

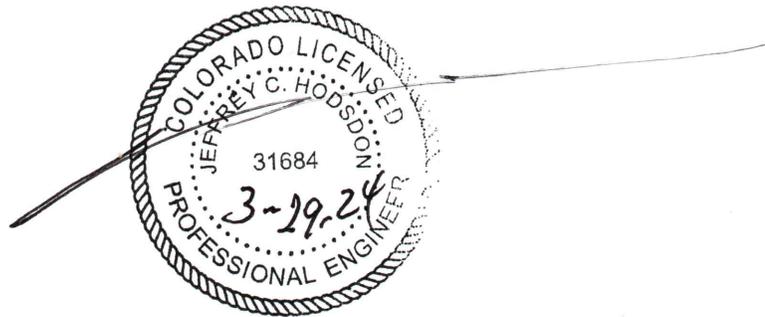


LSC TRANSPORTATION CONSULTANTS, INC.  
2504 East Pikes Peak Avenue, Suite 304  
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E-mail: [lsc@lsctrans.com](mailto:lsc@lsctrans.com)  
Website: <http://www.lsctrans.com>

Estates at Cathedral Pines  
Trip Generation & Access Technical Memo  
(LSC #S224150)  
EPC PCD File No. PUDSP2210 & SF2234  
March 29, 2024

**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



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March 29, 2024

Mr. Bill Guman  
William Guman & Associates, Ltd.  
731 North Weber Street, Suite 10  
Colorado Springs, CO 80903

RE: Estates at Cathedral Pines  
El Paso County, CO  
Trip Generation & Access Technical Memo  
LSC #S224150

Dear Mr. Guman,

LSC Transportation Consultants, Inc. has prepared this “trip generation and access” technical memorandum for the proposed Estates at Cathedral Pines in El Paso County, Colorado. The 35-acre site (El Paso County parcel ID 6200000411) is located northwest of the intersection of Peregrine Way and Winslow Drive. Access is proposed to Winslow Drive about 1,100 feet north of Peregrine Way.

This report presents information regarding the proposed land use, the estimated vehicle-trip generation, and an evaluation of the site-access point relative to County access criteria. The memo is called a “Trip Generation & Access Technical Memo” as the criteria under *Engineering Criteria Manual (ECM)* section B.1.2.D “No TIS Required” is met.

This memo also references a deviation request and a *Land Development Code* waiver.

## **PROPOSED LAND USE**

The 35-acre property is zoned PUD RR-5 is located. The land-use application is for eight lots for single-family homes.

## **SITE ACCESS**

The site access is proposed to Winslow Drive approximately 1,100 feet north of Peregrine Way (centerline distance). This location is about 840 feet south of Saxton Hollow Road in Cathedral Pines. A copy of the site plan is attached for reference. The two subdivision streets are called Hampshire Court and Sterling Manor Heights. These are proposed to be private streets.

**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 (Hamptonshire 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 Hamptonshire Court between Winslow Drive and Sterling Manor Heights is proposed at 300 feet.

### **SIGHT DISTANCE**

#### **Entering Sight Distance**

Intersection entering sight distance at the proposed Hamptonshire Court/Winslow Drive meet sight-distance requirements in *ECM* Table 2-21. The following are the existing sight-distance measurements. These measurements were conducted in the field by LSC. The measurements were taken from a driver's eye height of 3.5 feet to an approaching vehicle height of 3.5 feet.

1. Greater than 600 feet looking south from Hamptonshire Court
2. Greater than 400 feet looking north from Hamptonshire Court

Please refer to the attached entering sight-distance exhibit for details. The lines of sight for the access point intersection will need to be kept clear of any sight-distance obstructions. This includes landscaping, signage, etc. proposed for the residential development.

#### **Stopping Sight Distance to Downstream Intersection**

Stopping sight distance along Winslow Drive approaching Hamptonshire Court meets stopping sight-distance requirements in *ECM* Table 2-17 (or 2-18 for grades over 3%). The exhibit shows the stopping sight-distance on the profile plan sheet. This assumes the driver's eye height of an approaching vehicle at 3.5 feet to a height of 0.5 feet above the road (conservative for intersection stopping sight distance to a downstream intersection, as a downstream object height of 3.5 feet at the center of each intersection is used for this application).

### **TRIP GENERATION ESTIMATE**

The trip-generation estimates for this proposed development are based on nationally published 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 estimates.

The development is expected to generate about 75 vehicle trips on the average weekday, with 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.

### **EVALUATION AGAINST ECM APPENDIX B**

The criteria under *Engineering Criteria Manual (ECM)* section B.1.2.D "No TIS Required" is met. Please refer to the attached worksheet.

### **DEVIATIONS AND WAIVERS**

A **deviation request** has been included with the resubmittal of this application. This deviation request is for intersection spacing and a few other geometric/roadway design elements on Hampshire Court.

A **waiver** to section 8.4.4.C of the El Paso County ***Land Development Code*** has also been included with the resubmittal of this application. Section 8.4.4.C reads: *Public Roads Required. Divisions of land, lots, and tracts shall be served by public roads.* The request is to allow the two subdivision roadways, Hampshire Court and Sterling Manor Heights, to be private instead of public roads.

### **COUNTY ROAD IMPROVEMENT FEE PROGRAM**

This project will be required to participate in the El Paso County Road Improvement Fee Program. The applicant will select the "Opt-out" option (no PID) and would pay the "Full Fee" amount at building permit. The current (2019) fee amount associated with this option is **\$3,850** per dwelling unit (subject to change). Based on 8 lots, the total building permit fee for this plat would be \$28,640.

\* \* \* \* \*

Please contact me if you have any questions.

Respectfully Submitted,

LSC TRANSPORTATION CONSULTANTS, INC.

By: Jeffrey C. Hodsdon, P.E.  
Principal

JCH:jas

Enclosures: Table 1  
*ECM* Appendix B – “No TIS Required” Worksheet  
Site Plan Exhibit  
Sight Distance Exhibits



**Table 1  
Trip Generation Estimate  
Estates at Cathedral Pines**

Land Use Code	Land Use Description	Trip Generation Units	Trip Generation Rates <sup>(1)</sup>				Total Trips Generated					
			Average Weekday Traffic	Morning Peak Hour		Afternoon Peak Hour		Average Weekday Traffic	Morning Peak Hour		Afternoon Peak Hour	
				In	Out	In	Out		In	Out	In	Out
210	Single-Family Detached Housing	8 DU <sup>(2)</sup>	9.43	0.18	0.52	0.59	0.35	75	1	4	5	3

Notes:  
(1) Source: "Trip Generation, 11th Edition, 2021" by the Institute of Transportation Engineers (ITE)  
(2) DU = dwelling unit

Source: LSC Transportation Consultants, Inc. 2/28/2023

# ECM Appendix B – “No TIS Required” Worksheet

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## **ECM Appendix B – “No TIS Required” Worksheet Estates at Cathedral Pines**

### **ECM Section B.1.2.D. No TIS Required**

No TIS is required if all of the criteria below are satisfied:

Vehicular Traffic:

- (1) Daily vehicle trip-end generation is less than 100 or the peak hour trip generation is less than 10;
- (2) There are no additional proposed minor or major roadway intersections on major collectors, arterials, or State Highways;
- (3) the increase in the number of vehicular trips does not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends;
- (4) The change in the type of traffic to be generated (i.e., the addition of truck traffic) does not adversely affect the traffic currently planned for and accommodated within, and adjacent to, the property;
- (5) acceptable LOS on the adjacent public roadways, accesses, and intersections will be maintained;
- (6) no roadway or intersection in the immediate vicinity has a history of safety or accident Problems [LSC is not aware of any problems]; and
- (7) there is no change of land use with access to a State Highway.

Pedestrian Traffic: Paved pedestrian facilities exist or will be constructed on, or adjacent to, the site; or, the proposed use will not generate any new pedestrian traffic.

Bicycle Traffic: Paved bicycle lanes or paths exist or will be constructed on, or adjacent to, the site; or, the proposed use will not generate any new bicycle traffic.

# Site Plan Exhibit

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A STATEMENT ESTABLISHING THE PURPOSE AND INTENT OF THE PUD ZONING DISTRICT  
 In maintaining consistency with the zoning of surrounding properties, this development shall be a PUD. Further, the lot sizes are of similar area to those neighboring the development. PUD zoning allows for the accommodation of lot sizes sought, while taking into account those natural features within the property, and minimizing developmental impact on the environment therein.

Authority This PUD is authorized by Chapter 4 of the El Paso County Land Development Code, adopted pursuant to the Colorado Planned Unit Development Act of 1972, as amended.

Applicability The provisions of this PUD shall run with the land. The landowners, their successors, heirs or assigns shall be bound by this Development Plan, as amended and approved by the Planning and Community Development Department Director or Board of County Commissioners.

Adoption The adoption of this development plan shall evidence the findings and decisions of the El Paso County Board of County Commissioners that this Development Plan for Estates at Cathedral Pines is in general conformity with the El Paso County Master Plan, El Paso County Policy Plan and applicable Small Area Plan(s); is authorized under the provision of the El Paso County Land Development Code; and that the El Paso County Land Development Code and this development plan complies with the Colorado Planned Unit Development Act of 1972, as amended.

The provisions of this Development Plan shall prevail and govern the development of Estates at Cathedral Pines, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the El Paso County Land Development Code, as amended and in effect at the time of the PUD plan approval (or owner acknowledge the PUD changes with the Code), or any applicable resolutions or regulations of El Paso County, shall be applicable.

To further the mutual interest of the residents, occupants, and owners of the PUD and of the public in the preservation of the integrity of this development plan, the provisions of this plan relating to the use of land and the location of common open space shall run in favor of El Paso County and shall be enforceable law or in equity by the County without limitation on any power or regulation otherwise granted by law.

Where there is more than one provision within the development plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern.

The total number of dwellings shown on the development plan for development within the specified planning areas is the maximum development requested for platting or construction (plus any approved density transfers). The actual number of dwellings or level of development may be less due to subdivision or Site Development Plan requirements, land carrying capacity, or other requirements of the Board of County Commissioners.

At the time of any final plat application, the applicant shall provide a summary of the development, to date, to Planning and Community Development Department, in order to assure maximum development limits are not exceeded.

The cover sheet shall include any cross reference to the ZCP or previous PUD Development Plan, including any recording references.

Floodplain statement: The parcel is within FEMA Floodplain Map number 0804100315G, effective 12/7/2018. The property is regarded as Zone X, an area of minimal flood hazard.

There shall be no direct lot access to Winslow Drive.

Easements:  
 Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot public utility and drainage easement. The sole responsibility for maintenance of the easements is hereby vested with the individual property owners.

LEGAL DESCRIPTION: TR IN SE4 SEC 2-12-66 DES AS FOLS: BEG AT SW COR OF SE4 SEC 2, TH N 00°49'17" 1583.77 FT, N 89°17'56" E 965.20 FT, S 00°49'17" E 1583.77 FT TO A PT ON S LN OF SD SE4, TH S 89°17'56" W 965.20 FT TO POB, TOG WITH INGRESS-EGRESS EASEMENT DES BY REC #200027778. EL PASO COUNTY, COLORADO

TAX SCHEDULE NUMBER: 6200000411

PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL AND ACCESSORY DWELLING UNITS

ZONING: PUD RR-5

EXISTING LAND USE: VACANT

PROPOSED DENSITY: .228 DU/AC (Gross), .276 DU/AC (Net)

TOTAL NUMBER OF DWELLING UNITS: 8

SETBACKS: 25' FRONT, 25' SIDE AND 25' REAR

WIDTH AT SETBACK LINE: 200'

MAX. LOT COVERAGE: 25%

MAXIMUM HEIGHT: 30'

VICINITY MAP:



PARCEL AREA: 35.09 ACRES

TAX STATUS: TAXABLE

OPEN SPACE PERCENTAGE: 14%

LANDSCAPE AREA PERCENTAGE: 19%

OWNER NAME AND ADDRESS:

GREGG & ELAINE CAWLFIELD  
 VILLAGREE DEVELOPMENT LLC  
 5710 VESSEY RD  
 COLORADO SPRINGS, COLORADO 80908  
 PHONE: (719) 413-6900  
 EMAIL: gregg@villagree.com  
 Elaine@villagree.com

APPLICANT:

GREGG & ELAINE CAWLFIELD  
 VILLAGREE DEVELOPMENT LLC  
 5710 VESSEY RD  
 COLORADO SPRINGS, COLORADO 80908  
 PHONE: (719) 413-6900  
 EMAIL: gregg@villagree.com  
 Elaine@villagree.com

PLAN PREPARER:

WILLIAM GUMAN & ASSOC., LTD.  
 731 N. WEBER STREET  
 COLORADO SPRINGS, COLORADO 80903  
 PHONE: (719) 633-9700  
 EMAIL: bill@guman.net

# ESTATES AT CATHEDRAL PINES PUD DEVELOPMENT PLAN PRELIMINARY PLAN

A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

El Paso County Parks Dept.  
 4455 Saxton Hollow Road  
 Colorado Springs, CO 80908  
 TSN# 6202002005  
 PUD

Shawn G Ryan  
 4665 Saxton Hollow Road  
 Colorado Springs, CO 80908  
 TSN# 6202002003  
 PUD

Reynaldo Francisco III  
 13640 Winslow Drive  
 Colorado Springs, CO 80908  
 TSN# 6202002004  
 PUD

Robert T Shandy  
 13595 Winslow Drive  
 Colorado Springs, CO 80908  
 TSN# 6202003003  
 PUD

Joe T Pyle  
 13555 Winslow Drive  
 Colorado Springs, CO 80908  
 TSN# 6202003002  
 PUD

Home Court LLC  
 13515 Winslow Drive  
 Colorado Springs, CO 80908  
 TSN# 6202003001  
 PUD

El Paso County Parks D  
 13510 Milam Road  
 Colorado Springs, CO 80908  
 TSN# 6202003014  
 PUD

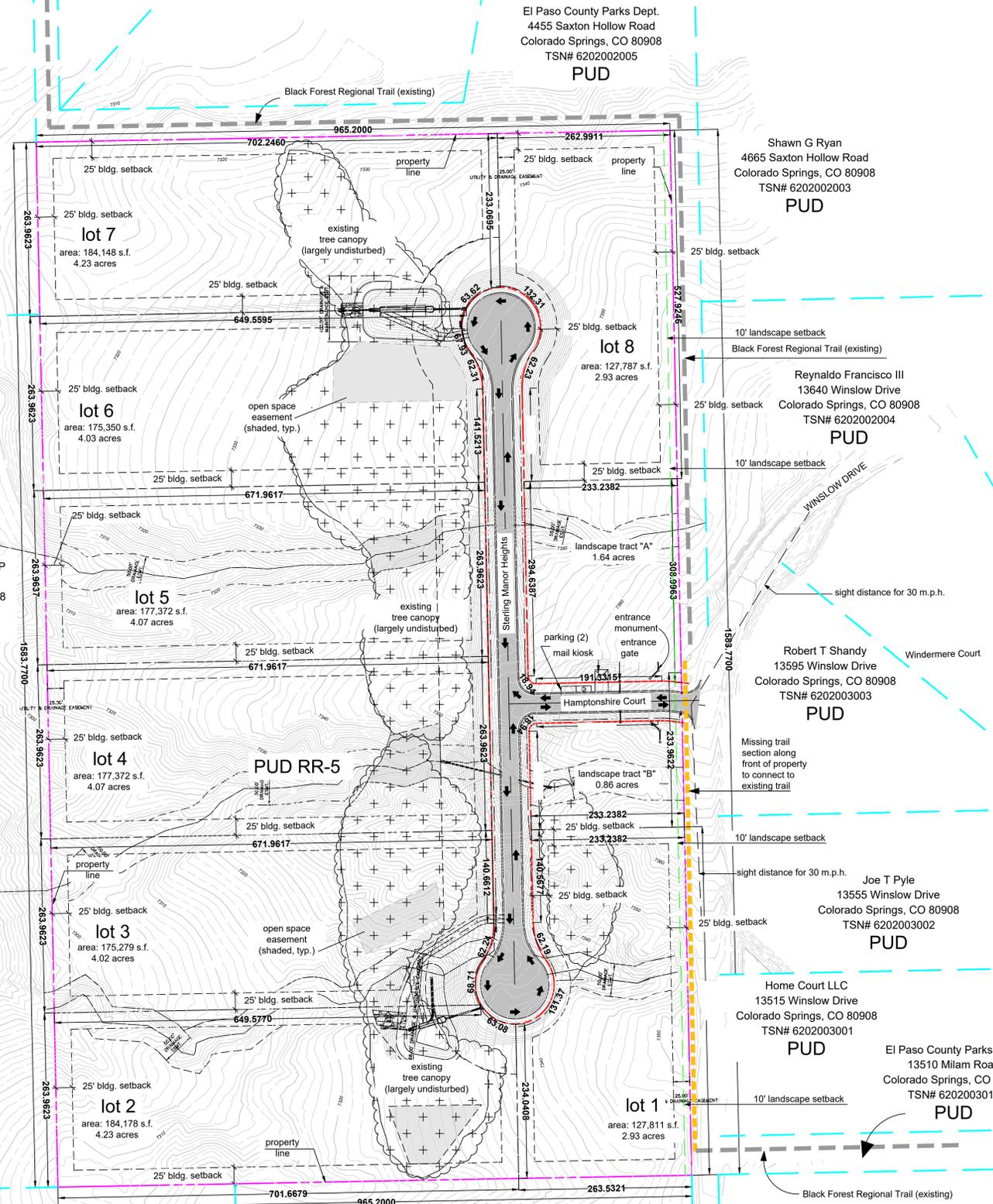
Josephine A. Sorge  
 13475 Winslow Drive  
 Colorado Springs, CO 80908  
 TSN# 6211001001  
 RR-5

Josephine A. Sorge  
 13480 Winslow Drive  
 Colorado Springs, CO 80908  
 TSN# 6211002001  
 RR-5

Terrance L. Stokka  
 13420 Peregrine Way  
 Colorado Springs, CO 80908  
 TSN# 6211002002  
 RR-5

Mary Letha Robison  
 13855 Highway 83  
 Colorado Springs, CO 80908  
 TSN# 6200000304  
 PUD RR-5

Zonta Partnership LTD LLLP  
 13580 Bridle Bit Rd.  
 Colorado Springs, CO 80908  
 TSN# 6200000733  
 RR-5



A "Soils and Geology Study, Winslow Drive, Estates at Cathedral Pines, El Paso County, Colorado" prepared by RMG - Rocky Mountain Group (July XX, 2023), indicated geologic hazards were not found to be present at this site. Potential geologic constraints were found onsite and include: potentially expansive soils/bedrock, potentially compressible soils, hard bedrock, seasonally shallow groundwater and potentially seasonally wet (psw) areas. The areas indicated as psw are identified as "No Build Areas".  
 The study concluded that the proposed development is feasible, and the geologic conditions identified are typical for the Front Range region of Colorado. Appropriate planning, engineering and suitable construction practices will be implemented to mitigate geologic conditions in areas where avoidance is not possible.

### Line Legend

- Setback Line
- Black Forest Regional Trail (existing)
- Black Forest Regional Trail (proposed connection)
- Adjacent Property Lines
- 10' Landscape Setback
- Property Lines
- R.O.W.

All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Homebuilders are responsible to ensure proper drainage around structures, including elevations of foundations and window wells in relation to side-lot drainage easements and swales. Homeowners shall not change the grade of the lot or drainage swales within said easements, as constructed by the builder, in a manner that would cause adverse drainage impacts to properties. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.

No driveway shall be established unless an access permit has been granted by El Paso County.

Tracts A & B shall be utilized as landscaped areas / neighborhood parks. Ownership and maintenance of Tracts A&B shall be vested to The Estates at Cathedral Pines Homeowners Association.

The subdivider(s) agree on behalf of him/herself and any developer of builder successors and assigns that subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documents on all sales documents and in plat notes to ensure that a title search would find the fee obligation before sale of the property.

Individual wells are the responsibility of each property owner. Permits for individual wells must be obtained from the State Engineer, who by law, has the authority to set conditions for the issuance of these permits.

Sewage treatment is the responsibility of each property owner. The El Paso County Department of Health and Environment must approve each system and, in some cases, the Department may require an engineer designed system prior to permit approval. These systems may cost more to design, install, and maintain.

Except as otherwise noted on the Preliminary Plan, individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts per Land Development Code 6.3.3.C2 and 6.2.2.C.3. Due to their length, some of the driveways must be approved by the Fire District.

The private roads as shown on this plan will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.

### SURVEYOR:

JR ENGINEERING  
 5475 TECH CENTER DR., STE 235  
 COLORADO SPRINGS, COLORADO 80919  
 PHONE: (719) 593-2593  
 EMAIL: info@jrengineering.com

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 1710 JET STREAM DR., STE 200  
 COLORADO SPRINGS, COLORADO 80921  
 PHONE: (719) 578-5900  
 EMAIL: LSimon@unifiedtitle.com

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 PHONE: (719) 520-7276  
 EMAIL: carctb@elpasoco.com

### CLERK AND RECORDER

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 EMAIL: steveschleiker@elpasoco.com

### PCD DIRECTOR

MEGGAN HERINGTON  
 2880 INTERNATIONAL CIRCLE, STE 110  
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 PHONE: (719) 520-7941  
 EMAIL: megganherington@elpasoco.com

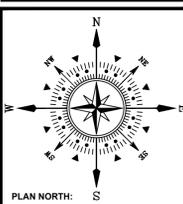


0' 100' 200' 300'  
 SCALE: 1" = 100' - 0"

signature block



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PLAN NORTH:

ESTATES AT CATHEDRAL PINES  
 WINSLOW DRIVE  
 BLACK FOREST, CO 80908  
 PUD DEVELOPMENT PLAN

DATE:	12/13/2022
DESIGNED:	GEM
CHECKED:	WFG

REVISIONS:	DATE:	BY:	DESCRIPTION:

PLAN SCALE: 1" = 100' (OR AS NOTED ON PLAN)

SHEET TITLE: PUD DEVELOPMENT PLAN

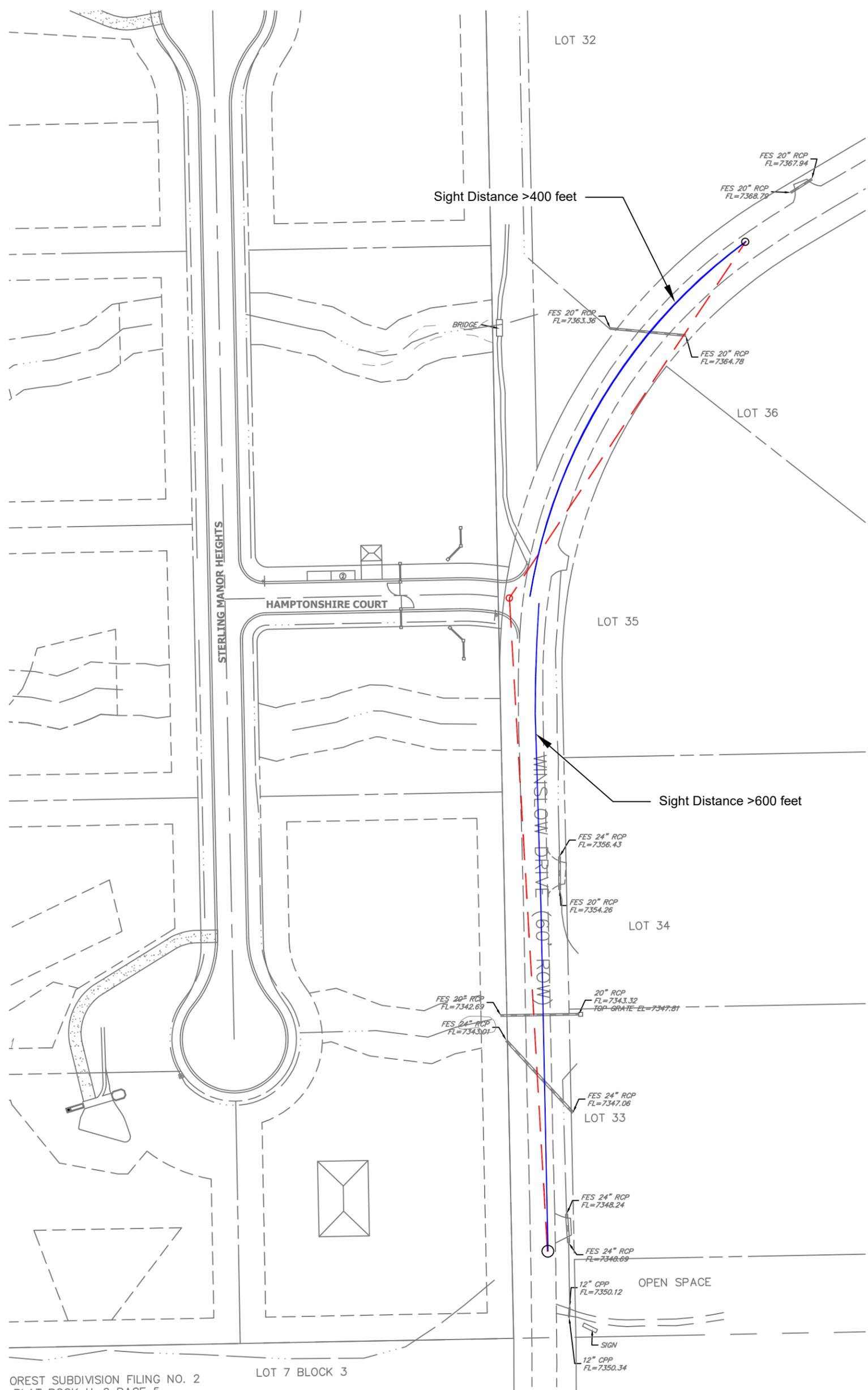
SHEET NO. 1 OF 1 SHEETS

FILE NO. PUDSP2210

# Sight Distance Exhibits

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OREST SUBDIVISION FILING NO. 2  
PLAT BOOK H-2 PAGE 5

LOT 7 BLOCK 3

ECM Prescribed Intersection Sight Distance for 30 mph Design Speed is 335'

- Line-of-Sight for Entering Sight Distance
- Entering Sight Distance



# Entering Sight Distance Exhibit

Estates at Cathedral Pines (LSC# S224150)

Exhibit 1

# ESTATES AT CATHEDRAL PINES

## STOPPING SIGHT DISTANCE

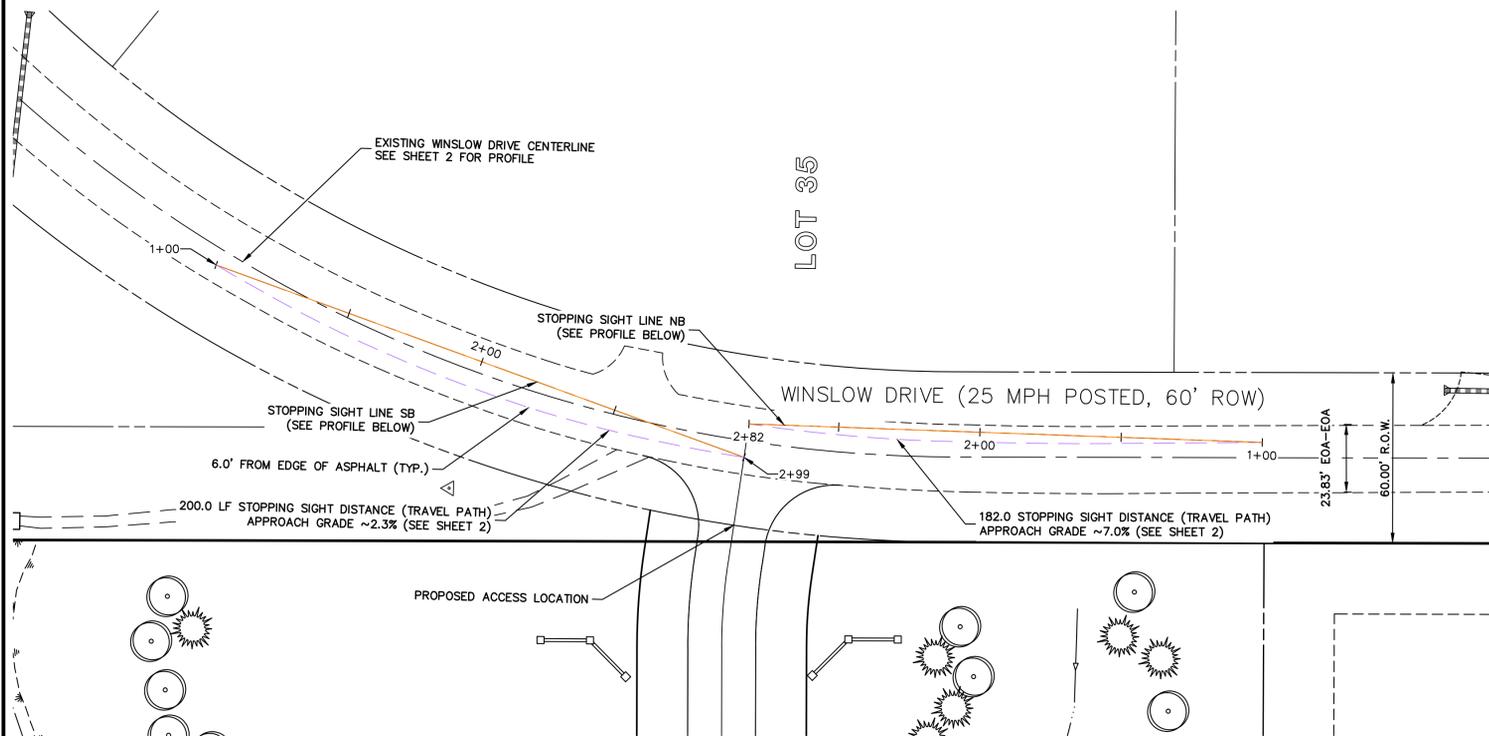


Table 2-17. Stopping Sight Distances

Design Speed (MPH)	Brake Reaction Distance (feet) <sup>1</sup>	Braking Distance on Level (feet)	Stopping Sight Distance	
			Calculated (feet)	Design (feet)
25	91.9	60.0	151.9	155
30	110.3	86.4	196.7	200
40	147.0	153.6	300.6	305
50	183.8	240.0	423.8	425
60	220.5	345.5	566.0	570
70	257.3	470.3	727.6	730

<sup>1</sup> Brake reaction distance predicted on a time of 2.5 seconds; deceleration rate of 11.2 feet/second used to determine calculated sight distance.

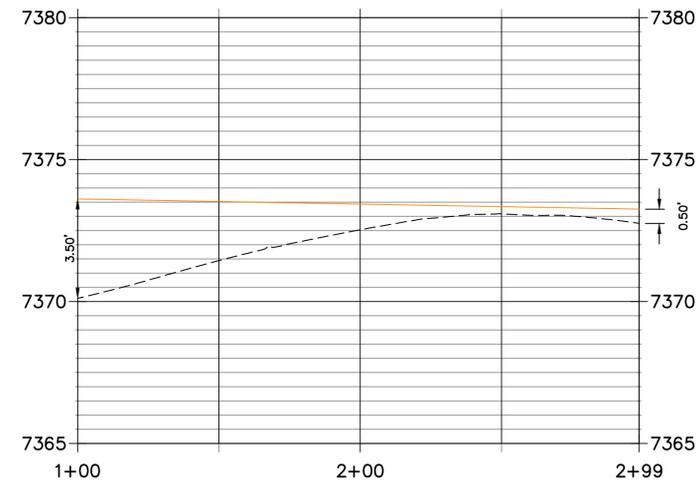
Table 2-18. Stopping Distance at Grade

Design Speed (MPH)	Downgrades			Design Speed (MPH)	Upgrades		
	Stopping Distance (feet)				Stopping Distance (feet)		
	3%	6%	9%		3%	6%	9%
25	158	165	173	25	147	143	140
30	205	215	227	30	200	184	179
40	315	333	354	40	289	278	269
50	446	474	507	50	405	388	375
60	598	638	686	60	538	515	495
70	771	825	891	70	690	658	631

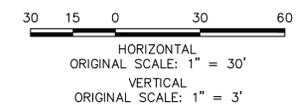
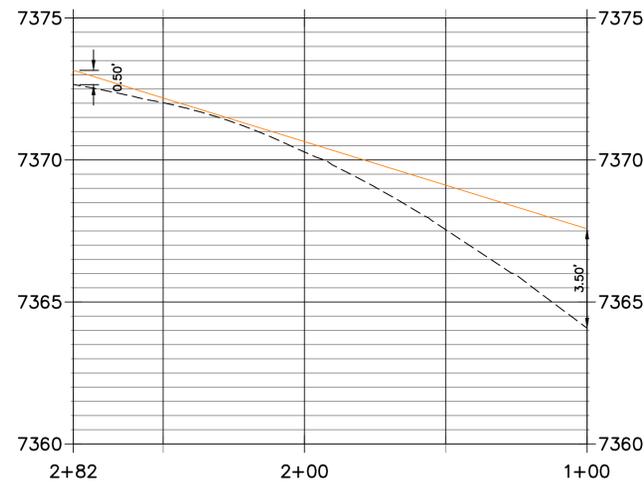
### NOTES

- POSTED SPEED ON WINSLOW DRIVE IS 25 MPH. A DESIGN SPEED OF 30 MPH WAS USED IN SIGHT DISTANCE ANALYSIS.

### STOPPING SIGHT SB PROFILE STA 1+00.00 TO 2+98.67



### STOPPING SIGHT NB PROFILE STA 1+00.00 TO 2+81.77



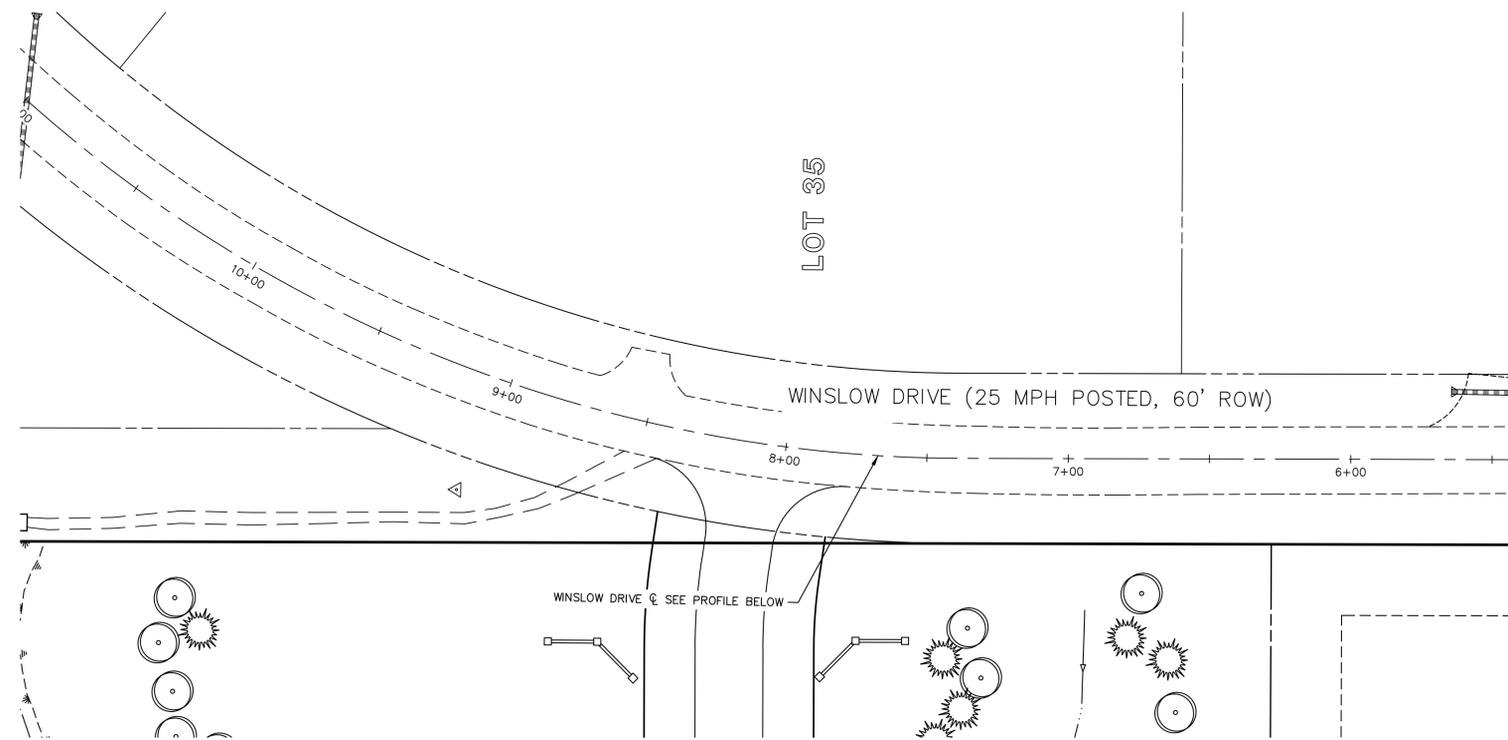
STOPPING SIGHT DISTANCE  
ESTATES AT CATHEDRAL PINES  
JOB NO. 25260.00  
8/22/2023  
SHEET 1 OF 3



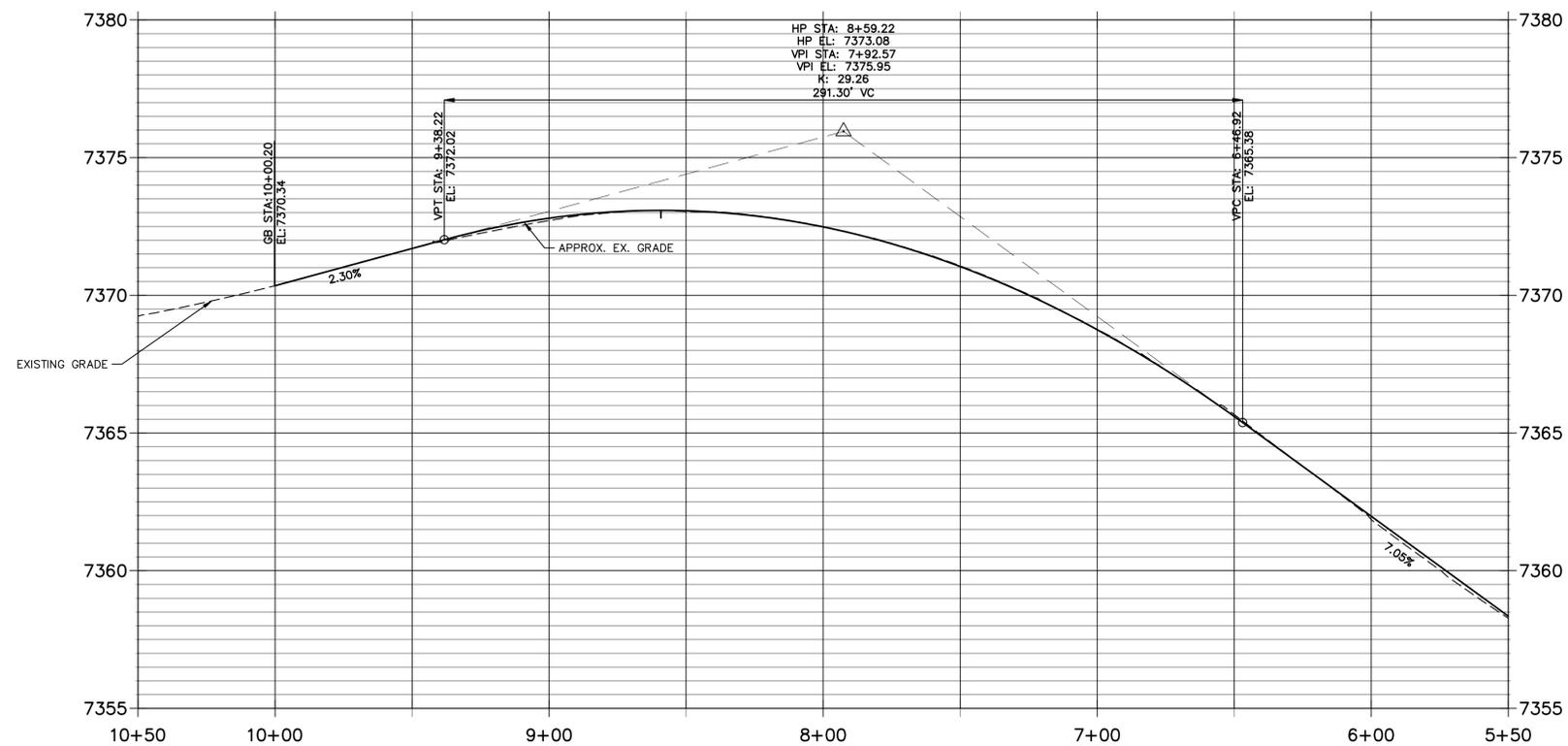
Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

# ESTATES AT CATHEDRAL PINES

## STOPPING SIGHT DISTANCE



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



30 15 0 30 60  
 HORIZONTAL  
 ORIGINAL SCALE: 1" = 30'  
 VERTICAL  
 ORIGINAL SCALE: 1" = 3'

STOPPING SIGHT DISTANCE  
 ESTATES AT CATHEDRAL PINES  
 JOB NO. 25260.00  
 8/18/2023  
 SHEET 1 OF 1



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