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Estates at Cathedral Pines  
Trip Generation & Access Technical Memo  
(LSC #S224150)  
EPC PCD File No. PUDSP2210 & SF2234  
January 8, 2024

**LSC Responses to  
TIS redline comments**

1

**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.

*Elaine Cawfield*

1/12/2024  
Date

# LSC responses to TIS redline comments

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Number: 1      Author: Jeff      Date: 3/28/2024 10:02:31

## LSC Responses to TIS redline comments

**Winslow Drive** is a Rural Local roadway extending north from Peregrine Way about 1,900 feet to Saxton Hollow Road. The posted speed limit along this paved road is 25 miles per hour (mph).

### Intersection Spacing

Winslow Drive is a Rural Local roadway. The proposed subdivision access/entry street (Windermere Court) intersection with Winslow Drive would be at least 840 feet from the nearest intersection. This spacing along Winslow Drive would meet the *ECM* minimum intersection spacing of 330 feet for Rural Local roadways.

The intersection spacing along Windermere Court between Winslow Drive and Cathedral Spires Heights is proposed at 300 feet.

### ENTERING SIGHT DISTANCE

Regarding the entering sight distance at the proposed access to Winslow Drive, please refer to the attached sight-distance exhibits prepared by JR Engineering. Sight distance will be required to meet the requirements of *ECM* Section 2.3.6 G.

1 With a 25-mph posted speed limit on Winslow Drive (assumed 30 mph design speed), the entering sight distance would exceed the required 335-foot requirement for entering sight distance, as prescribed in *ECM* Table 2-21. The sight distance was also field checked by LSC.

### TRIP GENERATION ESTIMATE

The trip-generation estimates for this proposed development are based on trip-generation rates from *Trip Generation, 11th Edition, 2021* by the Institute of Transportation Engineers (ITE). Table 1 shows the results of the trip-generation estimate

The development is expected to generate about 75 vehicle trips on the site during a 24-hour period, about half entering and half exiting the site during a 24-hour period. During the morning peak hour, which generally occurs for one hour between 6:30 a.m. and 8:30 a.m., about 1 vehicle would enter and 4 vehicles would exit the site. During the afternoon peak hour, which generally occurs for one hour between 4:15 p.m. and 6:15 p.m., about 5 vehicles would enter and 3 vehicles would exit the site.

### "LINK LOS" FOR WINSLOW DRIVE

Winslow Drive is a Rural Local, paved roadway. The *ECM* design ADT for a "Rural Local" roadway is 750 vehicles per day (vpd) average daily traffic (ADT). Given the area road network, it is unlikely that the area buildout traffic volume, including this project, would exceed 750 vpd ADT on Winslow Drive.

3 Provide exhibit of intersection sight distance and state what the sight distance specifically is. The stopping sight distance exhibits do not depict the intersection sight distance.

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 Number: 1 Author: eschoenheit Subject: Cloud Date: 2/28/2024 14:57:04 -07'00'

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 Number: 2 Author: eschoenheit Subject: Highlight Date: 2/28/2024 17:08:34 -07'00'

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 Number: 3 Author: eschoenheit Subject: Text Box Date: 2/28/2024 17:00:44 -07'00'

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Provide exhibit of intersection sight distance and state what the sight distance specifically is. The stopping sight distance exhibits do not depict the intersection sight distance.

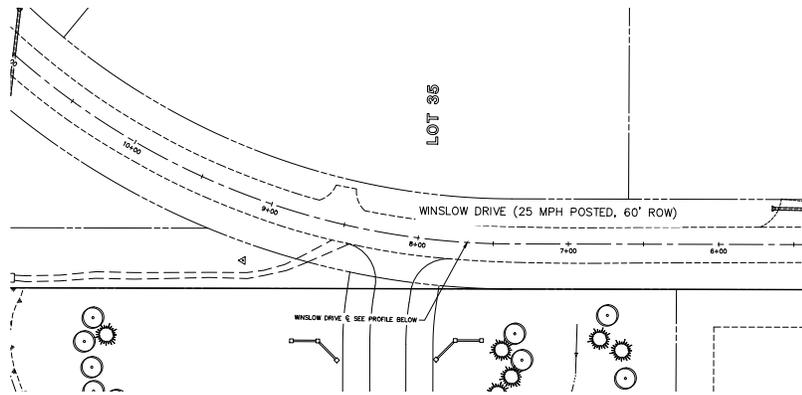
 Author: Jeff Date: 3/28/2024 10:01:24

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LSC Response: Intersection/entering sight distance has been added to the TIS.

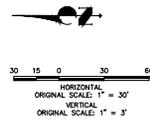
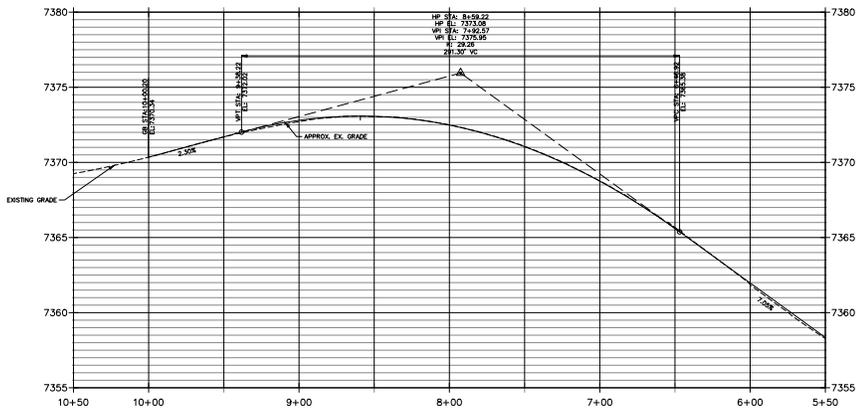
# ESTATES AT CATHEDRAL PINES

## STOPPING SIGHT DISTANCE



**1** See exhibit that shows intersection sight distance Per Table 2-2.23 and Figure 2-23

**WINSLOW DR PROFILE**  
STA 5+50.00 TO 10+50.00



STOPPING SIGHT DISTANCE  
ESTATES AT CATHEDRAL PINES  
JOB NO. 25266.00  
8/18/2023  
SHEET 1 OF 1



Provide exhibit that shows intersection sight distance Per Table Table 2-21 and Figure 2-33