in the LOS E operation proposed during the year

Proposed changes for physical improvements
of LOS E at the intersection of Vollmer Road
and Dines Blvd.

Public Comments Page 11

Subject: High Volume OR Complexity of Comments
Page Label: 17
Author: Bret
Date: 1/12/2024 11:49:03 AM
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Provide suggestion for physical improvement of LOS E at the intersection of Vollmer Rd and Dines Blvd.

need to provide a posted speed limit of 45 MPH.
roadway being seen through trees (see low in each direction)
intersection with the road area. The County (HCA) does not
Bill of Full Road. However, the section 2.2.2.1 of the
a) additional right-of-way (ROW) with an expansion to
reference to the roadway as a reference to the roadway.

or Road
to be a
to be a

in an other regional or specific improvements for the above
planned or committed at this time.

Public Comments Page 11

Subject: High Volume OR Complexity of Comments
Page Label: 9
Author: Bret
Date: 1/12/2024 12:51:17 PM
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Include a discussion about the internal roads of the subdivision, proposed classification.

map and intersection geometry are shown in Figure 7.
volumes and intersection geometry for Year 2045.

or
to be a
to be a

in an other regional or specific improvements for the above
planned or committed at this time.

Public Comments Page 11

Subject: High Volume OR Complexity of Comments
Page Label: 23
Author: Bret
Date: 1/12/2024 12:55:24 PM
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Future traffic conditions should include long term impacts. This study ends at the full development phase and does not consider impacts 20 years beyond the end of the development phases.

Traffic Impact Study
November 2020
Proposed changes and any other changes that
affect your reasoning or method for
choosing seven percent growth.

or
to be a
to be a

in an other regional or specific improvements for the above
planned or committed at this time.

Public Comments Page 11

Subject: High Volume OR Complexity of Comments
Page Label: 6
Author: Bret
Date: 1/12/2024 12:58:13 PM
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Add sight distance for every access and whether it can be met for proposed conditions.

most consists of a variety of residential, neighborhood commercial
development is located along the west side of Vollmer Road
located in El Paso County, Colorado.

or
to be a
to be a

in an other regional or specific improvements for the above
planned or committed at this time.

Public Comments Page 11

Subject: High Volume OR Complexity of Comments
Page Label: 5
Author: Bret
Date: 1/12/2024 1:02:44 PM
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Grand Peak Academy, located on Cowpoke Rd, is within two miles of the project location. Provide a discussion of the impact the subdivision would have for any potential pedestrian routes in the area.

Highlight (16)

RESPONSIBILITY	
	By Others (Sterling Ranch)
10	By Others (Sterling Ranch)

Subject: Highlight
Page Label: 31
Author: CDurham
Date: 1/22/2024 9:43:18 AM
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By Others (Sterling Ranch)

	By Others (Sterling Ranch)
10	By Others (Sterling Ranch)
1(9) /	Applicant / Developer

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By Others (Sterling Ranch)

nt built	Applicant / Developer (upon appro development phase)
1	By Others (Sterling Ranch)
1	By Others (Sterling Ranch)

Subject: Highlight
Page Label: 31
Author: CDurham
Date: 1/22/2024 9:43:25 AM
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By Others (Sterling Ranch)

1	By Others (Sterling Ranch)
1	By Others (Sterling Ranch)

Subject: Highlight
Page Label: 31
Author: CDurham
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By Others (Sterling Ranch)

0.44
1.02
62.1


Subject: Highlight
Page Label: 84
Author: CDurham
Date: 1/22/2024 9:45:19 AM
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1.02


02.1
E
57.1

Subject: Highlight
Page Label: 84
Author: CDurham
Date: 1/22/2024 9:45:22 AM
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E

52.2
F
55 6
Subject: Highlight
Page Label: 84
Author: CDurham
Date: 1/22/2024 9:45:26 AM
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F

E
~692
#831
Subject: Highlight
Page Label: 84
Author: CDurham
Date: 1/22/2024 9:45:30 AM
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~692

136
#258
Subject: Highlight
Page Label: 84
Author: CDurham
Date: 1/22/2024 9:45:34 AM
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#258

~692
#831
412
Subject: Highlight
Page Label: 84
Author: CDurham
Date: 1/22/2024 9:45:36 AM
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#831

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#185
Subject: Highlight
Page Label: 84
Author: CDurham
Date: 1/22/2024 9:45:37 AM
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#185

545
#712
884
Subject: Highlight
Page Label: 84
Author: CDurham
Date: 1/22/2024 9:45:40 AM
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#712

121
#252

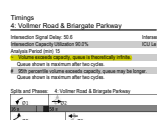
Subject: Highlight
Page Label: 84
Author: CDurham
Date: 1/22/2024 9:45:42 AM
Status:
Color: ■
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#252

100
#179
1327

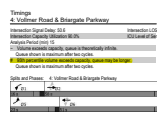
Subject: Highlight
Page Label: 84
Author: CDurham
Date: 1/22/2024 9:45:44 AM
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Color: ■
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#179



Subject: Highlight
Page Label: 85
Author: CDurham
Date: 1/22/2024 9:46:03 AM
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Color: ■
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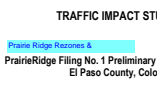
~ Volume exceeds capacity, queue is theoretically infinite.



Subject: Highlight
Page Label: 85
Author: CDurham
Date: 1/22/2024 9:46:07 AM
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Color: ■
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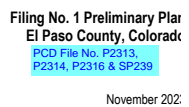
95th percentile volume exceeds capacity, queue may be longer.

Text Box (5)



Subject: Text Box
Page Label: 1
Author: CDurham
Date: 1/22/2024 9:26:53 AM
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Prairie Ridge Rezones &



Subject: Text Box
Page Label: 1
Author: CDurham
Date: 1/22/2024 9:27:00 AM
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Color: ■
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PCD File No. P2313, P2314, P2316 & SP239

How did site generated trips decrease from what was shown in Sketch Plan TIS, when DU's increased? Sketch plan assumed 361 DU, this report assumed 450 (153+297).

Subject: Text Box
Page Label: 21
Author: CDurham
Date: 1/22/2024 9:41:44 AM
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How did site generated trips decrease from what was shown in Sketch Plan TIS, when DU's increased? Sketch plan assumed 361 DU, this report assumed 450 (153+297).

included 2 lines associated with...
being included during the analysis time period. All storage vehicle...
Queue lengths were included and are included with the Synchro output.
Table 8 summarizes the 50th percentile queue results in comparison...
requirements for site improvements which study area for Year 2040...
assumed based on data inputs based on minimum requirements for...
ECIS projected 50th percentile queue lengths, and assuming design to...
include event scenarios for "intermittent queue intervention"...

Subject: Text Box
Page Label: 29
Author: CDurham
Date: 1/22/2024 10:02:34 AM
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Include small discussion for Vollmer/Briargate intersection describing longer queue lengths needed.

as shown in Table 9 above, which may be reimbursable...
any widening improvements and auxiliary lane improvements...
why? What about other necessary...
improvements, such as Briargate/Dines...
intersection?

Subject: Text Box
Page Label: 31
Author: CDurham
Date: 1/22/2024 5:45:26 PM
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What about other necessary improvements, such as Briargate/Dines intersection?