



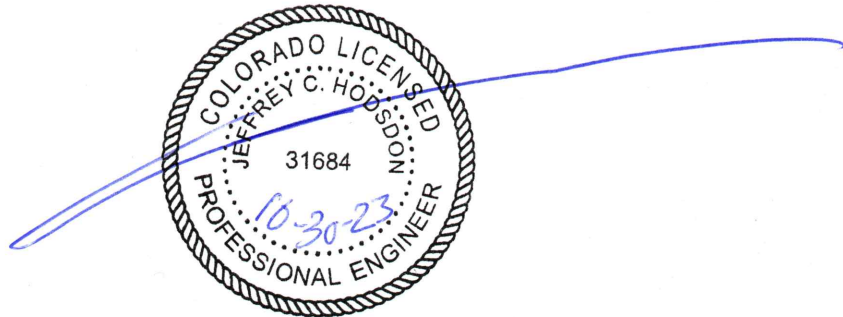
LSC TRANSPORTATION CONSULTANTS, INC.  
2504 East Pikes Peak Avenue, Suite 304  
Colorado Springs, CO 80909  
(719) 633-2868  
FAX (719) 633-5430  
E-mail: [lsc@lsctrans.com](mailto:lsc@lsctrans.com)  
Website: <http://www.lsctrans.com>

# Rolling Hills Ranch North PUD Transportation Memorandum (LSC #S234290) October 30, 2023

PCD File  
PUDSP235 <sup>1</sup>

### 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

# Summary of Comments on [WORKING] RHRN TIS - 1RESPONSES With Tom edits.pdf

---


Page: 1

---

 Number: 1 Author: eschoenheit Subject: Text Box Date: 1/2/2024 13:32:45

---

[PCD File PUDSP235](#)

 Author: kdfer Subject: Sticky Note Date: 2/12/2024 11:02:39  
LSC Response: Revised as requested.

---

site located south of Rex Road approved as the Sanctuary at Meridian Ranch and a 152-acre parcel north of Rex Road currently proposed as Rolling Hills Ranch North. The Sketch Plan TIS analyzed two development scenarios, as the distribution of lots north and south of Rex Road had not been determined at that time. The multiple scenarios have not been carried forward in this report as the distribution of lots north and south of Rex Road has since been determined.

Figure 2 shows the location of the approved, currently-proposed, and future plans for developments within Meridian Ranch 2021 Sketch Plan Amendment Area. The approved Sanctuary at Meridian Ranch PUD, located south of Rex Road, includes a total of 343 lots for single-family homes. The currently-proposed Rolling Hills Ranch PUD, located north of Rex Road, is planned to include 441 lots for single-family homes (including 239 lots in Filing No. 1 and 202 lots in Filing No. 2). The total number of lots within the approved Sanctuary at Meridian Ranch PUD and the currently-proposed Rolling Hills Ranch North PUD is 784. This is consistent with the land use assumed in the *Meridian Ranch Sketch Plan 2021 Amendment Traffic Impact Study* (TIS) dated June 25, 2021.

### Access

and <sup>1</sup>

Access for the currently-proposed Rolling Hills Ranch North PUD is planned to Rex Road via the <sup>2</sup>existing intersection at Estate Ridge Drive and a new full-movement intersection on the north side of Rex Road that will align with the Shelter Creek Drive intersection approved as part of Sanctuary at Meridian Ranch Filing No. 1.

### Sight Distance

Figures 3 and 4 show sight-distance analysis at the existing intersection of Rex Road/Estate Ridge Drive and at the proposed intersection of Rex Road/Shelter Creek Drive, respectively. Based on a design speed of 40 miles per hour (mph) on Rex Road and the criteria contained in Table 2-21 of the *Engineering Criteria Manual (ECM)*, the required intersection sight distance at these intersections to Rex is 445 feet. Based on the criteria contained in Table 2-17 of the *ECM*, the required stopping sight distance approaching these intersections is 305 feet. As shown in Figures 3 and 4, these criteria can be met at both intersections.

please comments on <sup>3</sup>  
the attached figures

### Pedestrian Routes to Schools

Figure 2 shows the proposed sidewalk and trail locations in the vicinity of the site. As shown in Figure 2, the proposed pedestrian facilities will connect with the planned pedestrian facilities for the Rolling Hills Ranch at Meridian Ranch development south of the site. LSC prepared a school pedestrian plans as part of the *Rolling Hills Ranch at Meridian Ranch PUDSP Traffic Impact Analysis* dated June 29, 2020 (PCD File Nos. PUDSP224 and SF2220). A copy of the figures from those reports (Figure 3) and the *Estates at Rolling Hills Ranch Filing 2 Traffic Impact Analysis* (PUDSP204 & SF2018) dated Oct 8, 2020 that show the potential pedestrian routes to schools within two miles of the site have been attached.

---

☰ Number: 1 Author: Daniel Torres Subject: Callout Date: 1/4/2024 15:08:56

---

[and](#)

↶ Author: kdfer Subject: Sticky Note Date: 2/12/2024 11:02:49  
LSC Response: Revised as requested.

---

📄 Number: 2 Author: Daniel Torres Subject: Highlight Date: 1/4/2024 15:08:31  
existing intersection at Estate Ridge Drive a new full-movement intersection on

---

☰ Number: 3 Author: Daniel Torres Subject: Callout Date: 1/4/2024 16:37:52

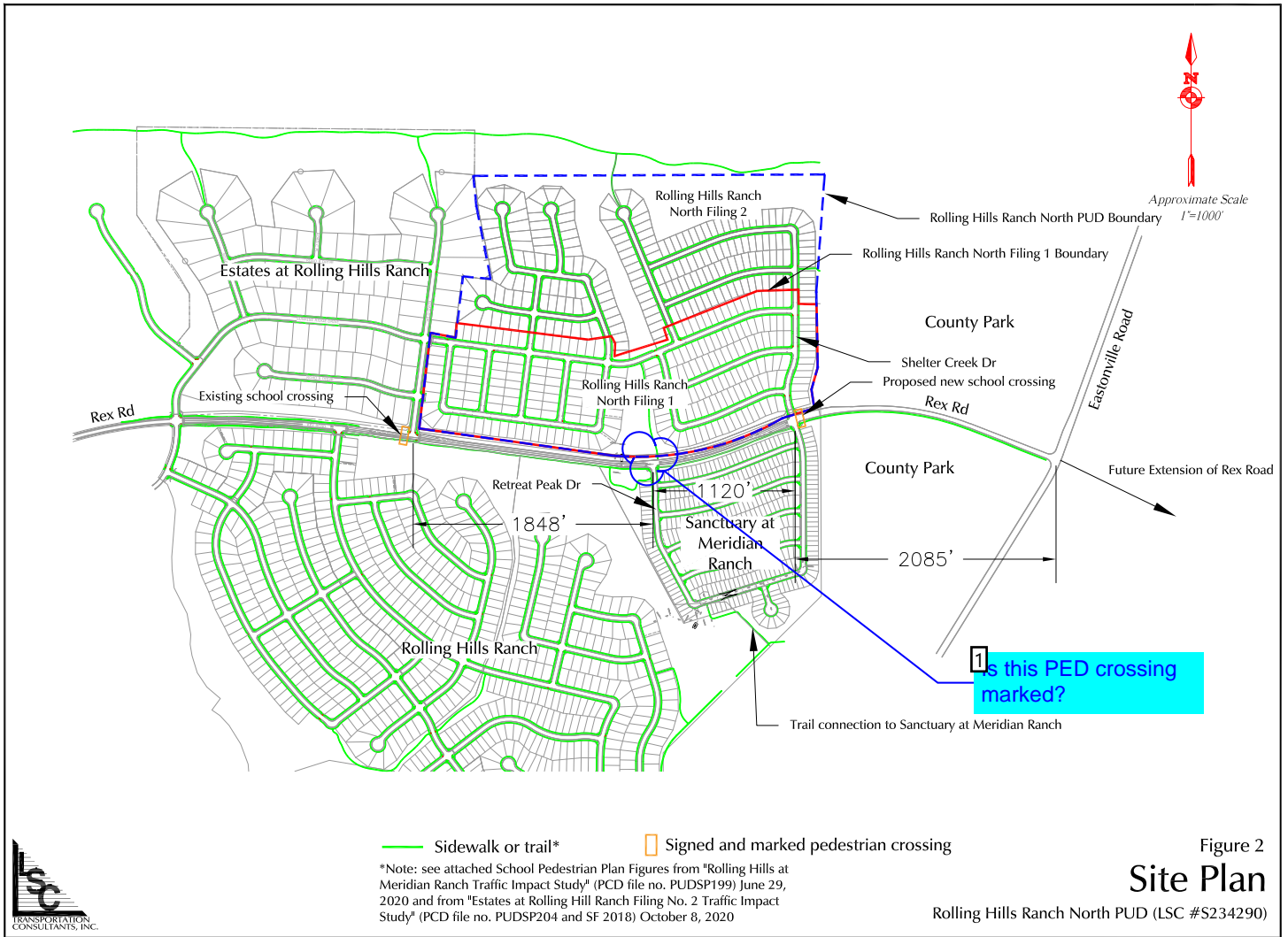
---

[please comments on the attached figures](#)

↶ Author: kdfer Subject: Sticky Note Date: 2/12/2024 11:02:58  
LSC Response: An updated pedestrian plan has been included in the updated TIS.

---





---

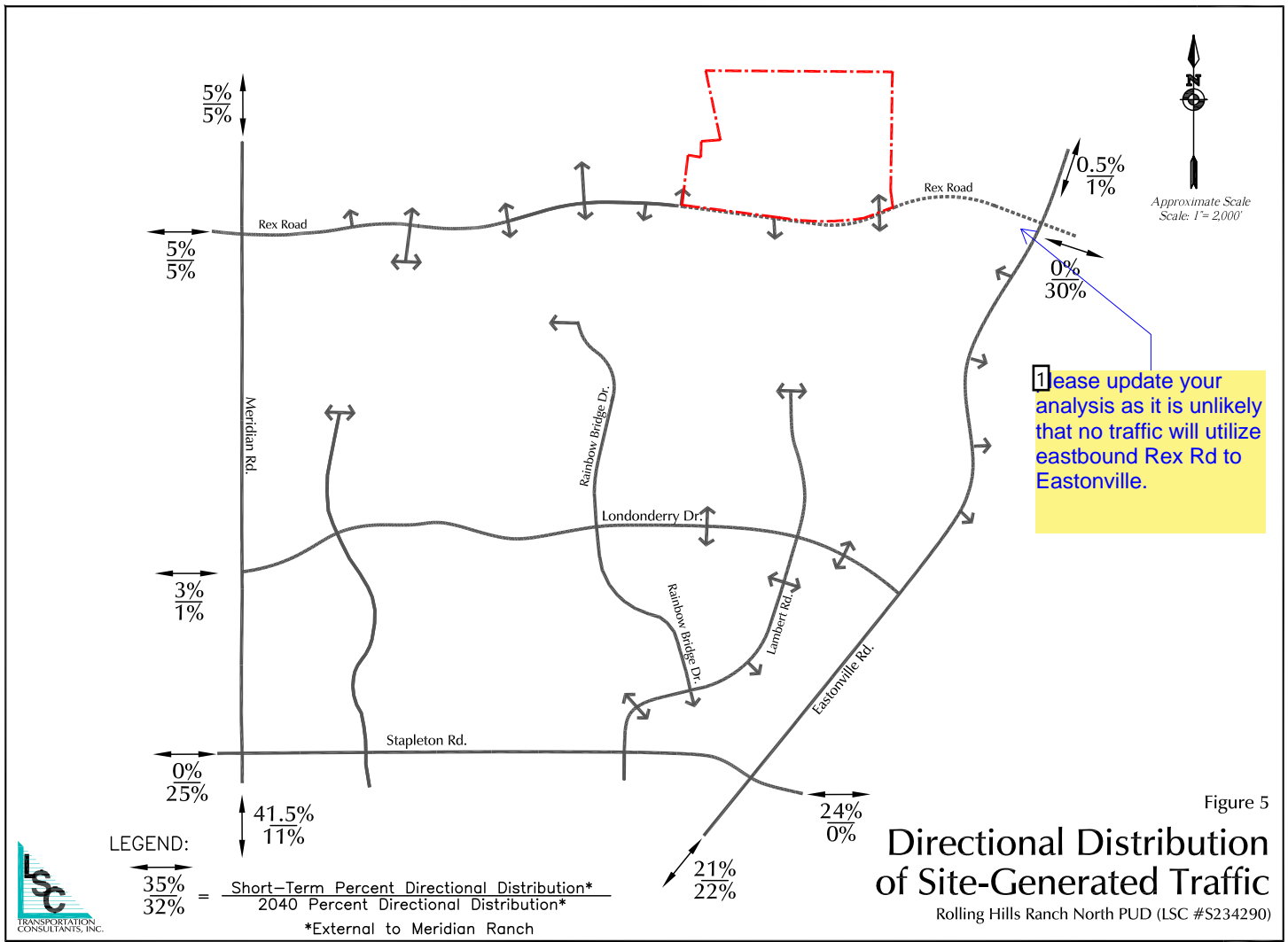
Number: 1 Author: eschoenheit Subject: Cloud+ Date: 1/2/2024 16:00:38

[Is this PED crossing marked?](#)

---

Author: kdfer Subject: Sticky Note Date: 2/12/2024 11:03:08

LSC Response: An updated pedestrian plan has been included in the updated TIS.




Please update your analysis as it is unlikely that no traffic will utilize eastbound Rex Rd to Eastonville.

---

Number: 1 Author: Daniel Torres Subject: Callout Date: 2/9/2024 09:31:23

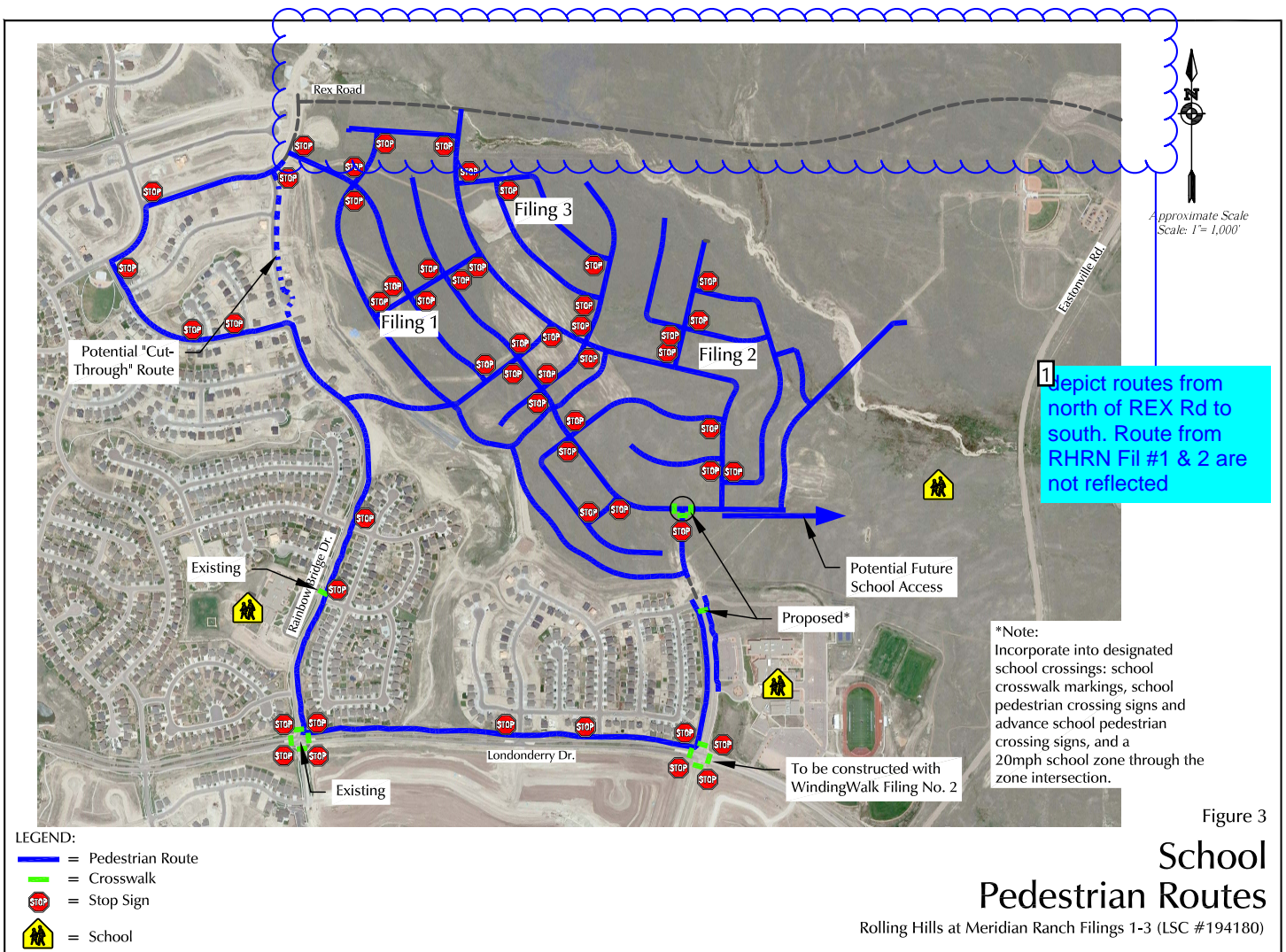
---

[please update your analysis as it is unlikely that no traffic will utilize eastbound Rex Rd to Eastonville.](#)

 Author: kdfer Subject: Sticky Note Date: 2/12/2024 11:03:34

---

LSC Response: This figure has been revised to clarify that the percentage of site-generated traffic assumed on Rex Road between the site and Eastonville Road.



---

Number: 1 Author: eschoenheit Subject: Cloud+ Date: 1/3/2024 07:33:02

depict routes from north of REX Rd to south. Route from RHRN Fil #1 & 2 are not reflected

---

Author: kdfer Subject: Sticky Note Date: 2/12/2024 11:03:49

LSC Response: An updated pedestrian plan has been included in the updated TIS.

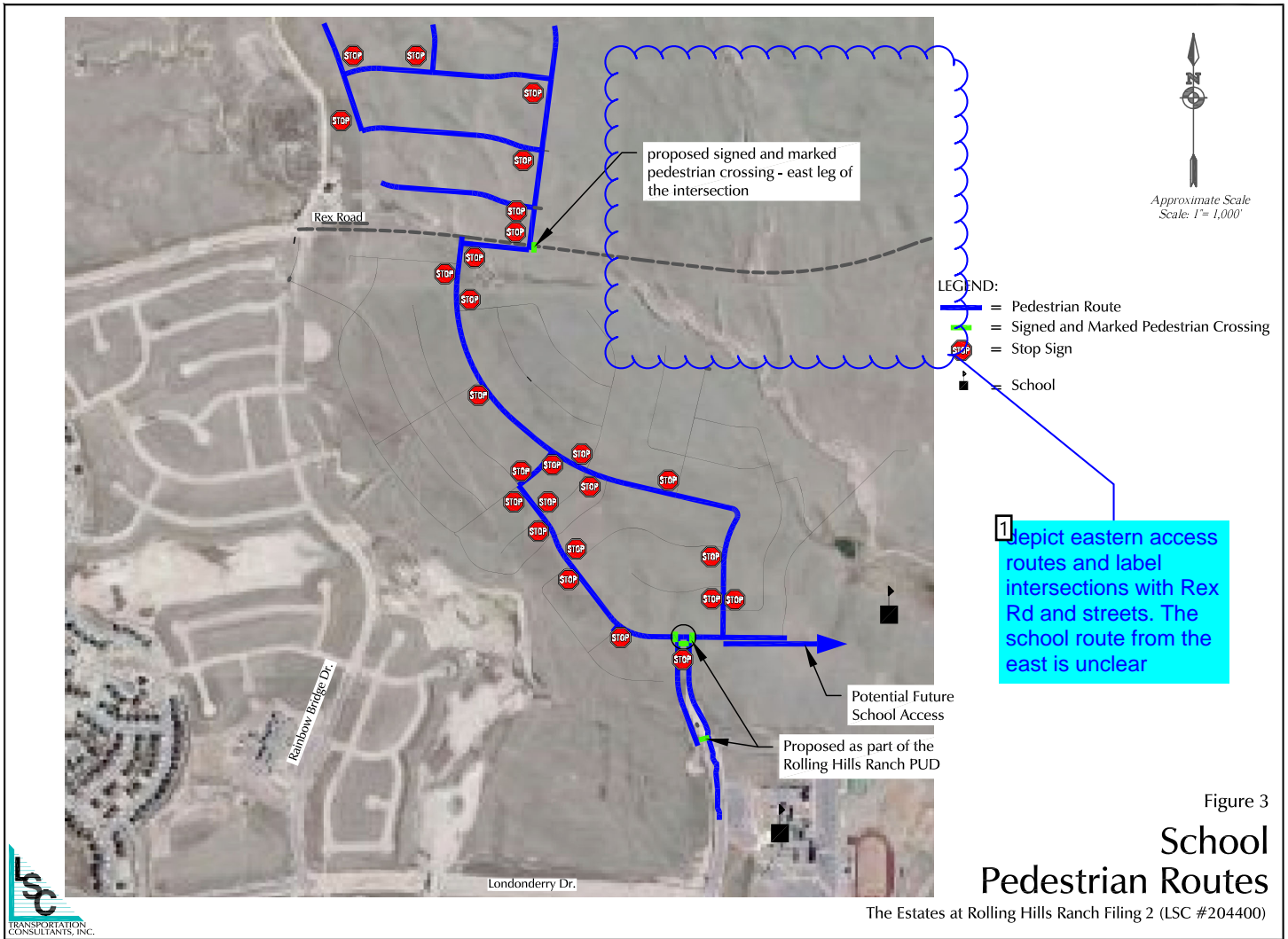


Figure 3  
**School  
 Pedestrian Routes**

The Estates at Rolling Hills Ranch Filing 2 (LSC #204400)

---

Number: 1 Author: eschoenheit Subject: Cloud+ Date: 1/2/2024 15:58:38

depict eastern access routes and label intersections with Rex Rd and streets. The school route from the east is unclear

Author: kdfer Subject: Sticky Note Date: 2/12/2024 11:04:24

LSC Response: An updated pedestrian plan has been included in the updated TIS.