



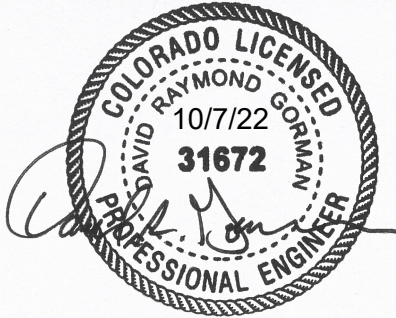
October 7, 2022

PCD File No.: MS-224

**Traffic Memo**  
Boyd Subdivision Filing No. 1


**Engineer's Statement**

The attached 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."

  
\_\_\_\_\_  
Christopher Boyd  
6238 Gilmer Way  
Weserville, OH 43081

7 OCT 2022  
Date



October 7, 2022

PCD File No.: MS-224

## **Traffic Memo**

### Boyd Subdivision Filing No. 1

The minor plat application for Boyd Subdivision Filing No. 1, containing 35.88± acres, proposes to establish three (3) single-family rural residential lots. The project site is located within the Southwest quarter of the Southwest quarter of Section 7, Township 11 South, Range 65 West of the 6<sup>th</sup> principal meridian in El Paso County, Colorado and has El Paso County Tax Schedule Number: 510000433. The current address of the site is 18735 Brown Road. The site is located north of Walker Road and at the east end of the section of Brown Road that runs east and west. Brown Road terminates at the west boundary of proposed Boyd Subdivision Filing No. 1. The areas of the three proposed Boyd Subdivision lots are 5.26± acres, 10.00± acres and 10.62± acres for Lot 1, Lot 2 and Lot 3, respectively. The site is zoned RR-5. All surrounding properties are currently not platted. However, the westerly neighboring 39.77± acre property is the proposed subdivision known as the Prairie Ridge Subdivision and the northerly boundary abuts proposed 61.97± acre Owl Ridge Subdivision.

#### ESTIMATED TRAFFIC VOLUMES

The three proposed single family rural residential lots will access public Brown Road with private driveways connecting to the east cul-de-sac bulb of Brown Road. The development is expected to generate a total of 28 trips per day (Average weekday trips ends) and 3 trips in the peak hour based on 9.44 trips per unit for Single Family Detached Housing (according to Trip Generation, 10th Edition, 2017 by the Institute of Transportation Engineers). This number of trips is below the County threshold of 100 trips per day or 10 trip during the peak hour. Therefore, a full Transportation Impact Study (TIS) is not required for the project. This development is subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 19-471. The owners have elected to not be included in a Public Improvements District. Traffic Impact Fees will be paid at time of building permit. The property is also subject to cost sharing of potential future improvements to Brown Road as described below.

#### FUTURE BROWN ROAD IMPROVEMENTS - COST SHARING

Brown Road currently exists as a gravel roadway with aspects not meeting El Paso County roadway standards. Future improvements are needed for compliance with roadway standards. The county has agreed to the creation of an escrow fund by which adjacent properties shall contribute funds to pay for the future improvements to Brown Road in an economically feasible manner while maintaining Large Lot Rural Residential dwelling densities.

*Engineers • Surveyors*  
**1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736**  
**Fax 719-635-5450 • e-mail [mve@mvecivil.com](mailto:mve@mvecivil.com)**

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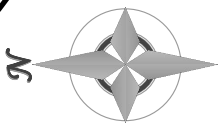
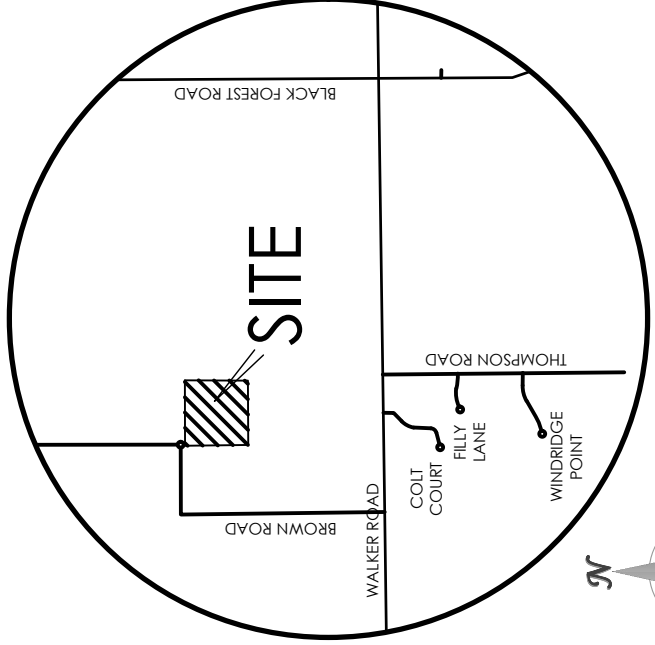
An engineer's cost estimate for the future improvements to Brown Road has been prepared utilizing, in part, a contractor's bid obtained by the owners of the proposed Owl Ridge Subdivision property which includes Grading and Erosion Control, installation of base course, asphalt pavement, roadway shoulders and ditches in order to bring the roadway to El Paso County standard for a Rural Residential Local Roadway. The costs shown in the bid have been escalated by 9.2% to account for inflation since the date of the bid preparation. The estimate also includes costs for rock ditch checks, culverts, signage, utility relocation, traffic control, testing, quality control, engineering and surveying. Copies of the contractor's bid and engineer's cost estimate is attached in this memo. The total estimated cost of Brown Road Improvements is \$1,201,978.

The number of parcels located adjacent to or near Brown Road having the potential to access and contribute vehicular traffic onto the roadway was tabulated using the data from the attached Brown Road Improvements Exhibit Map. The total acreage of properties that could access Brown Road is determined to be 497.15 acres. However, adjacent proposed Prairie Ridge Filing No. 1 was approved by the El Paso County Board of County Commissioners on April 24, 2008 and has a separate escrow calculation approved in 2008 and updated in 2022. Therefore, the Prairie Ridge lots are not included in the Escrow calculations contained in this memo, reducing the acreage to 457.38 acres. Accordingly, the amount of the Prairie Ridge escrow contribution is also subtracted from the total funds needed to complete the roadway improvements. All the surrounding properties are zoned RR-5 (Rural Residential – 5 Acre).

The number of potential 5-acre lots taking into account probable right-of-way dedications, is determined to be 74. The cost of the Brown Road improvement less the Prairie Ridge escrow amount is \$1,100,107. The resulting escrow amount per lot is \$14,866. The total amount of Boyd Subdivision Filing No. 1 escrow containing three lots is \$44,599. The escrow payment, accompanied by an executed escrow agreement, will be provided by the owner at the time of plat recording.

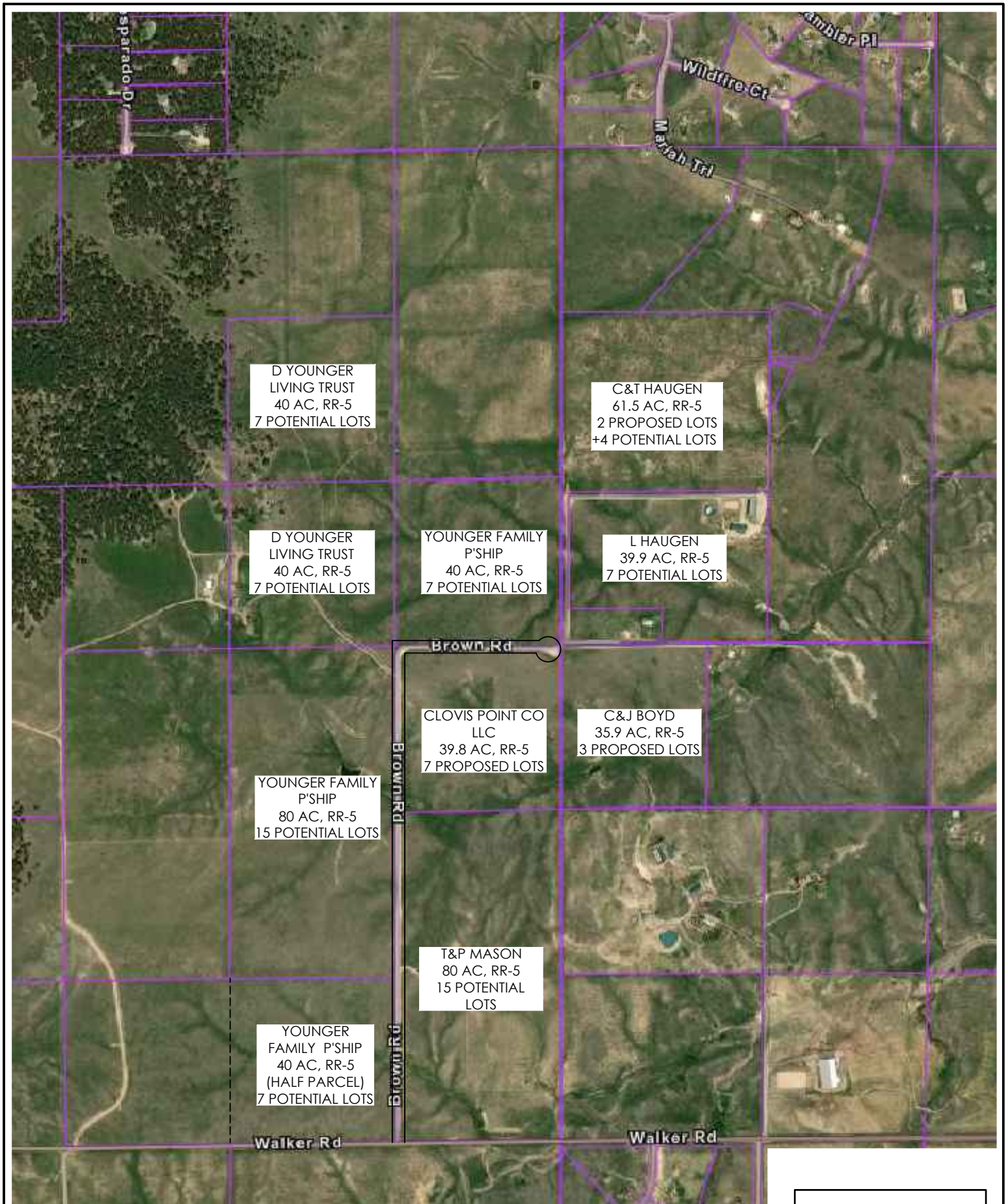
The escrow agreement shall contain an expiration provision for the funds in escrow which shall be 10 years from the date of the agreement. If the escrow funds are not used for construction of Brown Road by the expiration date, the funds are to be returned, with accrued interest to the applicants, their heirs, successor and assigns, excluding individual lot owner successors.

# | Attachments



VICINITY MAP

NOT TO SCALE



D YOUNGER  
LIVING TRUST  
40 AC, RR-5  
7 POTENTIAL LOTS

C&T HAUGEN  
61.5 AC, RR-5  
2 PROPOSED LOTS  
+4 POTENTIAL LOTS

D YOUNGER  
LIVING TRUST  
40 AC, RR-5  
7 POTENTIAL LOTS

YOUNGER FAMILY  
P'SHIP  
40 AC, RR-5  
7 POTENTIAL LOTS

L HAUGEN  
39.9 AC, RR-5  
7 POTENTIAL LOTS

YOUNGER FAMILY  
P'SHIP  
80 AC, RR-5  
15 POTENTIAL LOTS

CLOVIS POINT CO  
LLC  
39.8 AC, RR-5  
7 PROPOSED LOTS

C&J BOYD  
35.9 AC, RR-5  
3 PROPOSED LOTS

T&P MASON  
80 AC, RR-5  
15 POTENTIAL  
LOTS

YOUNGER  
FAMILY P'SHIP  
40 AC, RR-5  
(HALF PARCEL)  
7 POTENTIAL LOTS

BROWN ROAD  
IMPROVEMENTS EXHIBIT

TOTAL ACREAGE OF ALL PARCELS WITH ACCESS TO BROWN ROAD	=	497.15 ACRES
LESS PRAIRIE RIDGE FILING NO. 1 UNDER SEPARATE PRIOR ESCROW AGREEMENT	=	<u>(39.77) ACRES</u>
TOTAL ACREAGE FOR ESCROW AMOUNT CALCULATION	=	<u>457.38 ACRES</u>

Brown Road Improvements  
 Parcels Likely to Access Brown Road upon Eventual Development  
 8/18/2022

<u>Tax ID Number</u>	<u>Owner</u>	<u>Acreage</u>	<u>No. of Potential Lots</u>	<u>Notes</u>
6100000269	Younger Family P'Ship	40 Ac	7 Lots	East Half Parcel
6100000456	T L Mason	80 Ac	15 Lots	
6100000246	Younger Family P'Ship	80 Ac	15 Lots	
6100000098	D Younger Living Trust	40 Ac	7 Lots	
6100000233	D Younger Living Trust	40 Ac	7 Lots	SW4NE4 Sec 12-11-66
6100000218	Younger Family P'Ship	40 Ac	7 Lots	
5100000447	C H Hougen	61.55 Ac	6 Lots	2 Lots proposed by Owl Ridge Minor Sub (MS-225) Plus 4 more potential lots
5100000448	L & S Haugen Living Trust	39.95	7 Lots	
6100000483	Clovis Point Co, LLC			(7 Lots Proposed. Escrow amount is determined by separate prior approval)
<b>5100000433</b>	<b>C &amp; J Boyd</b>	<b>35.88 Ac</b>	<b>3 Lots</b>	Lots are proposed by Boyd Minor Subdivision (MS-224)
<b>TOTAL</b>		<b>457.38 Ac</b>	<b>74 Lots</b>	

Notes:

- 1.) Purpose of this table is to provide a basis for determination of equitable fair share contribution to Brown Road improvements for Boyd Subdivision.
- 2.) Listing in this table is not an obligation for contribution to the Brown Road Improvements Escrow Account by the owners of any other property.
- 3.) Requirements for Development of parcels with potential to access Brown Road will be determined by the Land Development process at time of Platting.



<b>To:</b> Colt Haugen	<b>Contact:</b>
<b>Address:</b> Monument, CO	<b>Phone:</b> (719) 440-8808
	<b>Fax:</b>
<b>Project Name:</b> 11.11.21 Brown Rd	<b>Bid Number:</b>
<b>Project Location:</b>	<b>Bid Date:</b> 11/11/2021

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
<b>Base Course</b>					
1	Mobilization	1.00	EACH	\$2,000.00	\$2,000.00
2	4" Base Course	20,775.00	SY	\$16.00	\$332,400.00
3	3" HMA (1 Lift; Gr SX, PG 64-22)	17,230.00	SY	\$20.00	\$344,600.00
4	Shouldering (2' Each Side Of Roadway)	3,545.00	SY	\$12.00	\$42,540.00
<b>Total Price for above Base Course Items:</b>					<b>\$721,540.00</b>

These were increased by 9.2% to bring to 2022 costs before inclusion in the engineer's cost estimate  
 $\$721,540 \times 9.2\% = \$787,921$

<b>CTS</b>					
1	Mobilization	1.00	EACH	\$4,000.00	\$4,000.00
2	CTS (8" @ 2.5%)	20,775.00	SY	\$12.00	\$249,300.00
3	3" HMA (1 Lift; Gr SX, PG 64-22)	17,230.00	SY	\$20.00	\$344,600.00
4	Shouldering (2' Each Side Of Roadway)	3,545.00	SY	\$12.00	\$42,540.00
<b>Total Price for above CTS Items:</b>					<b>\$640,440.00</b>

<b>Scar/Recomp/Pave</b>					
1	Mobilization	1.00	EACH	\$2,000.00	\$2,000.00
2	Scarify/Recompact/Grade	20,775.00	SY	\$6.50	\$135,037.50
3	3" HMA (1 Lift; Gr SX, PG 64-22)	17,230.00	SY	\$20.00	\$344,600.00
4	Shouldering (2' Each Side Of Roadway)	3,545.00	SY	\$12.00	\$42,540.00
<b>Total Price for above Scar/Recomp/Pave Items:</b>					<b>\$524,177.50</b>



**Notes:**

- This proposal and all parts thereof shall be incorporated into and made part of the contract and supersede in contradictions.
  - Price will be honored for contracts within 30 days of proposal date; all work contracted thereafter is subject to price adjustments.
  - Proposal is a complete package for all items only; items may not be separated without written permission from Pyramid Construction.
  - The quote reflects current fuel and energy costs; due to volatility Pyramid reserves the right to review and adjust pricing at any time in the event of substantial price increases outside our control
  - Work will be invoiced monthly; all invoices shall be due net 30; overdue amounts will be subject to interest at 18% per annum plus any legal fees required for collection.
  - In the event field testing is performed Pyramid will be notified prior to be given the opportunity to provide verifying test results.
  - This quotation is not binding unless signed by both parties.
  - Prior to executing an agreement Pyramid reserves the right to receive detailed information about the owner, funding and the financial institution managing the release of funds.
  - Pyramid shall not be liable for failure of performance, delay in delivery by reason of any contingency beyond our exclusive control including: labor strikes; embargo; acts of God; war; government regulations including allocation; preference of priorities by government or shortage; national shortage of raw materials or fuel; inclement weather; and low temperatures/frost.
  - Pyramid shall not be responsible for the operation and results of any technical advice or engineering in connection with the design, installation or use of the product sold hereunder.
  - It is agreed that no promises, agreements, or understandings have been made other than herein contained; that no agent or salesman has any authority to obligate Pyramid, to any terms, stipulations, or conditions not herein expressed.
  - All reasonable attorney's fees will be due to Pyramid in the event the service of an attorney is required by Pyramid to enforce any aspect of this agreement.
  - Pyramid reserves the right to refuse or suspend performance or to require payment in advance in the event credit of owner or general contractor becomes impaired or inadequate.
  - All additional work or materials requested will be processed as a change order to this agreement and must be agreed upon in writing by both parties prior to the commencement of additional work; Pyramid shall not be obligated to perform any additional work without such prior written order.
  - Sales tax or any state, county or city which are now in effect are not included in the price quoted unless specifically stated otherwise in this agreement.
  - Terms and conditions of any contract not bearing the signature of a Pyramid Constuction officer will not be honored.
  - Ditch work or culverts are not included.
  - All quantities are estimated; payment will be based on actual quantities installed.
  - No retainage to be withheld.
  - Permits, fees and bonds will be billed at invoiced cost +20%.
  - Mobilizations are included at price stated above; additional mobilizations will be charged at stated unit price (or \$2,500 each if no price is stated).
  - Subgrade or base course for asphalt work to be within +/- .1/foot of bottom face and to balance onsite; work to correct subgrade/basecourse conditions will be performed on a T&M basis.
  - Pricing Includes: Labor; material; equipment; fine grading (+/- .1/foot); all dirt to balance onsite; and one-year warranty against defective workmanship and/or materials.
  - Pricing Excludes: Prime coat; all traffic control (traffic and pedestrian); survey and staking; excavation; backfill; compaction; import or export of subgrade/base course materials; repair of soft or unsuitable subgrade/base course conditions (not installed by Pyramid); patching; paving fabric; cleaning and patching between asphalt lifts; wheel stops; striping; soil stabilization; dewatering; utility relocation; signage; and all testing (compaction, moisture, density or asphalt).
  - All excluded work can be performed, if required, at Pyramid T&M rates.
  - Pyramid is not responsible for damage to ingress/egress concrete/asphalt.
  - All materials per Pikes Peak Regional Asphalt Paving Specifications.
  - Asphalt will not be placed in temperature ranges outside that specified in the Pikes Peak Region Asphalt Paving Specifications without a signed warranty/liability waver.
  - Pyramid Construction has the right to delay work, without penalty, until a sufficient area of paving is available.
  - Winter protection is not included in above pricing and are priced at: \$.40/sf for subgrade/base course.
- WARRANTY - Pyramid Construction, Inc. will warrant our material and workmanship for a period of one (1) year from completion of our work against defective workmanship or materials. Items not covered by warranty are: insufficient design of asphalt thickness, unsuitable subgrade/base course conditions (expansive subgrade), poor subgrade compaction around underground utilities; thermal cracking; overloading structure; reflective cracking; insufficient materials/asphalt binders and inadequate drainage minimum two percent (2%) for asphalt. All damage caused by items outside of the warranty will be determined and priced individually; pricing and scope will be accepted prior to work commencing, original bid quoted unit prices are not valid.

<p><b>ACCEPTED:</b> The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p><b>Buyer:</b> _____</p> <p><b>Signature:</b> _____</p> <p><b>Date of Acceptance:</b> _____</p>	<p><b>CONFIRMED:</b> <b>Pyramid Construction, Inc.</b></p> <p><b>Authorized Signature:</b> _____</p> <p><b>Estimator:</b> Patrick Nordberg (719) 351-5774 pnordberg@pyramidconstructioninc.com</p>
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**Boyd Subdivision Filing No. 1**

Brown Road Public Improvements Escrow Contribution  
October 7, 2022

Mobilization, Grading & Shouldering (from bid)	3,545	SY	at	\$13.72 /CY	\$48,638
4" Class 5 or 6 Base Course (4") (from bid)	20,775	SY	at	\$17.47 /SY	\$362,981
3" HMA (from bid)	17,230	SY	at	\$21.84 /SY	\$376,303
Rock Ditch Checks	60	EA	at	\$1,100 /EA	\$66,000
42" RCP Culvert	52	LF	at	\$178 /LF	\$9,256
42" FES	2	EA	at	\$1,000 /EA	\$2,000
Signage	10	EA	at	\$380 /EA	\$3,800
Utility Relocation	1	LS	at	\$220,000 /LS	\$220,000
Traffic Control	1	LS	at	\$22,000 /LS	\$22,000
Testing and Quality Control	1	LS	at	\$26,000 /LS	\$26,000
Engineering & Surveying	1	LS	at	\$65,000 /LS	\$65,000
<b>Total Brown Road Future Improvements</b>					<b>\$1,201,978</b>

Improvements Construction Amount Per Estimate	\$1,201,978
Prairie Ridge Filing No. 1 Contribution per prior approval	\$101,871
Construction Amount Less Prairie Ridge Contribution	\$1,100,107
Number of Potential Lots to Access Brown Road	74 Lots
Escrow Contribution Per Lot	\$14,866 /Lot

Number Proposed Lots in Boyd Subdivision Filing No. 1	3 Lots
Boyd Subdivision Escrow Contribution Per Lot	\$14,866 /Lot
Boyd Subdivision Total Escrow Contribution	\$44,599