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Rolling Hills Ranch at Meridian Ranch
Filing No. 3
Transportation Memorandum
(LSC #S214290)
March 22, 2021

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.

GTL, INC.


Raul Guzman, Vice President

03/24/2021
Date

Add: "PCD File No. SF-21-016" 1

Summary of Comments on [WORKING] - LSC RESPONSES TO EPC TIS REDLINES.pdf

Page: 1

 Number: 1 Author: dsdlaforce Subject: Text Box Date: 5/3/2021 12:15:55 PM

[Add: "PCD File No. SF-21-016"](#)

 Author: jchodsdon Subject: Sticky Note Date: 5/6/2021 10:32:43 AM

LSC Response: Added as requested.

- The County Engineer is to communicate with Planning and Community Development of the pending agreement.
- Expected design completion during third quarter of 2021.
- Expected completion of construction sometime in 2022.

Londonderry/Lambert

The PUD TIS recommended the intersection of Londonderry/Lambert be monitored to identify any necessary traffic-control changes (IE conversion to all-way, stop-sign control then signalization). Since completion of that report, this intersection has been converted to all-way, stop-sign control. As all movements are projected to operate at a satisfactory level of service in the short-term based on the existing traffic control, it is unlikely that at signal would be warranted with the addition of Filing 3 only. As previously indicated in the *LSC Sketch Plan Amendment Report* dated October 23, 2017:

The thresholds for a Four-Hour Vehicular-Volume Traffic-Signal Warrant are not projected to be exceeded based on the morning peak and afternoon peak hours until full buildout of the Meridian Ranch development. It should be noted that these volumes do not include traffic projected to be generated by the school to be located north of Falcon High School. All-way stop-sign control may be needed in the short term.

Rex/Rolling Ranch Drive

- Based on the projected 2040 total traffic volumes shown in the PUD TIS and the criteria contained in the *ECM*, a westbound left-turn lane is required on Rex Road approaching Rolling Ridge Drive. Based on the criteria contained in the *ECM*, this lane should be 255 feet long, plus a 160-foot taper. However, the proposed spacing between Rolling Ranch Drive and Estate Ridge Drive will not accommodate full-length left-turn lanes approaching both intersections. A deviation to the *ECM* was approved as part of the Estates at Meridian Ranch Filing No. 2 that allows for a 190-foot westbound left-turn lane approaching Rolling Ranch Drive, a 185-foot eastbound left-turn lane approaching Estate Ridge Drive, and a shared 90-foot reverse curve taper.
- Based on the projected short-term total traffic volumes and the criteria contained in the *ECM*, an eastbound right-turn deceleration lane is required on Rex Road approaching Rolling Ridge Drive. Based on the criteria contained in the *ECM*, this lane should be 155 feet long, plus a 160-foot taper.

update to include
storage length
requirement

1

ROADWAY CLASSIFICATIONS

Please refer to the PUD TIS for the recommended internal street classifications for Filing No. 3.

Number: 1 Author: dsdlaforce Subject: Callout Date: 5/3/2021 5:00:28 PM

[update to include storage length requirement](#)

Author: jchodsdon Subject: Sticky Note Date: 5/24/2021 4:52:44 PM

LSC response:

The following has been added to the TIS report: Note: Per ECM section 2.3.7.E.3 , "The basis for designing the length of required storage is to provide sufficient length for vehicles to queue within the lane without affecting other movements." Queue storage typically applies to stop or yield conditions (or potential stop/yield conditions - such as left turns from the "major street") or signal-controlled intersections. Queuing within this right-turn lane is not anticipated as the intersection is not proposed to be signalized and the eastbound approach (and the westbound approach) will not have stop-sign control. The right turn will be "free" with respect to conflicting vehicle turning movements. As is the case at most intersections, there is the potential for the occasional pedestrian crossing movement on the south leg of the intersection (in which case a right-turning vehicle(s) would need to yield to the pedestrian). As shown in Figure 3 of the Estates at Rolling Hills Ranch Filing 2 TIA, the signed and marked pedestrian crossing for this intersection is proposed to be constructed on the east leg, which would not affect the eastbound right turn.

Table 2 Rolling Hills Ranch at Meridian Ranch Filing No. 3 Roadway Improvements			
Item #	Improvement	Timing	Responsibility
Roadway Segment Improvements			
1	Eastonville Road - Rex Road to Latigo final grading and paving	TBD by EPC; PPRTA "A-List" Project	PPRTA ⁽¹⁾
2	Eastonville Road - Roadway Design - Stapleton to Rex Road	As per EPC direction	Meridian Ranch
3	Eastonville Road - Roadway Upgrade - Stapleton to Rex Road	TBD by EPC; PPRTA "A-List" Project	PPRTA ⁽¹⁾
4	Construct Rex Road as an Urban 2-Lane Minor Arterial from Sunrise Ridge Drive to Rolling Ranch Drive.	The Estates at Rolling Hills Ranch Filing No. 2	Meridian Ranch
5	Construct Rex Road as an Urban 2-Lane Minor Arterial from Rolling Ranch Drive to Estate Ridge Drive.	The Estates at Rolling Hills Ranch Filing No. 2	Meridian Ranch
6	Construct Rex Road as an Urban 2-Lane Minor Arterial from the proposed east site access (Rolling Ranch Drive) to Eastonville Road	With future Meridian Ranch subdivisions	Meridian Ranch
7	Rex Road from Eastonville Road to US 24	With Grandview Estates	Grandview Estates
8	Meridian Road - Widen to provide two northbound and two southbound through lanes from just north of Indian Paint Trail to Murphy Road.	Shown on 2040 MTCP Roadway Plan	El Paso County
9	Construct Lambert Road as an Urban Residential Collector from current terminus to its planned terminus within the Rolling Hills Ranch at Meridian Ranch site	Rolling Hills Ranch at Meridian Ranch Filing No. 1	Meridian Ranch
Rex/Meridian			
(Please refer to the "Rex/Meridian Intersection" section of the report for additional details)			
10	Rex/Meridian intersection traffic control (Traffic Signal)	-Expected design completion during third quarter of 2021. -Expected completion of construction sometime in 2022.	The County will enter into an IGA with the applicant to complete the design and construction of the intersection improvements including road alignment and drainage improvements along with a signal design. The County will be the lead contact agency for the design and construction. The applicant will request the traffic advisory board to add the intersection to the Traffic Impact Program.
11	Potentially improve the vertical roadway profile on Meridian Road north of the intersection if the such an improvement in the vertical roadway profile would improve the sight distance and as a result, the safety of the intersection.	-Expected design completion during third quarter of 2021. -Expected completion of construction sometime in 2022.	The County will enter into an IGA with the applicant to complete the design and construction of the intersection improvements including road alignment and drainage improvements along with a signal design. The County will be the lead contact agency for the design and construction. The applicant will request the traffic advisory board to add the intersection to the Traffic Impact Program.
12	Potentially improve the west leg of this intersection to improve lane alignment, potentially reduce the skew, provide separate left and right-turn lanes, and potentially other improvements (potentially including restriping/reconfigure the east leg as needed), if determined as part of the study by EPC that safety and operations would be improved as a result.	-Expected design completion during third quarter of 2021. -Expected completion of construction sometime in 2022.	The County will enter into an IGA with the applicant to complete the design and construction of the intersection improvements including road alignment and drainage improvements along with a signal design. The County will be the lead contact agency for the design and construction. The applicant will request the traffic advisory board to add the intersection to the Traffic Impact Program.
Rex/Eastonville			
13	Include a northbound left-turn lane on Eastonville Road at Rex Road into the design of the Eastonville Road PPRTA project.	TBD by EPC; PPRTA "A-List" Project	PPRTA
14	Include a southbound right turn lane on Eastonville Road at Rex Road into the design of the Eastonville Road PPRTA project.	TBD by EPC; PPRTA "A-List" Project	PPRTA
15	Construct 205' eastbound left-turn plus 160' taper on Rex Road approaching Eastonville Road	To be included in the design and construction (lane will be included in roadway cross section).	Meridian Ranch
16	Reserve ROW for 155' eastbound right-turn deceleration lane plus 160 foot taper on Rex Road approaching Eastonville Road	With development of projects adjacent to this section of Rex Road	ROW Preservation ONLY - with development projects
17	Convert from two-way, stop-sign control to alternate traffic control (traffic signal or modern one-lane roundabout)	Future (with the connection of Rex Road to Highway 24, future area development and increases in through traffic)	
Lambert/Londonderry			
18	Monitor traffic volumes, operations and crash reports at this intersection to identify any necessary traffic control changes as this subdivision develops.	No changes to the existing all-way, stop-sign traffic control are anticipated to be needed to maintain an acceptable level of service with the addition of traffic projected to be generated by Rolling Hills Ranch at Meridian Ranch Filing No. 2	
Rex/Rolling Ranch & Rex/Estate Ridge			
19	Construct a 190-foot westbound left-turn lane on Rex Road approaching Rolling Ranch Drive and a 185-foot eastbound left-turn lane on Rex Road approaching Estate Ridge Drive with a shared 90-foot reverse curve taper.	With The Estates at Rolling Hills Ranch Filing No. 2 or Rolling Hills Ranch at Meridian Ranch Filing No. 3 2	Meridian Ranch
20	Construct a 155-foot eastbound right-turn deceleration lane on Rex Road approaching Rolling Ranch Drive plus a 160-foot taper.	Rolling Hills Ranch at Meridian Ranch Filing No. 3	Meridian Ranch
Notes:			
Shaded rows are improvement associated with Filing No. 3			
(1) The design of Eastonville Road is being performed by the Meridian Ranch developer. The projected will be constructed by El Paso County as PPRTA project.			
Source: LSC Transportation Consultants, Inc. - (March 22, 2021)			

remove Fil 3. The WBLT is part of the approved construction plans for the Estates Fil 2

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2

 Number: 1 Author: dsdlaforce Subject: Callout Date: 5/3/2021 5:22:37 PM

[remove Fil 3. The WBLT is part of the approved construction plans for the Estates Fil 2](#)

 Author: kdferrin Subject: Sticky Note Date: 5/6/2021 3:54:18 PM
LSC Response: Removed as requested

 Number: 2 Author: dsdlaforce Subject: Line Date: 5/3/2021 5:22:43 PM
