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# The Reserve at Corral Bluffs Subdivision Filings 3,4 & 5 Transportation Memorandum

LSC#204000

PCD File No: EA19202

January 27, 2019

revise to SF207

## 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.

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January 27, 2020

Mr. Howard J. Kunstle  
Corral Ranches Development Company  
6 South Tejon, Suite 515  
Colorado Springs, CO 80903

RE: The Reserve at Corral Bluffs  
Filings 3-5  
Transportation Memorandum  
LSC #114740

Dear Jake,

LSC Transportation Consultants, Inc. has prepared this Transportation Memorandum for Filings 3 through 5 of the Reserve at Corral Bluffs subdivision. As shown on Figure 1, the site is located northwest of the intersection of Hoofbeat Road and Davis Road in unincorporated El Paso County, Colorado. The site plan is shown in Figure 2. The previous traffic report for this project was dated May 1, 2012. That report was for the Preliminary Plan.

## LETTER CONTENT

This letter is being prepared to accompany subdivision plat submittals to El Paso County. This Transportation Memorandum contains:

- A description of the roadways in the vicinity of the site including existing conditions and future plans for these roadways;
- The results of recent traffic counts on the area roadways;
- The proposed land use by subdivision filing;
- A discussion of the current phasing of the project's access and internal roadway circulation;
- Updated estimates of the average daily and peak-hour trip generation of the proposed development based on current ITE trip generation rates; estimates by subdivision filing.
- Verification of the estimated directional distribution of site-generated traffic and estimates of site-generated traffic on the area roadways;
- Updated projections of the short- and long-term background traffic volumes on the study area roadways;
- A description of the relative impacts of the site;
- Updated MTCP information.
- The project's anticipated requirements for participation in the Countywide Transportation Fee Program;
- Findings, improvements table and conclusions.

## LIST OF OTHER TRAFFIC REPORTS USED IN THE PREPARATION OF THIS REPORT

The 2012 Reserve at Corral Bluffs Preliminary Plan TIS report was used as a basis for this report. Also, the County MTCP "Road Impact Fee Study" (December 11, 2018) was used to determine the latest projected 2040 volumes in the study area.

Please state whether or not this report is consistent with the previous TIS for this site.

## LAND USE AND ACCESS

The 184-acre Reserve at Corral Bluffs subdivision is partially developed. At buildout, the subdivision will contain a total of 31 single-family detached homes on five-acre lots. The overall plan is shown in Figure 2. Filings 1 and 2 were approved and platted. Filing 1 is developed and Filing 2 is partially developed. The currently proposed Filings 3, 4, and 5 would contain 19 lots.

The area to the south is undeveloped land owned by the City of Colorado Springs (purchased for future park purposes), and the area to the west is sparse residential development. The areas to the north are generally developed five-acre residential lots.

Existing access to the site is from the existing gravel Hoofprint Road to the north (which exits onto South Blaney Road) and an additional planned access is to existing Hoofprint Road to the east (which exits onto Hoofbeat Road). The extension of Hoofprint Road east of Filing 2 to Tackhouse Road will be completed with these final subdivision filings. Currently the two primary travel routes to and from the development are South Blaney Road to Meridian Road and South Blaney Road to East Blaney. Other routes include Davis Road to either Blaney Road or Curtis Road (both extend south to Highway 94).

Did you mean to state that the 2040 and 2060 show Meridian as a two-lane Minor Arterial? Revise accordingly.

## STUDY AREA ROADWAY DESCRIPTION AND MTCP CLASSIFICATION

The study area roadways are shown on Figure 1 and are described below.

- **Meridian Road** is a rural, paved, two-lane roadway extending north from South Blaney Road to US Highway 24. Locally, Meridian has a posted speed limit of 40 miles per hour (mph). on the current 2040 El Paso County Major Transportation Corridors Plan (MTCP). The 2060 El Paso County Corridor Preservation Plan identifies this section of Meridian Road as a two-lane Rural Minor Arterial.
- **Blaney Road South** is a rural, two-lane gravel roadway extending west from Hoofbeat Road to its terminus just west of Meridian Road. South Blaney Road has a posted speed limit of 40 mph. South Blaney is shown as a future two-lane Major Collector on the 2040 El Paso County Major Transportation Corridors Plan (MTCP) and a two-lane Collector on the 2060 El Paso County Corridor Preservation Plan. The MTCP shows a future connection between South Blaney Road and future Barnes Road to the west within Banning Lewis Ranch (City of Colorado Springs). See Figure 9. The 2016 MTCP identified Blaney Road S. (a gravel road) as "deficient" when compared to the MTCP threshold of 300 vpd.

- **Hoofbeat Road** is a rural, two-lane gravel roadway extending from South Blaney Road south to Davis Road. Hoofbeat Road is shown, along with South Blaney and Davis Road, as part of an east-west, two-lane Collector connection on the 2040 El Paso County Major Transportation Corridors Plan (MTCP). This connection is also shown as a two-lane Collector on the 2060 El Paso County Corridor Preservation Plan.
- **Davis Road** is a rural, two-lane gravel roadway extending east from Hoofbeat Road to east of Curtis Road. Davis Road is shown, along with Hoofbeat Road, and South Blaney, as part of a north-south (and local area east-west), two-lane Collector connection on the latest 2040 El Paso County Major Transportation Corridors Plan (MTCP).
- **Study Area Collector Roadways:** Portions of Davis Road, Hoofbeat Road, Blaney Road South in the study area are part of a north-south (and local area east-west), two-lane Collector “connection” (with some ninety degree turns at intersections) on the latest 2040 El Paso County Major Transportation Corridors Plan (MTCP).
- Although classified as Collector roadways, the MTCP calls for future improvement in the form of roadway paving to “unimproved” roadways (rather than upgrade to full ECM Rural Collector cross sections).
- This connection is also shown as a two-lane Collector on the 2060 El Paso County Corridor Preservation Plan.
- **Study Area Local Roadways:** Hoofprint Road, Corral Ranch Road, and Tackhouse Road are rural local gravel roads extending south from South Blaney Road adjacent to the site. The posted speed limit on these roads is 30 mph. Hoofprint Road was extended south into the site with the development of Filings 1 and 2. The remaining section of Hoofprint Road within the site, completing the curve to the east and the connection to existing Hoofprint Road at Tackhouse Road, will be constructed with these remaining subdivision filings. See Figure 9.
- **Banning Lewis Master Plan (City of Colorado Springs):** Please refer to the City-approved (2017) plan (attached for reference) for anticipated future alignments of Barnes Road and Meridian Road in the vicinity of the site.

City plan has not been attached. Please provide.

#### PEDESTRIAN AND BICYCLE FACILITIES

The proposed subdivision roads are to be rural gravel roads and as such no sidewalks are required.

The MTCP Multi-modal Improvements Plan (Map 15 in the MTCP) shows a planned bicycle route coincident with the portions of Davis Road, Hoofbeat Road, and Blaney Road South in the study area, which are part of an north-south (and local area east-west), two-lane Collector connection. The map also shows a planned secondary east-west regional trail along Davis

Road to the south and a Primary regional trail along a section of Blaney Road north of Highway 94 extending northwest through the Corral Bluffs Open Space (located just south of this subdivision).

### EXISTING TRAFFIC VOLUMES

Please state how the volumes compare (higher/lower?) to the previous volumes.

Figure 3 shows the previous (September 2011) traffic volumes on the study area roadways. The figure also shows the results of a current (January 2020) traffic count were conducted by LSC at the intersection of Blaney Road South/Hoofprint Road. A weekday afternoon peak period count was conducted. The roadway link volumes from this count have been compared to the 2011 hourly count data (from the machine counts) for the same time period. This comparison has been added to the figure. The 2020 volumes reflect the trips now being generated by Filing 1 and the partially developed Filing No. 2. These volumes may also include home construction related trips.

### FUTURE BACKGROUND (BASELINE) TRAFFIC VOLUMES

Background traffic is the traffic estimated to be on the road system in the vicinity of the site without consideration of the trips to be generated by the proposed development. Background traffic estimates do consider the planned site road system to be in place.

#### Short Term

Figure 4 shows the projected short-term background traffic volumes from the prior report. Also shown are updated projections (for applicable locations) based on MTCP reported 2016 volumes plus Filing 1 and 2 site-generated traffic volumes.

Figure 5 also shows a future alignment of Meridian Road. Please address in your report and indicate whether or not this road had any affects to the projections provided.

#### Long Term

The 2040 background traffic volumes have been taken from traffic volume projections contained in the current version of the MTCP. These long-term background traffic volumes are shown in Figure 5. The MTCP 2040 volumes **may not** account for a planned future connection between South Blaney Road and future Barnes Road in Banning Lewis Ranch (Colorado Springs). Projected volumes on the east-west collector route including Blaney Road South, Hoofbeat Road, and Davis Road are shown in the figure. These volumes projections are lower than the prior MTCP projections. Updated background traffic volumes on this figure reflect MTCP projections minus projected buildout site-generated traffic.

### TRIP GENERATION

The vehicle-trips to be generated by 31 single-family homes have been estimated using rates published in Trip Generation, 10th Edition, 2017 by the Institute of Transportation Engineers (ITE). Rates calculated from local trip generation data collected in the immediate vicinity of the site are also shown in the table for reference. These data and rates calculated from them, which were included in the 2012 traffic report, are provided for information only. The site-generated traffic volumes on area roads have been calculated based on ITE trip generation information, not on local data.

Table 1 shows the average daily, average weekday, and weekday morning and afternoon peak-hour trip generation estimates. The table shows the trip generation by subdivision filing.

Given the local trip generation study contained in the 2012 TIS, the trip generation estimates based on standard ITE rates may be conservative. LSC had conducted this small-scale trip generation study for the developed areas in the immediate vicinity of the site. LSC conducted traffic counts at the entry/exit points to adjacent rural neighborhood areas to identify the trips generated by these areas. Trip generation rates were then developed by dividing the trips entering and exiting at the entry/exit points by the number of homes served by these entry/exit locations. The results indicate trip generation rates of 6.14 trips per dwelling unit. These rates are also shown in Table 1. The trip generation study is contained as an appendix to the 2012 TIS.

### **DISTRIBUTION AND ASSIGNMENT**

The directional distribution of site-generated traffic on the area road system is an important factor in the determination of the traffic impacts of the project. The specific distribution estimate for site-generated traffic is shown in Figure 6. Based on the afternoon peak-hour traffic count conducted this month, the original distribution estimate contained in the 2012 TIS remains valid.

When the distribution percentages shown in Figure 6 are applied to the daily trip generation estimates shown in Table 1, the site-generated traffic volumes on the area roads can be determined. Figure 5 also shows the site-generated average daily traffic volumes. These volumes have been estimated using ITE trip rates shown in Table 1, not those derived from the local trip generation data collected in the immediate vicinity. As the local data collected suggests lower trip rates, the number in Figure 6 may be conservative.

### **SHORT-TERM TOTAL TRAFFIC**

Existing plus site-generated traffic volumes are shown in Figure 7. These traffic volumes are the sum of site-generated volumes from Figure 6 plus the short-term background volumes from Figure 4. These volumes represent the projected short-term impacts of the proposed development.

### **2040 TOTAL TRAFFIC**

Total traffic volumes for 2040 are shown in Figure 8. Total traffic volumes are generally the sum of the site-generated volumes plus the 2040 background traffic volumes. The projected volumes for Blaney Road South and Hoofbeat Road/Davis Road south of the site are the MTCP projected volumes, which presumably include the trips to be generated by this development.

### **LIST OF DEVIATIONS REQUESTED**

- No deviations are proposed with this submittal.

- A deviation was previously approved to allow gravel roads within this subdivision. The approved deviation request is on file under the preliminary plan application to construct Hoofprint Road as a gravel road.

## COUNTY ROAD IMPROVEMENT FEE PROGRAM

### Transportation Impact Fees

Per ECM Appendix B: *State what the current applicable Transportation Impact Fees are and what option the developer will be selecting for payment.*

The applicant intends to opt out of the PID options and will pay the full fee amount at the time of building permit. The current "full-fee" single family residential housing rate is \$3,830 per dwelling unit. The total fee amount for 19 single family dwelling units (Filings 3-5) is \$72,770.

### Reimbursable Improvements

Portions of Davis Road, Hoofbeat Road, Blaney Road South in the study area are part of a north-south (and local area east-west), two-lane Collector "connection" (with some ninety degree turns at intersections) on the latest 2040 El Paso County Major Transportation Corridors Plan (MTCP). The MTCP calls for future improvement in the form of roadway paving to "unimproved" roadways (rather than upgrade to full ECM Rural Collector cross sections).

The 2016 MTCP identified Blaney Road S. (a gravel road) as "deficient" when compared to the MTCP threshold of 300 vpd. The other roadway segments comprising "the two-lane 'Collector' connection" are not shown as currently deficient.

Although these are identified as "eligible improvements (eligible for Fee Program credit if completed)," **it is our understanding that the applicant will not be responsible for completing improvements to these roadways.**

### MULTI-MODAL TRANSPORTATION & TDM OPPORTUNITIES

The MTCP Multi-modal Improvements Plan (Map 15 in the MTCP) shows a planned bicycle route coincident with the portions of Davis Road, Hoofbeat Road, Blaney Road South in the study area which are part of a north-south (and local area east-west), two-lane Collector connection. The map also shows a planned secondary east-west regional trail along Davis Road to the south and a Primary regional trail along a section of Blaney Road north of Highway 94 extending northwest through the Corral Bluffs Open Space (located just south of this subdivision).

### IMPROVEMENTS SUMMARY TABLE

Please refer to Table 2, which presents a summary of improvements.

Please provide reasoning/justification for not completing these improvements.  
Note that the 2012 TIS (page 4) noted a deviation is required for a portion of South Blaney to remain gravel despite the ADT being over the threshold.

## SUMMARY & CONCLUSIONS

### Conclusions

- **Trip Generation:** Trip generation for this site has been estimated based on Institute of Transportation Engineers (ITE) rates. Table 1 presents the trip generation estimates for the entire project and by subdivision filing.
- **Traffic Impacts:** This entire project (including Filing 1 and Filing 2 traffic) is projected to add about 255 vehicles per day to both Hoofprint Road just south of South Blaney Road and South Blaney Road just west of Hoofprint Road.
- **Transportation Impact Fee:** This development will be subject to participation in the County-wide Transportation Impact Fee Program. The applicant intends to opt out of the PID options and will pay the full fee amount at the time of building permit. The current “full-fee” single family residential housing rate is \$3,830 per dwelling unit. The total fee amount for 19 single family dwelling units (Filings 3-5) is \$72,770.

### Recommendations

- Please refer to the attached Table 2 – Roadway Improvements
- The planned new subdivision roads are proposed to be built to county gravel road standards as required per the approved deviation.
- The current subdivision plans are consistent with the Preliminary Plan. It is our understanding that the applicant will **not be responsible for completing improvements** to portions of Davis Road, Hoofbeat Road, Blaney Road South (off-site roadways in the study area). These are part of a two-lane Collector “connection” (with some ninety degree turns at intersections) depicted on the latest 2040 El Paso County Major Transportation Corridors Plan (MTCP).
- Per Staff requirements (from the EA Meeting) the connection to Tackhouse/Hoofprint Rd must meet ECM criteria. Approved deviation request is on file under the preliminary application to construct Hoofprint Road as a gravel road.

\* \* \* \*



Please contact me if you have any questions regarding this report.

Respectfully Submitted:

LSC TRANSPORTATION CONSULTANTS, INC.

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

JCH

Enclosures: Tables 1 & 2  
Figures 1-9  
Traffic Count Data Sheets  
MTCP Exhibits

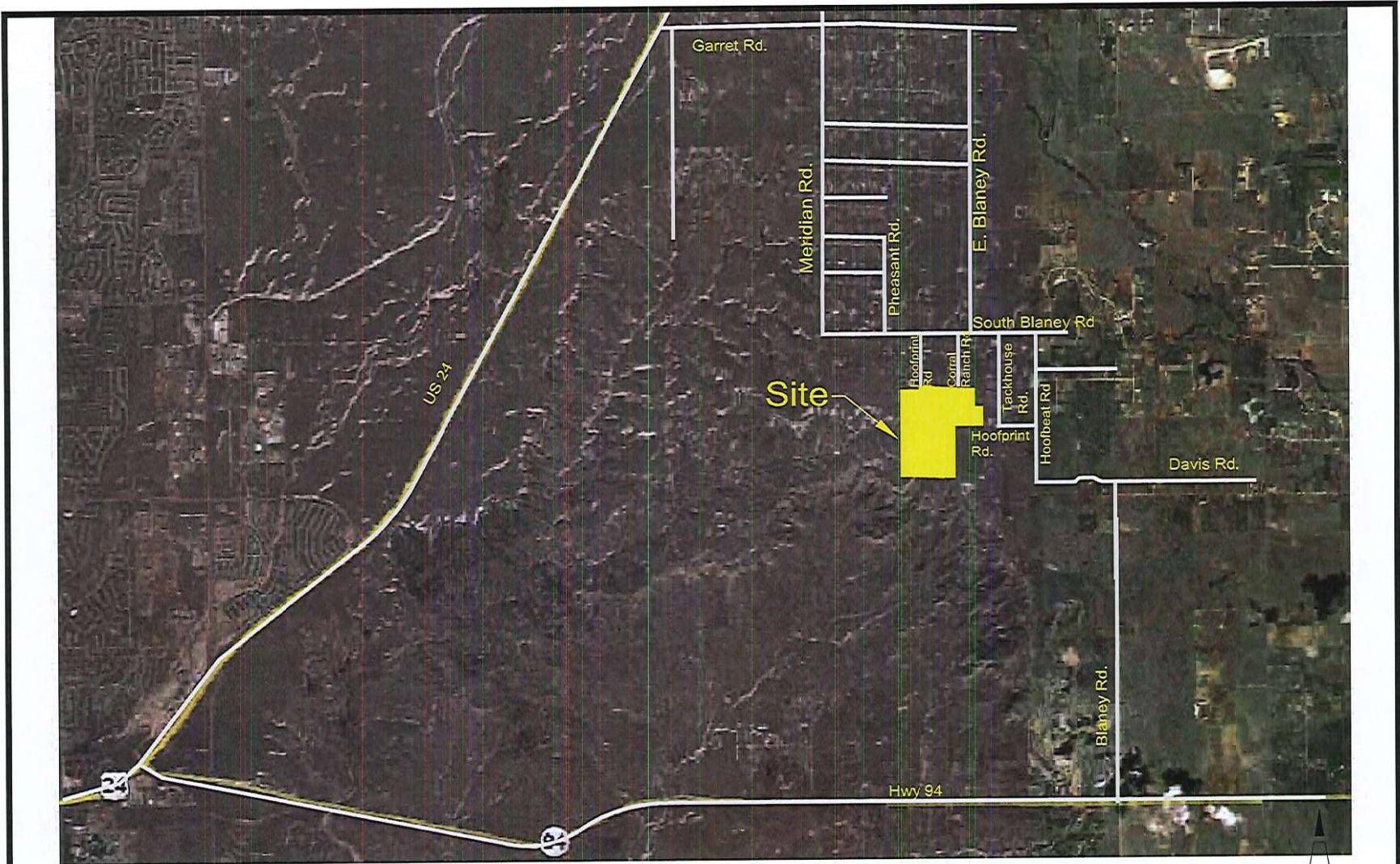
Table 1: Trip Generation Estimate

Filing	ITE	Lots	Units <sup>1</sup>	Status	Trip Generation Rates <sup>2</sup>					Total Trips Generated										
					Average	A.M.		P.M.		Average	A.M.		P.M.							
					Weekday	In	Out	In	Out	Weekday	In	Out	In	Out						
<b>Trip Generation Estimate Based on ITE Rates<sup>2</sup></b>																				
1	210	Single-Family Detached Housing	6	DU	Completed	9.44	0.19	0.56	0.62	0.37	57	1	3	4	2					
2	210	Single-Family Detached Housing	6	DU	Platted and partially-developed	9.44	0.19	0.56	0.62	0.37	57	1	3	4	2					
3	210	Single-Family Detached Housing	6	DU	Current applications	9.44	0.19	0.56	0.62	0.37	57	1	3	4	2					
4	210	Single-Family Detached Housing	5	DU	Current applications	9.44	0.19	0.56	0.62	0.37	47	1	3	3	2					
5	210	Single-Family Detached Housing	8	DU	Current applications	9.44	0.19	0.56	0.62	0.37	76	1	4	5	3					
<b>Total</b>			<b>31</b>	<b>DU</b>							<b>Total</b>	<b>293</b>	<b>6</b>	<b>17</b>	<b>19</b>	<b>11</b>				
<i>Prior Information (from May 1, 2012 TIS report)</i>																				
<b>Rates Based on Field-Collected Data<sup>3</sup></b>																				
1	210	Single-Family Detached Housing				5.68	0.06	0.18	0.21	0.13										
<sup>1</sup> DU = dwelling units																				
<sup>2</sup> Source: Trip Generation, 10th Edition, 2017, by the Institute of Transportation Engineers (ITE)																				
<sup>3</sup> Please refer to the May 1, 2012 TIS report for the supplemental worksheet for data collected and rate calculation																				

The previous report indicated that the average weekday traffic rate was 6.14 for the Field Collected Data. Please revise.

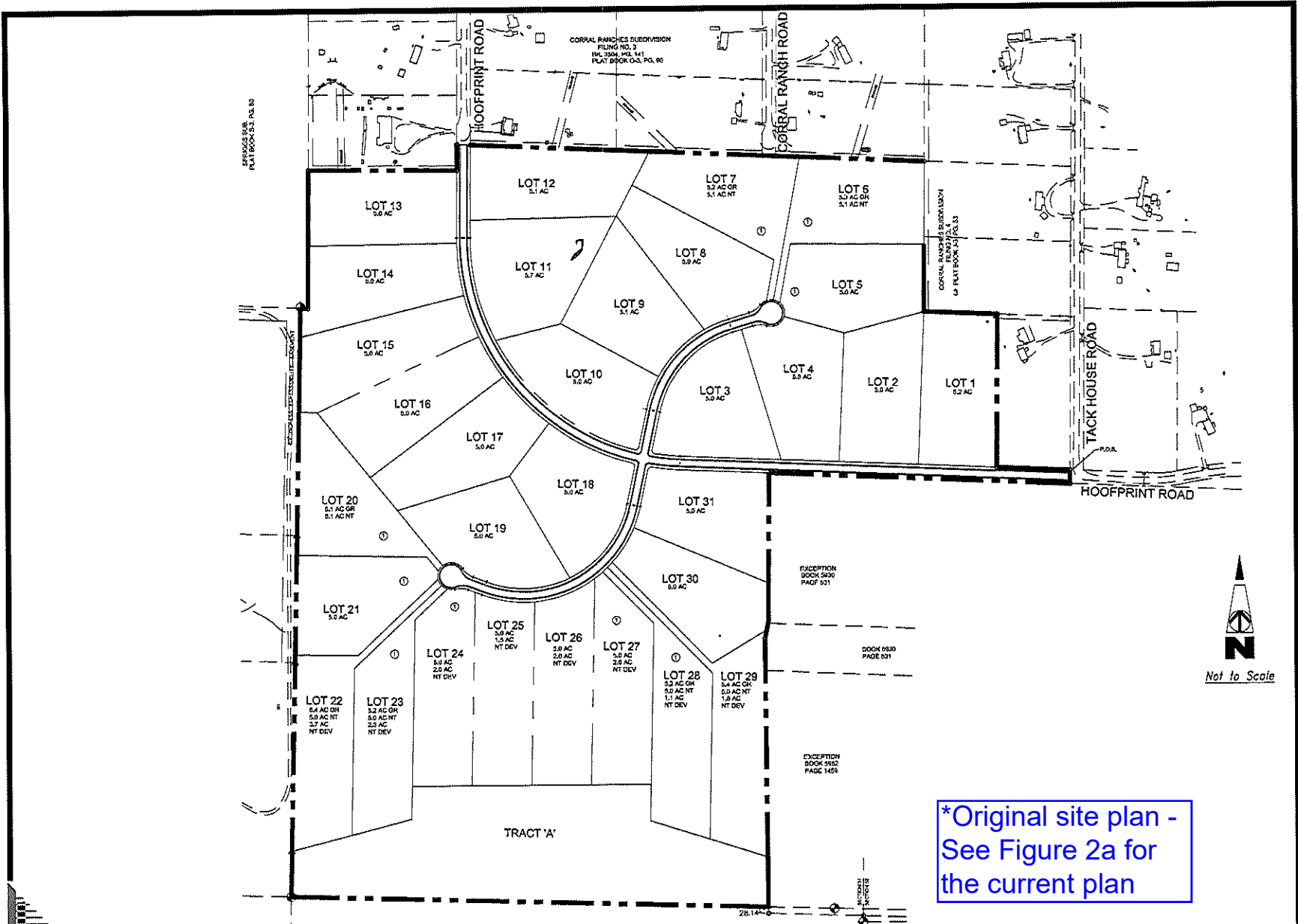
**Table 4 - Recommended Improvements**

Item #	Improvement	Timing	Responsibility
<b>Roadway Improvements to be Completed by the Applicant</b>			
1	Construct Hoofprint Road from its current south terminus in Filing No. 2 east to Tackhouse/Hoofprint Rd as an ECM-Standard Rural Gravel Road. Note: An approved deviation request is on file under the preliminary application to construct Hoofprint Road as a gravel road.	With the subdivision (plats)	Applicant
2	Install a Stop sign at the intersection of Tackhouse Road/Hoofprint Road (as required by EPC).	With the extension of Hoofprint Road west of Tackhouse Road	Applicant
3	Install traffic control signs as required by EPC at the subdivision roadway intersections with Hoofprint Road.	With the extension of Hoofprint Road west of Tackhouse Road	Applicant
<b>Other Planned Roadway Improvements (Master-Planned)</b>			
4	Roadway Paving - to upgrade to "unimproved roadway" standards. This includes segments of Blaney Road S., Hoofbeat Road, Davis Road and N Blaney Road as shown on the MTCP plan for roadway improvements.	Future	MTCP Planned - not required to be completed by the applicant
Source: LSC Transportation Consultants, Inc. (1-18-2020)			



Site Vicinity Map  
The Reserve at Corral Bluffs

Figure 1  
LSC #114740



\*Original site plan -  
See Figure 2a for  
the current plan

**Site Plan\***  
The Reserve at Corral Bluffs

Figure 2  
LSC #204000 LSC #114740

THE RESERVE AT CORRAL BLUFFS SUBDIVISION

GENERAL DRAINAGE NOTES:

1. INDIVIDUAL BUILDERS SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND ACCOUNT FOR POTENTIAL CROSS-LOT DRAINAGE IMPACTS WITHIN EACH LOT.
2. BUILDERS AND PROPERTY OWNERS SHALL IMPLEMENT & MAINTAIN EROSION CONTROL BEST MANAGEMENT PRACTICES FOR PROTECTION OF DOWNSTREAM PROPERTIES AND FACILITIES INCLUDING PROTECTION OF EXISTING GRASS BUFFER STRIPS ALONG THE DOWNSTREAM PROPERTY BOUNDARIES.

ESTIMATED EARTHWORK QUANTITY:  
 UNCLASSIFIED EXCAVATION (TOTAL CUT) = 23,221 CY  
 EMBANKMENT FILL = 6,194 CY  
 NET (CUT) = 17,027 CY  
 \*(ASSUMES 15% COMPACTION FACTOR)

NOTE: THIS ESTIMATE IS PROVIDED FOR INFORMATION ONLY, REPRESENTING THE CALCULATED BULK EARTHWORK VOLUME NOT INCLUDING ANY ADJUSTMENTS FOR PAVEMENT DEPTHS. CONTRACTOR SHALL MAKE HIS OWN DETERMINATION OF EARTHWORK QUANTITIES AS BASIS FOR BID PRICING AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

KEYED NOTES:

1. CONTRACTOR MAY WASTE EXCESS CUT MATERIAL OR BORROW SUITABLE FILL MATERIAL FROM THIS AREA. MATCH INTO EXISTING GRADES WITH 3:1 MAX CUT AND FILL SLOPES AND MAINTAIN POSITIVE DRAINAGE IN ALL AREAS.

BMP PHASING

- INITIAL BMP'S
- INSTALL VTC
  - INSTALL SILT FENCE
- INTERIM BMP'S
- STRAW BALE CHECK DAMS
- FINAL BMP'S
- RIPRAP APRONS
  - SEEDING

LEGEND

- FILING LIMITS
- DRAINAGE BASIN BOUNDARY
- 6520 EXISTING CONTOUR
- X 82.0 PROPOSED SPOT ELEVATION (FLOWLINE)
- X 82.0 EXISTING SPOT ELEVATION (FLOWLINE)
- DRAINAGE CHANNEL
- PROPOSED FLOW DIRECTION ARROW
- PROPOSED CULVERT W/ FLARED END SECTIONS
- RR RIPRAP
- VTC VEHICLE TRACKING CONTROL PAD
- STB STRAW BALE BARRIER @ 300' SPACING
- SF SILT FENCE
- TM STRAW BALES
- TM TEMPORARY SEED AND MULCH ON DISTURBED SLOPES

Original Scale: 1"=200'  
 Contour Interval = 2 ft.

Filing 1 is completed and built

Filing No. 2 - approved, platted, (3 building permits issued)

The remainder of Hoofprint Road will be built to complete the connection over to Tackhouse Road with these filings.

Currently proposed subdivision filings 3, 4 and 5.

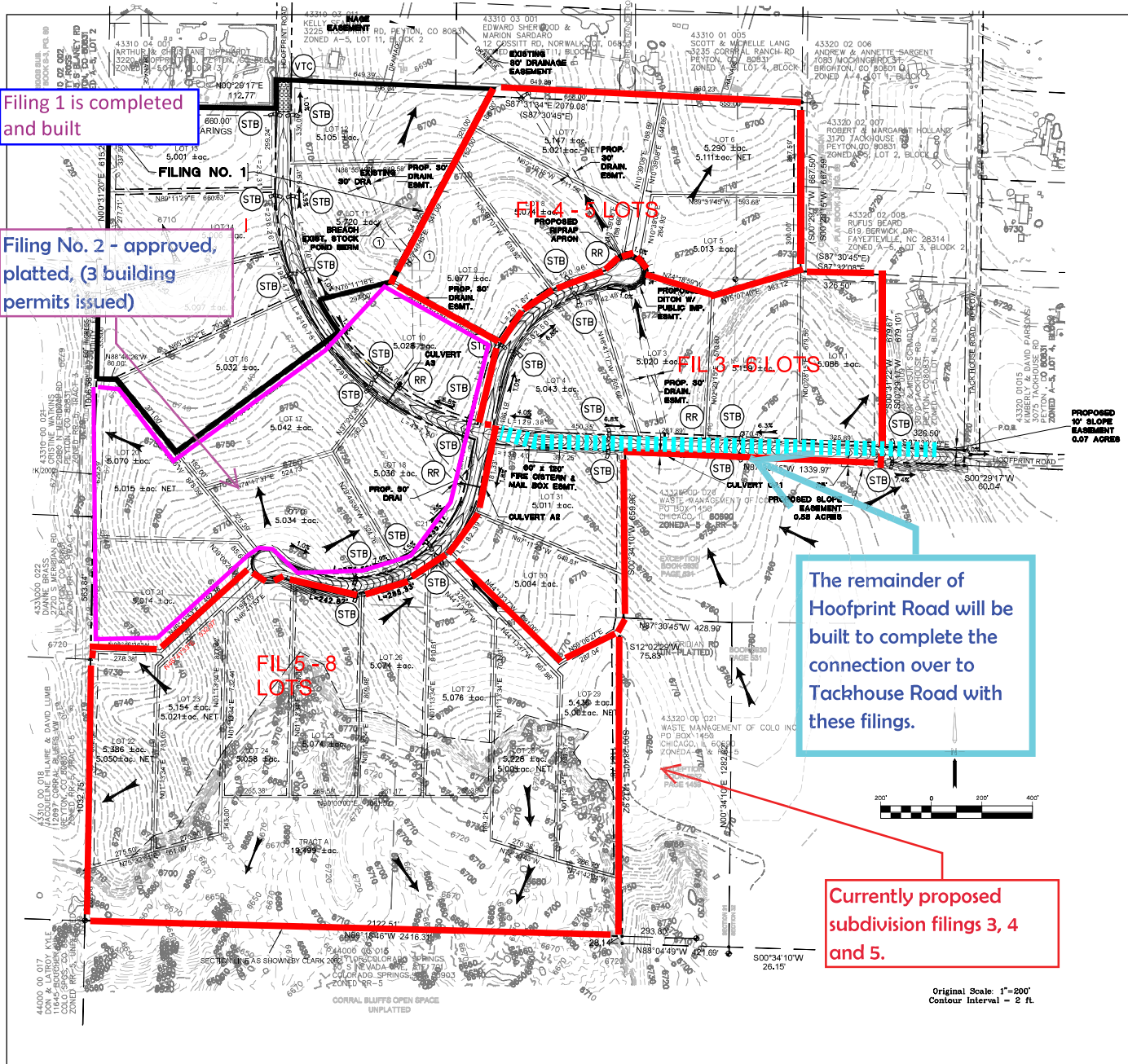
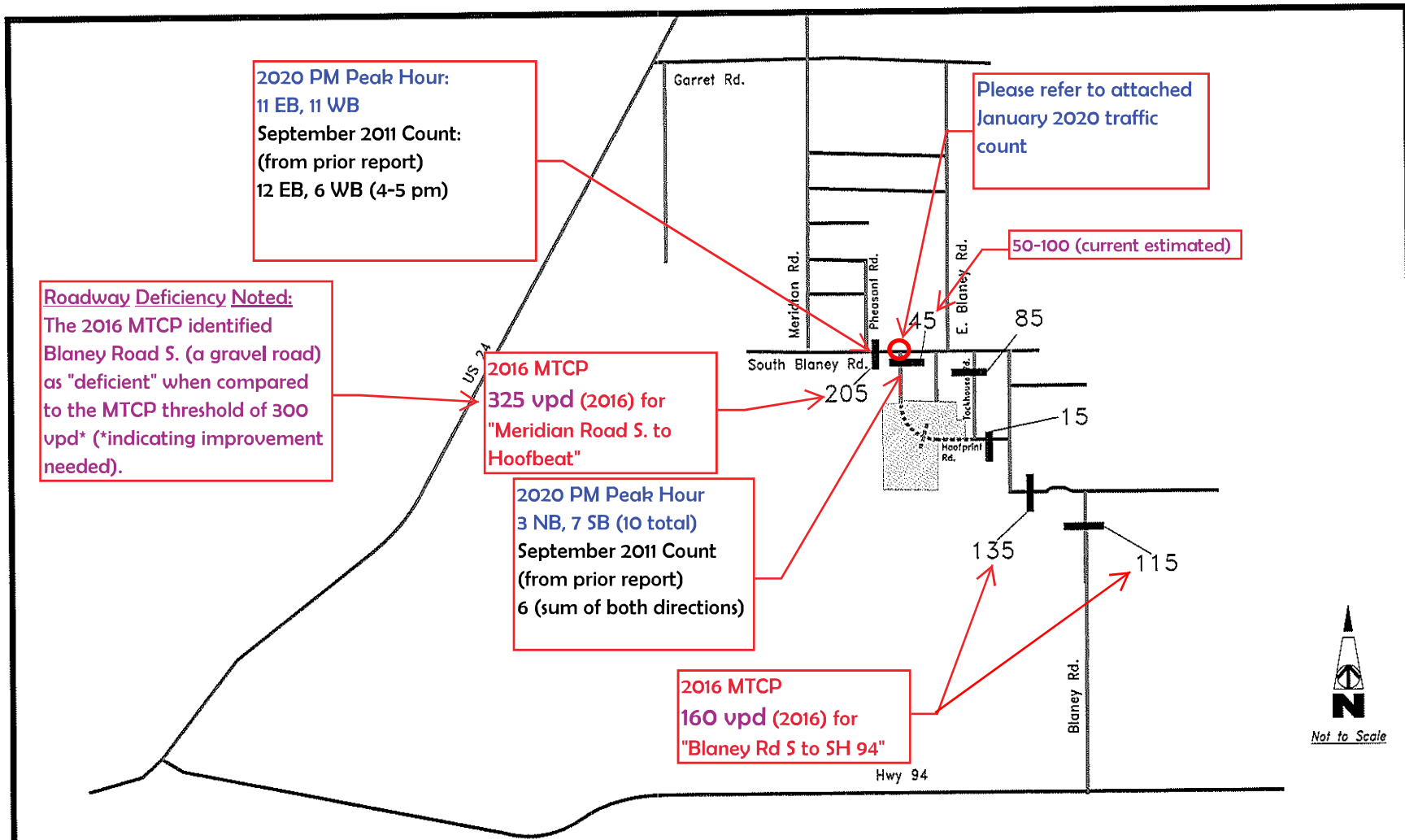


Figure 2a - Site Plan Exhibit (Current Status)

HORIZ. SCALE = 200'	DRAWN: MSP
VERT. SCALE = 1"=4'	DESIGNED: JPS
SURVEYED: N/A	CHECKED: JPS
CREATED: 02/20/12	LAST MODIFIED: 11/23/12
PROJECT NO: 081104	MODIFIED BY: MSP
SHEET:	C1



**Roadway Deficiency Noted:**  
 The 2016 MTCP identified Blaney Road S. (a gravel road) as "deficient" when compared to the MTCP threshold of 300 vpd\* (\*indicating improvement needed).

**2020 PM Peak Hour:**  
 11 EB, 11 WB  
**September 2011 Count:**  
 (from prior report)  
 12 EB, 6 WB (4-5 pm)

**2016 MTCP**  
 325 vpd (2016) for  
 "Meridian Road S. to  
 Hoofbeat"

**2020 PM Peak Hour**  
 3 NB, 7 SB (10 total)  
**September 2011 Count**  
 (from prior report)  
 6 (sum of both directions)

**2016 MTCP**  
 160 vpd (2016) for  
 "Blaney Rd S to SH 94"

Please refer to attached  
 January 2020 traffic  
 count

50-100 (current estimated)

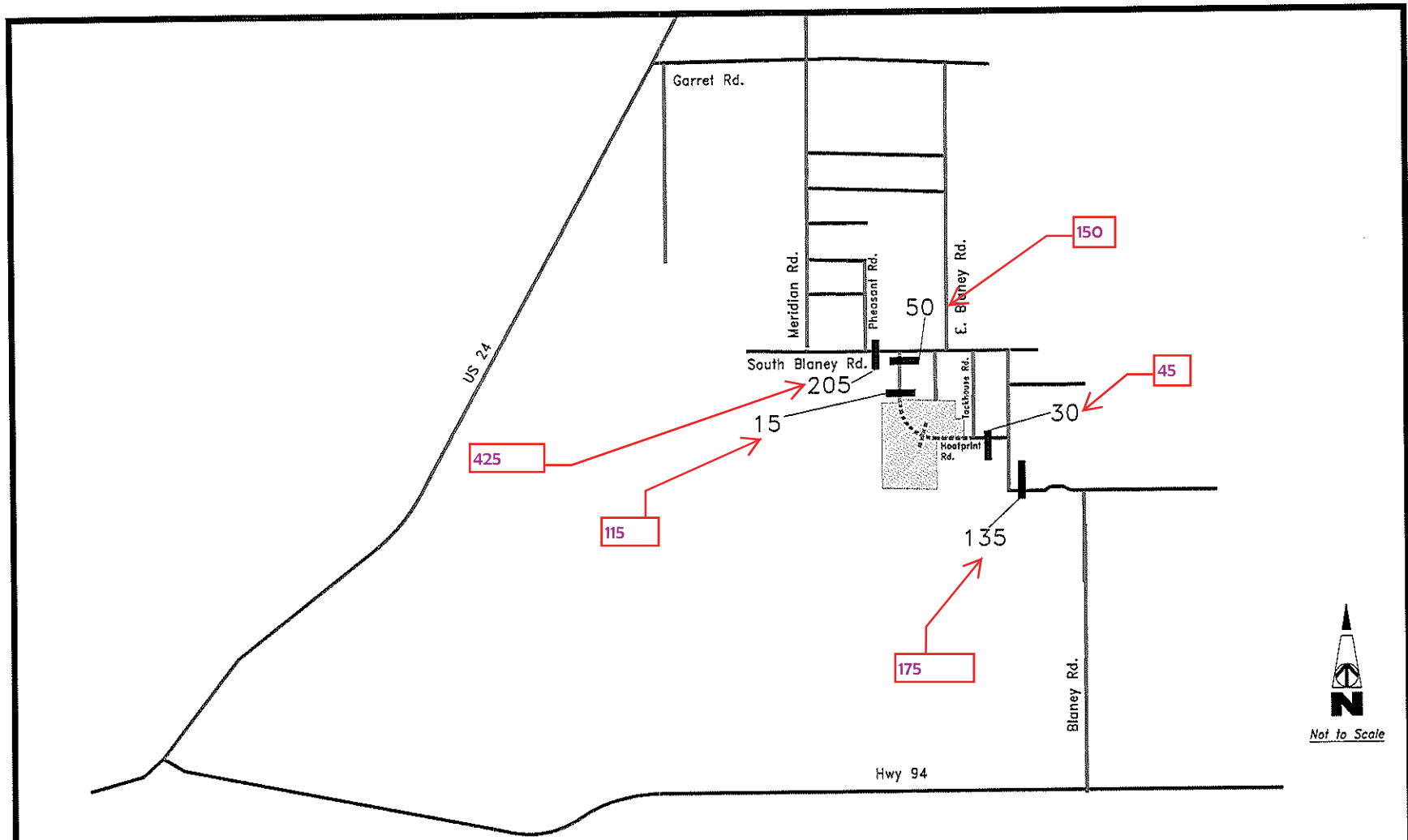
Legend:

205 –Average Daily traffic (vehicles per day) – counts by LSC (2011 Traffic Counts from 2012 TIS report)

2016 MTCP- reported 2016 volumes and current estimated as noted above.

**Existing Traffic Volumes**  
 The Reserve at Corral Bluffs

**Figure 3**  
 LSC #204000 LSC #114740



Legend:

205 --Average Daily traffic (vehicles per day) [from 2012 TIS report]

425 -- Updated Estimate - \*see note

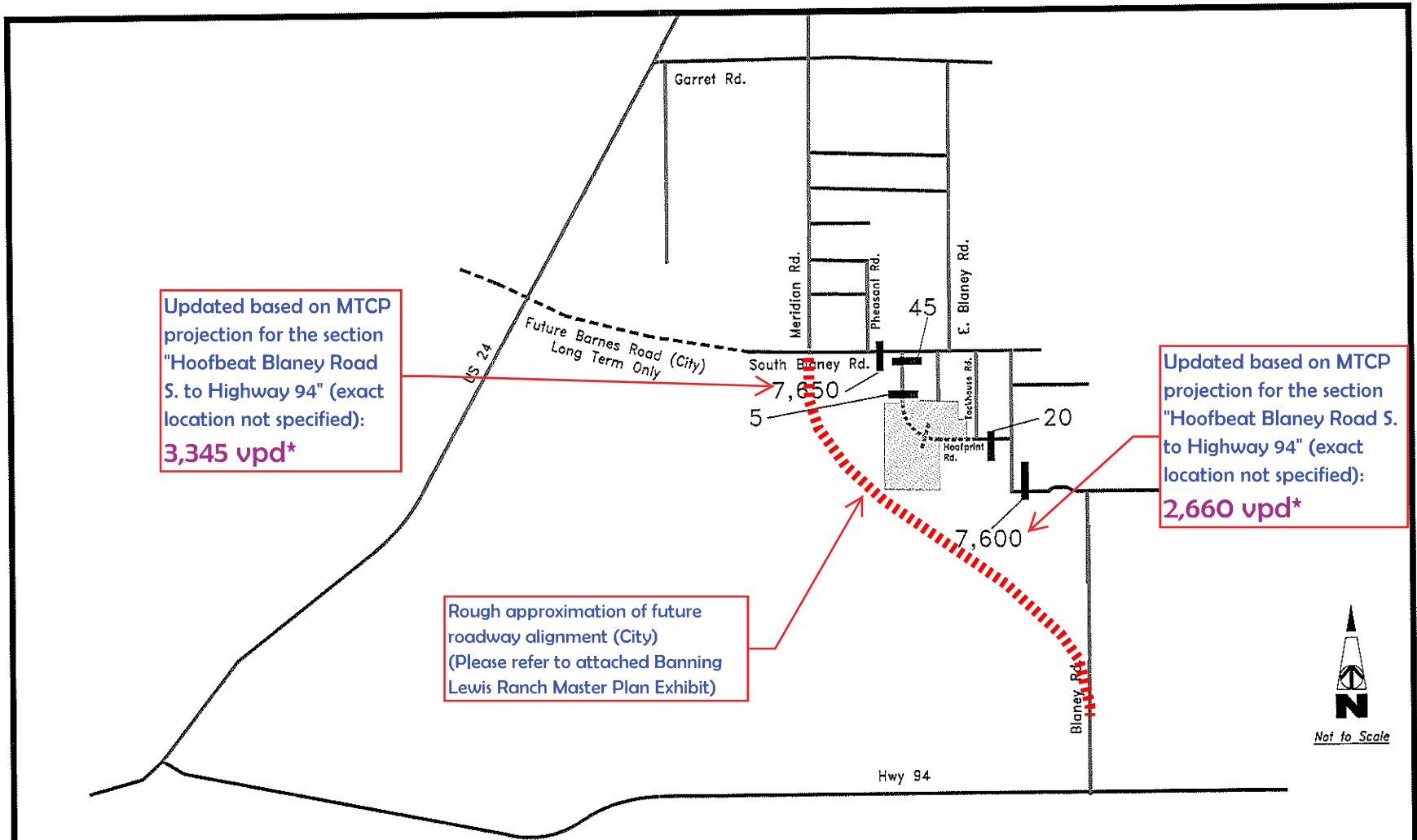
\*Note: Updated based on reported 2016 MTCP volumes plus estimated Filings 1 and 2 trips.

### Short Term Background Traffic The Reserve at Corral Bluffs

Figure 4

LSC #204000 LSC #114740





Updated based on MTCP projection for the section "Hoofbeat Blaney Road S. to Highway 94" (exact location not specified):  
**3,345 vpd\***

Updated based on MTCP projection for the section "Hoofbeat Blaney Road S. to Highway 94" (exact location not specified):  
**2,660 vpd\***

Rough approximation of future roadway alignment (City)  
 (Please refer to attached Banning Lewis Ranch Master Plan Exhibit)



Legend:

7,650 - Average Daily traffic (vehicles per day) [from 2012 TIS report]

**3,345 - Updated Projections\***

\*Note: These updated background traffic volumes reflect MTCP projections minus projected buildout site-generated traffic)

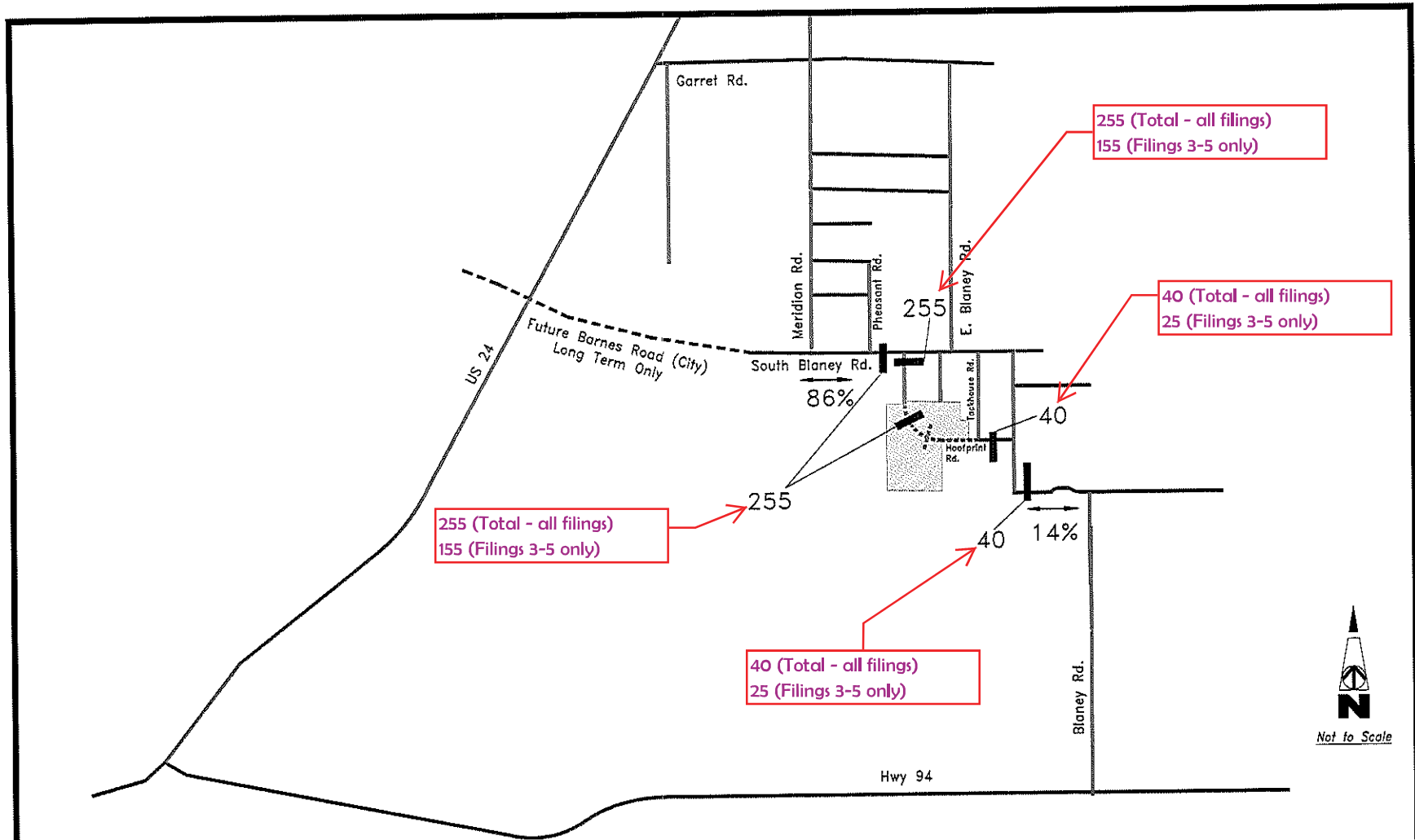
**Long Term Background Traffic**

The Reserve at Corral Bluffs

Figure 5

LSC #204000 LSC #114740





Legend:

255 - Average Daily traffic (vehicles per day)

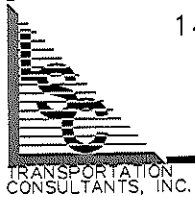
14% - Estimated directional distribution of site-generated traffic

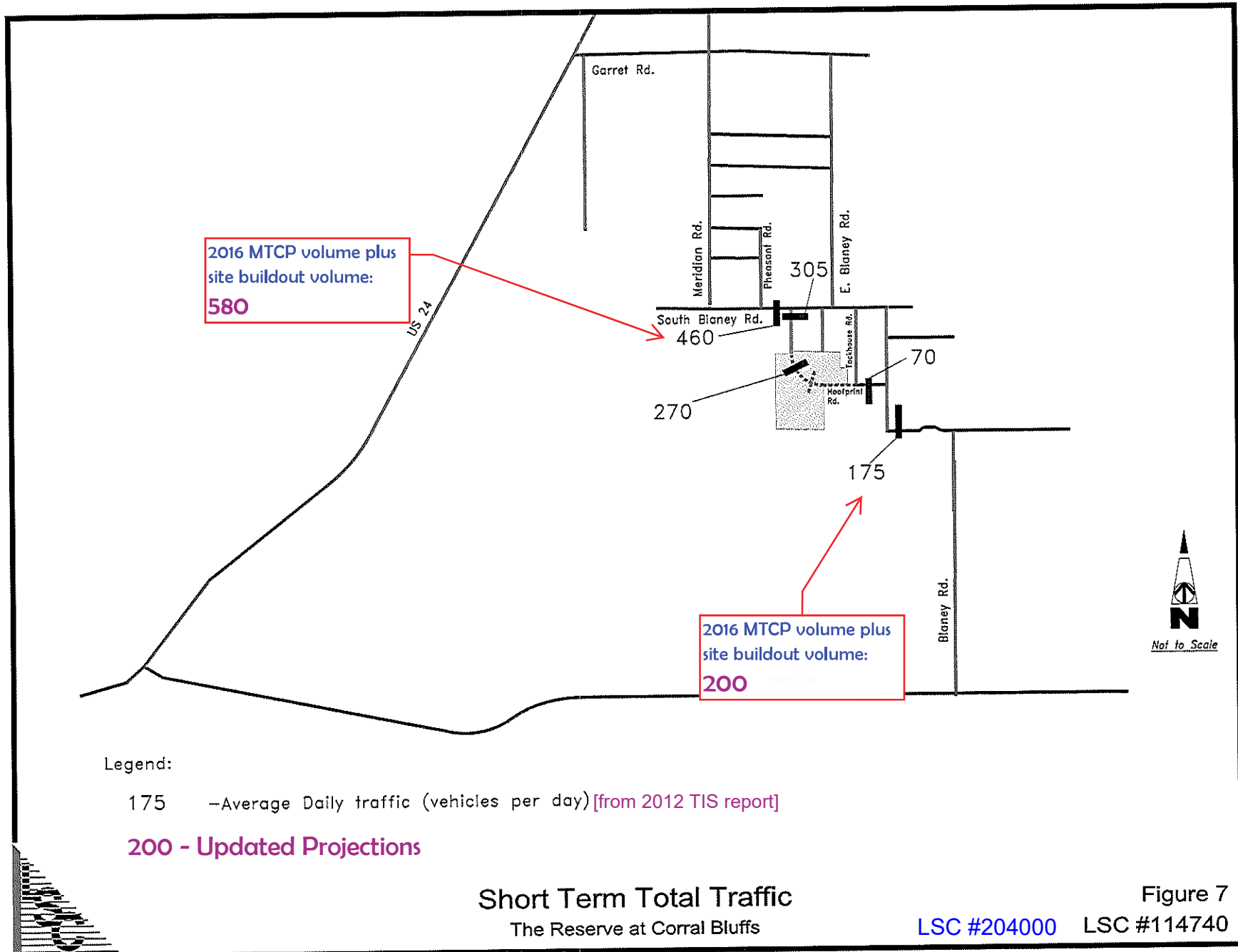
### Directional Distribution and Site-Generated Traffic

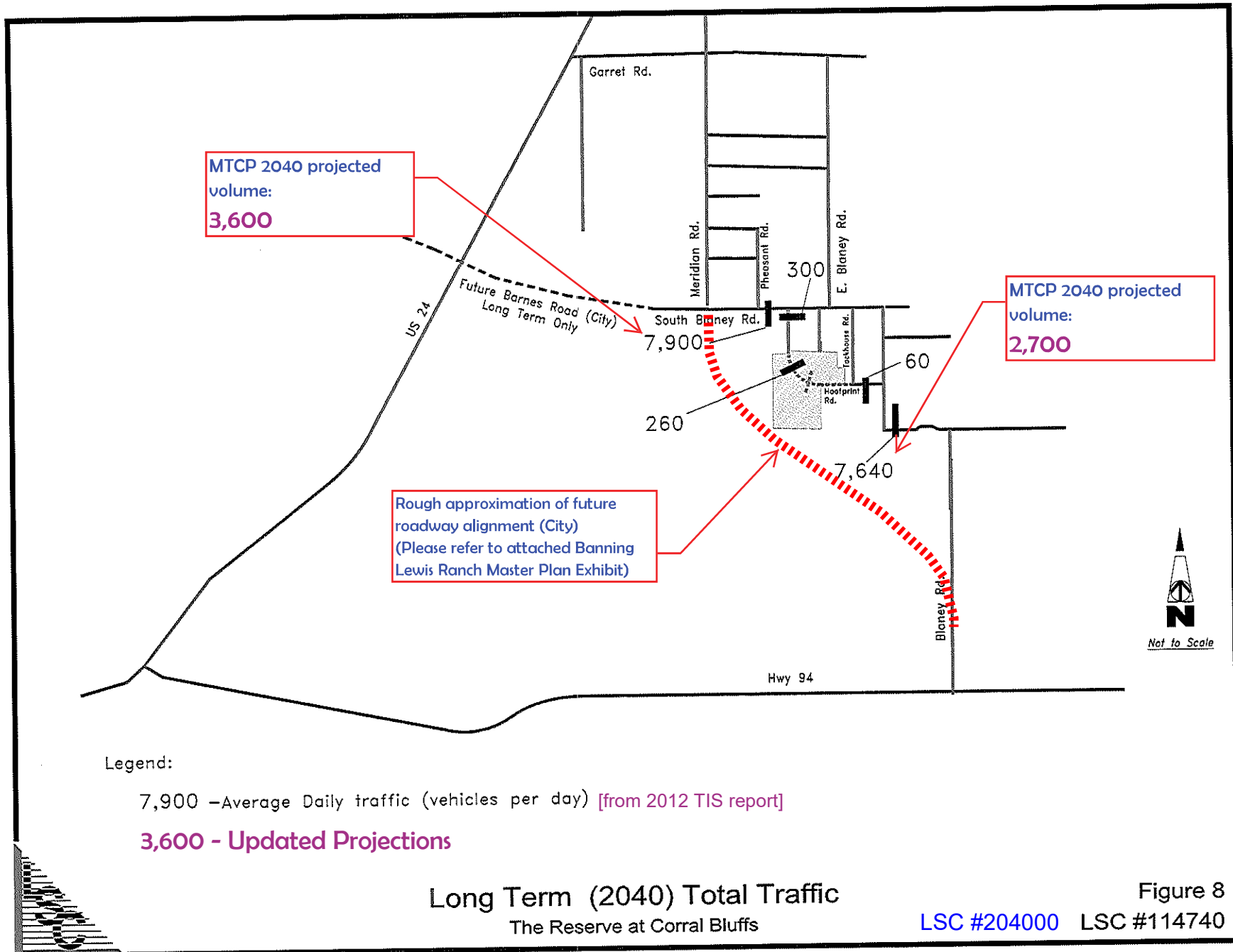
The Reserve at Corral Bluffs

Figure 6

LSC #204000 LSC #114740







MTCP 2040 projected volume:  
**3,600**

MTCP 2040 projected volume:  
**2,700**

Rough approximation of future roadway alignment (City)  
(Please refer to attached Banning Lewis Ranch Master Plan Exhibit)

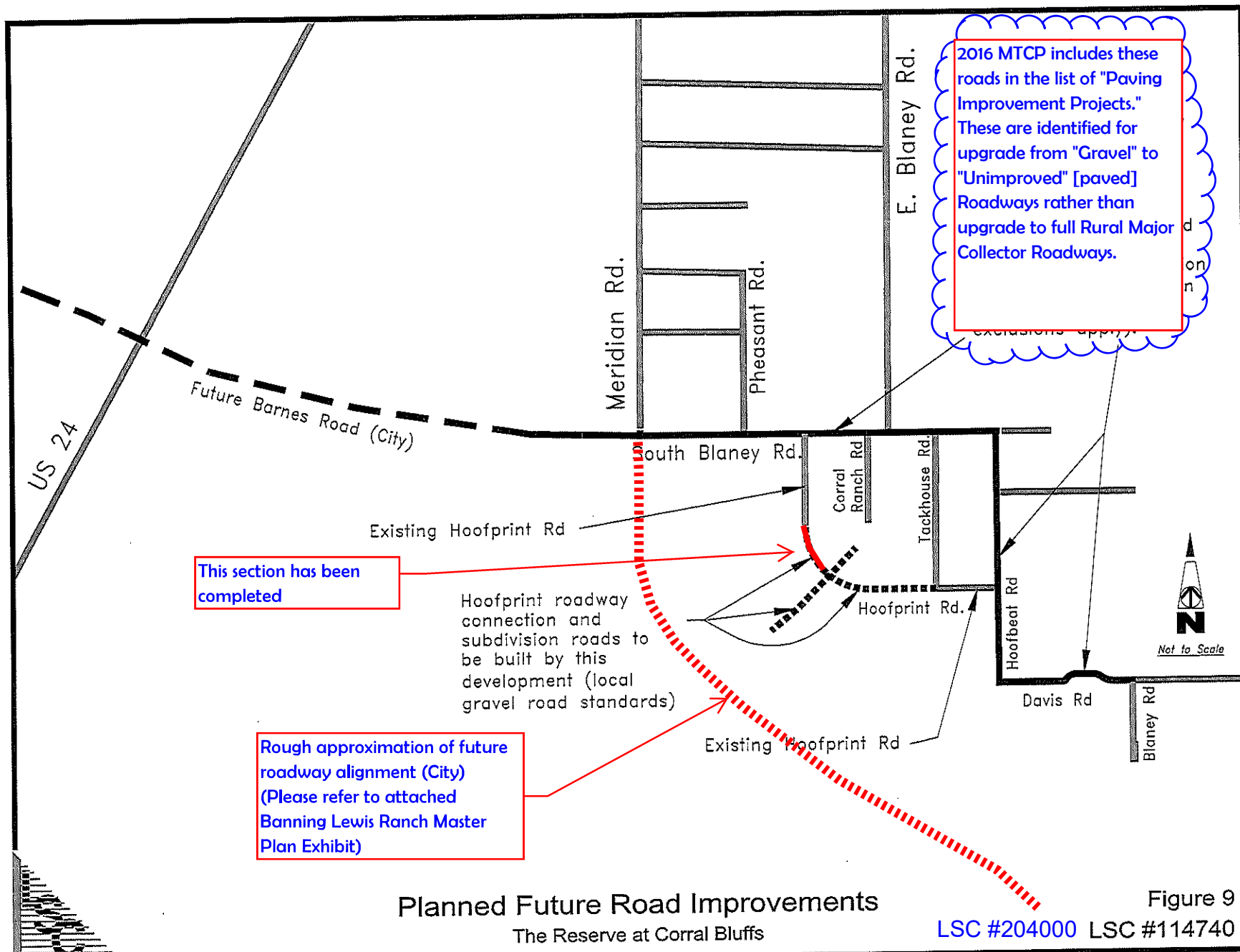
Legend:

7,900 - Average Daily traffic (vehicles per day) [from 2012 TIS report]

**3,600 - Updated Projections**

Long Term (2040) Total Traffic  
The Reserve at Corral Bluffs

Figure 8  
LSC #204000 LSC #114740



# LSC Transportation Consultants, Inc.

545 E Pikes Peak Ave, Suite 210

Colorado Springs, CO 80905

719-633-2868

File Name : Hoofprint Rd - Blaney Rd S PM

Site Code : 00204000

Start Date : 1/16/2020

Page No : 1

### Groups Printed- Unshifted

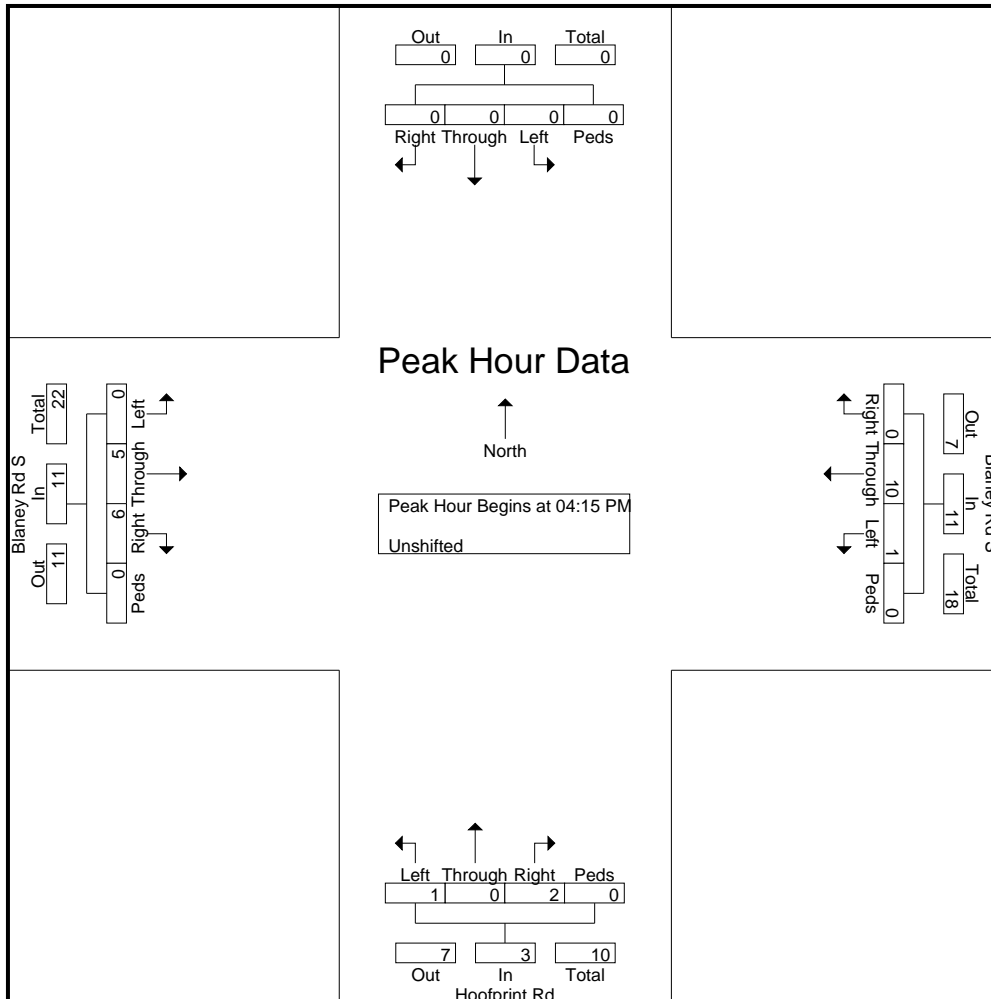
Start Time	Southbound					Blaney Rd S Westbound					Hoofprint Rd Northbound					Blaney Rd S Eastbound					Int. Total
	Left	Through	Right	Peds	App. Total	Left	Through	Right	Peds	App. Total	Left	Through	Right	Peds	App. Total	Left	Through	Right	Peds	App. Total	
04:00 PM	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	1	0	0	1	4
04:15 PM	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	1	1	0	2	5
04:30 PM	0	0	0	0	0	1	3	0	0	4	0	0	0	0	0	0	2	3	0	5	9
04:45 PM	0	0	0	0	0	0	1	0	0	1	0	0	1	0	1	0	2	1	0	3	5
Total	0	0	0	0	0	1	10	0	0	11	0	0	1	0	1	0	6	5	0	11	23
05:00 PM	0	0	0	0	0	0	3	0	0	3	1	0	1	0	2	0	0	1	0	1	6
05:15 PM	0	0	0	0	0	1	0	0	0	1	3	0	0	0	3	0	0	1	0	1	5
05:30 PM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1
05:45 PM	0	0	0	0	0	1	2	0	0	3	1	0	0	0	1	0	1	0	0	1	5
Total	0	0	0	0	0	2	6	0	0	8	5	0	1	0	6	0	1	2	0	3	17
Grand Total	0	0	0	0	0	3	16	0	0	19	5	0	2	0	7	0	7	7	0	14	40
Apprch %	0	0	0	0		15.8	84.2	0	0		71.4	0	28.6	0		0	50	50	0		
Total %	0	0	0	0	0	7.5	40	0	0	47.5	12.5	0	5	0	17.5	0	17.5	17.5	0	35	

# LSC Transportation Consultants, Inc.

545 E Pikes Peak Ave, Suite 210  
 Colorado Springs, CO 80905  
 719-633-2868

File Name : Hoofprint Rd - Blaney Rd S PM  
 Site Code : 00204000  
 Start Date : 1/16/2020  
 Page No : 2

Start Time	Southbound					Blaney Rd S Westbound					Hoofprint Rd Northbound					Blaney Rd S Eastbound					Int. Total
	Left	Through	Right	Peds	App. Total	Left	Through	Right	Peds	App. Total	Left	Through	Right	Peds	App. Total	Left	Through	Right	Peds	App. Total	
<b>Peak Hour Analysis From 4:00:00 PM to 5:45:00 PM - Peak 1 of 1</b>																					
Peak Hour for Entire Intersection Begins at 4:15:00 PM																					
4:15:00 PM	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	1	1	0	2	5
4:30:00 PM	0	0	0	0	0	1	3	0	0	4	0	0	0	0	0	0	2	3	0	5	9
4:45:00 PM	0	0	0	0	0	0	1	0	0	1	0	0	1	0	1	0	2	1	0	3	5
5:00:00 PM	0	0	0	0	0	0	3	0	0	3	1	0	1	0	2	0	0	1	0	1	6
Total Volume	0	0	0	0	0	1	10	0	0	11	1	0	2	0	3	0	5	6	0	11	25
% App. Total	0	0	0	0	0	9.1	90.9	0	0		33.3	0	66.7	0		0	45.5	54.5	0		
PHF	.000	.000	.000	.000	.000	.250	.833	.000	.000	.688	.250	.000	.500	.000	.375	.000	.625	.500	.000	.550	.694

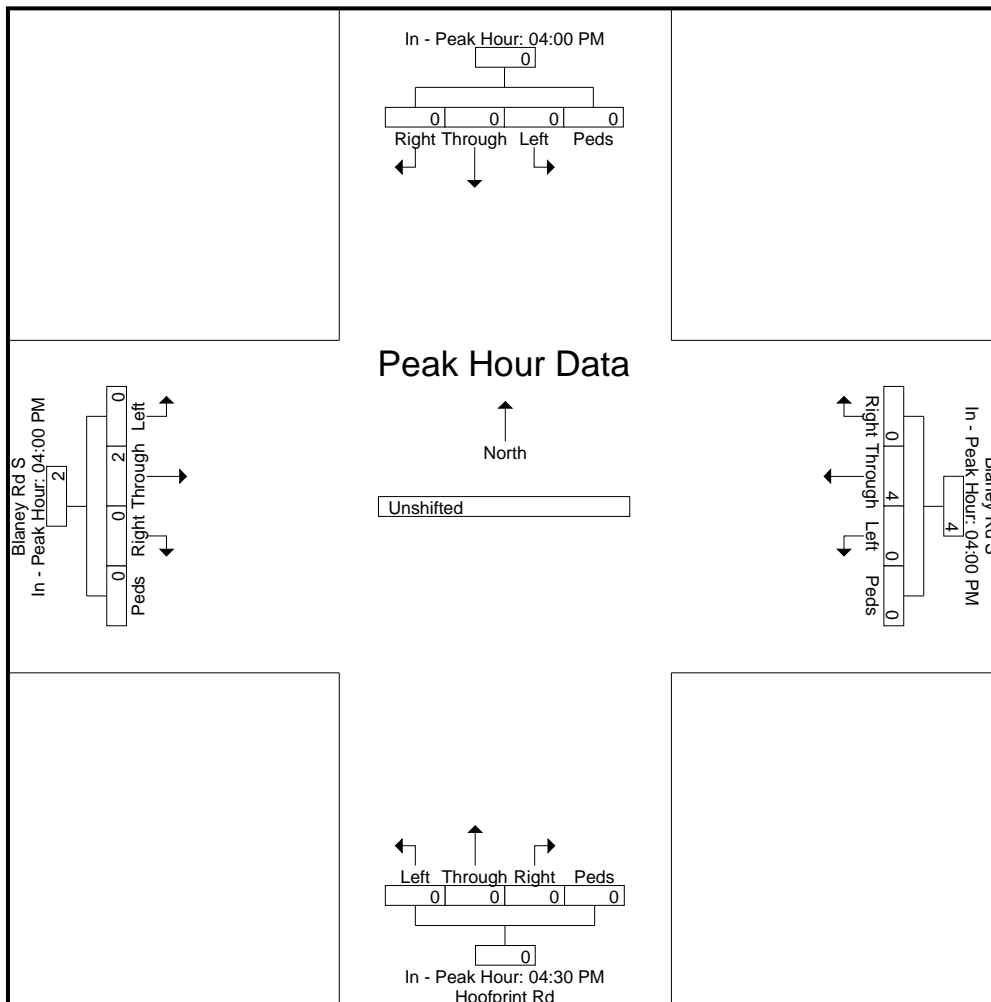


# LSC Transportation Consultants, Inc.

545 E Pikes Peak Ave, Suite 210  
 Colorado Springs, CO 80905  
 719-633-2868

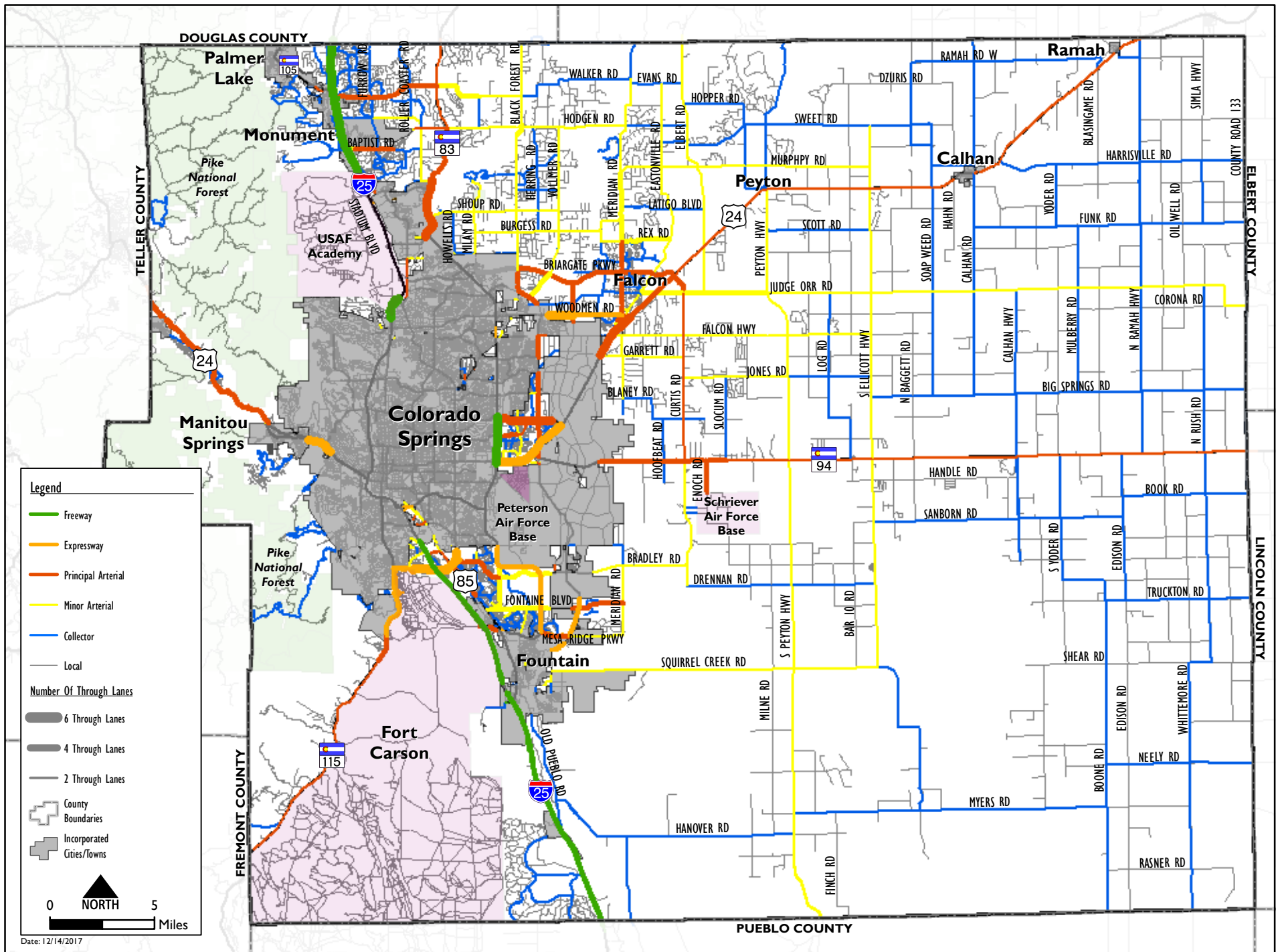
File Name : Hoofprint Rd - Blaney Rd S PM  
 Site Code : 00204000  
 Start Date : 1/16/2020  
 Page No : 3

Start Time	Southbound					Blaney Rd S Westbound					Hoofprint Rd Northbound					Blaney Rd S Eastbound					Int. Total
	Left	Through	Right	Peds	App. Total	Left	Through	Right	Peds	App. Total	Left	Through	Right	Peds	App. Total	Left	Through	Right	Peds	App. Total	
<b>Peak Hour Analysis From 4:00:00 PM to 5:45:00 PM - Peak 1 of 1</b>																					
Peak Hour for Each Approach Begins at:																					
	4:00:00 PM					4:00:00 PM					4:30:00 PM					4:00:00 PM					
+0 mins.	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	1	0	0	1	
+5 mins.	0	0	0	0	0	0	3	0	0	3	0	0	1	0	1	0	1	1	0	2	
+10 mins.	0	0	0	0	0	1	3	0	0	4	1	0	1	0	2	0	2	3	0	5	
+15 mins.	0	0	0	0	0	0	1	0	0	1	3	0	0	0	3	0	2	1	0	3	
Total Volume	0	0	0	0	0	1	10	0	0	11	4	0	2	0	6	0	6	5	0	11	
% App. Total	0	0	0	0	0	9.1	90.9	0	0		66.7	0	33.3	0		0	54.5	45.5	0		
PHF	.000	.000	.000	.000	.000	.250	.833	.000	.000	.688	.333	.000	.500	.000	.500	.000	.750	.417	.000	.550	





# Map 14: 2040 Functional Classification



Berlin Sans FB 10

T T' T T' T' T'

ALCON HWY

GARRETT RD

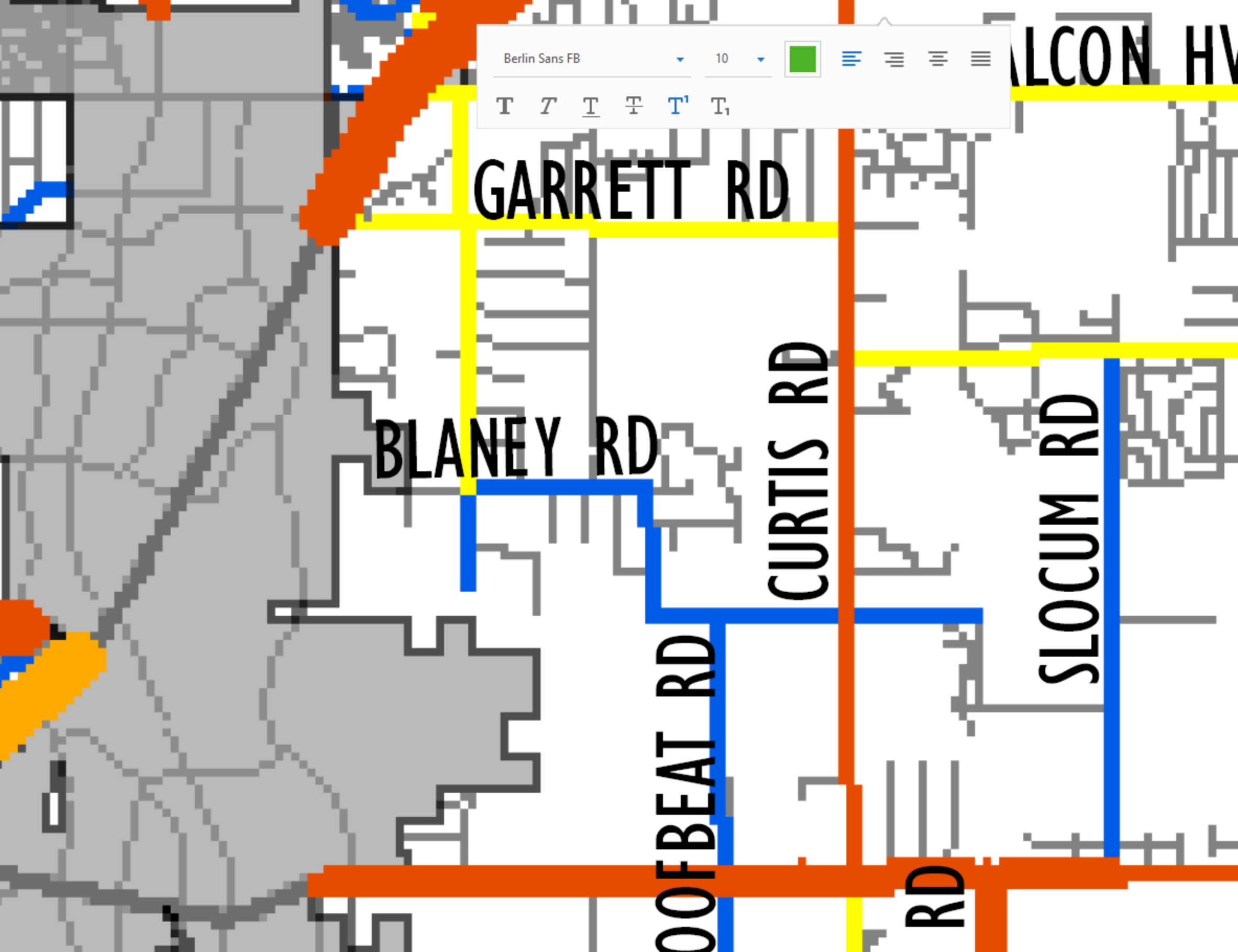
BLANEY RD

CURTIS RD

SLOCUM RD

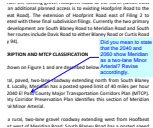
00FBEAT RD

RD



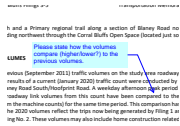
# TIS\_V1.pdf Markup Summary

## Callout (8)



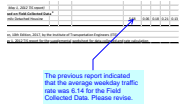
**Subject:** Callout  
**Page Label:** 3  
**Lock:** Locked  
**Author:** Daniel Torres  
**Date:** 4/20/2020 8:36:57 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Did you mean to state that the 2040 and 2060 show Meridian as a two-lane Minor Arterial? Revise accordingly.



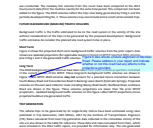
**Subject:** Callout  
**Page Label:** 5  
**Lock:** Locked  
**Author:** Daniel Torres  
**Date:** 4/20/2020 8:37:00 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please state how the volumes compare (higher/lower?) to the previous volumes.



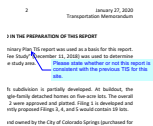
**Subject:** Callout  
**Page Label:** 10  
**Lock:** Locked  
**Author:** Daniel Torres  
**Date:** 4/20/2020 8:37:02 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

The previous report indicated that the average weekday traffic rate was 6.14 for the Field Collected Data. Please revise.



**Subject:** Callout  
**Page Label:** 5  
**Lock:** Locked  
**Author:** Daniel Torres  
**Date:** 4/20/2020 8:37:03 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Figure 5 also shows a future alignment of Meridian Road. Please address in your report and indicate whether or not this road had any affects to the projections provided.



**Subject:** Callout  
**Page Label:** 3  
**Lock:** Locked  
**Author:** Daniel Torres  
**Date:** 4/20/2020 8:37:06 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please state whether or not this report is consistent with the previous TIS for this site.

in completing the curve to the east and the connection to existing  
house Road, will be constructed with these remaining subdivision  
is Master Plan (City of Colorado Springs): Please refer to the City  
attached (reference) for anticipated future alignments of Barn  
at in the 2012 TIS. City plan link not  
CYCLE FACILITIES  
Please provide.  
Division roads are to be rural gravel roads and as such no six  
model Improvements Plan (Map 15 in the MTCP) shows a plan  
with the portions of Deer Run, Wolf Run, and Blaney

**Subject:** Callout  
**Page Label:** 4  
**Lock:** Locked  
**Author:** Daniel Torres  
**Date:** 4/20/2020 8:37:07 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

City plan has not been attached. Please provide.

07 - an an owner or existing interests  
to meet the minimum height requirements for the proposed use of  
the building. The building shall be required to comply with the  
minimum requirements.  
The building shall be required to comply with the minimum  
requirements.  
The building shall be required to comply with the minimum  
requirements.  
The building shall be required to comply with the minimum  
requirements.  
The building shall be required to comply with the minimum  
requirements.  
The building shall be required to comply with the minimum  
requirements.

**Subject:** Callout  
**Page Label:** 7  
**Lock:** Locked  
**Author:** Daniel Torres  
**Date:** 4/20/2020 8:37:08 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please provide reasoning/justification for not completing these improvements. Note that the 2012 TIS (page 4) noted a deviation is required for a portion of South Blaney to remain gravel despite the ADT being over the threshold.

04000  
VO: EA19202  
27, 2019  
revise to SF207  
re prepared under mv responsible chart

**Subject:** Callout  
**Page Label:** 1  
**Lock:** Locked  
**Author:** Daniel Torres  
**Date:** 4/20/2020 8:37:09 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

revise to SF207

---

## Highlight (1)

04000  
VO: EA19202  
27, 2019  
revise to SF207  
re prepared under mv responsible chart

**Subject:** Highlight  
**Page Label:** 3  
**Lock:** Locked  
**Author:** Daniel Torres  
**Date:** 4/20/2020 8:36:58 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

. on the current 2040 El Paso County Major Transportation Corridors Plan (MTCP). The 2060 El Paso County Corridor Preservation Plan identifies this section of Meridian Road as a two-lane Rural Minor Arterial.