

Nathan Steele  
Saddlehorn Ranch Filing 3

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April 30, 2023 (w/Minor Rev. 10-13-2023)

Traffic Impact Study

## DEVIATIONS

### Approved Deviations

#### Curtis Road

A deviation (by JR Engineering, dated September 28, 2020) was approved for modification to the standard *ECM* cross section of Curtis Road, a Rural Two-Lane, Principal Arterial roadway (*ECM* Section 2.2.4 criteria). The *ECM* requires that Rural Principal Arterial cross-sections consist of 12-foot travel lanes with 8-foot paved, outside shoulders. The approved deviation shows the modified interim cross section with a 2-foot paved, outside shoulder on the west side of the roadway instead of an 8-foot shoulder, as this is the maximum that can fit within the existing western right-of-way (ROW) without needing to acquire additional ROW from the adjacent property owners. The east side of the roadway will be constructed with an 8-foot outside shoulder. Please refer to the attached approved deviation for more information.

#### Judge Orr Road

A deviation (by JR Engineering, dated September 4, 2020) was approved for modification to the standard *ECM* cross section of Judge Orr Road, which has a 2040 classification of Rural Four-Lane, Minor Arterial roadway (*ECM* Section 2.2.4 criteria). Although Judge Orr Road is shown as a four-lane Rural Minor Arterial in the 2040 *MTCP*, the *ECM* does not have a standard cross-section for this type of roadway functional classification. The deviation shows an interim four-lane Rural Minor Arterial cross-section with an additional eastbound 12-foot travel lane on the south side (Saddlehorn side).

Additional ROW would be required for completion of the full 4-lane section, but additional ROW is not available (not controlled by this development) on the north side of Judge Orr Road. Currently, Saddlehorn Ranch is dedicating an additional 40 feet of ROW to facilitate this in the future. Please refer to the attached deviation and deviation exhibit for more information.

### New Deviations

Unresolved: Deviation request has not been submitted for review. Please provide.

#### Curtis Road & Falcon Highway Intersection - Eastbound Left Turn Lane Lengthening

A deviation to allow interim use of the existing lane and tapers and defer this improvement has been included with this resubmittal (based on short-term turning volumes /associated queue length). There is a drainage channel just to the west. The development would contribute a fair share escrow amount toward a future improvement.

The future improvement would encompass bringing the existing turn lane up to *ECM* standards. The *ECM* criteria for turn lanes requires elements of deceleration distance plus stacking distance plus taper length. On a roadway with a 60-mph design speed (55 posted), the required full-width,

# LSC Responses to TIS Redline Comments

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 Number: 1 Author: CDurham Subject: Callout Date: 10/31/2023 3:36:43 PM -06'00'

[Unresolved: Deviation request has not been submitted for review. Please provide.](#)

 Author: jchodsdon Subject: Sticky Note Date: 12/22/2023 1:22:55 PM

LSC RESPONSE: The deviation was submitted with the last submittal as a separate document. While the deviation document is on EDARP, a copy has been added as an attachment to the resubmitted TIS.

It appears that this is a repeat of the previous deviation request. Please remove or clearly identify that it is a different deviation. 1

**DEVIATION REQUEST** (Attach diagrams, figures, and other documentation to clarify request)

A deviation from the standards of or in Section **ECM section 2.2.4 Roadway Functional Classifications** of the Engineering Criteria Manual (ECM) is requested for the Judge Orr Road cross section.

Identify the specific ECM standard which a deviation is requested:

The 824 acre Curtis Road Development Traffic Impact Analysis indicates Judge Orr Road is classified as a "4 Lane Minor Arterial in the El Paso County 2040 Major Transportation Corridors Plan. The ECM currently has no standard cross section for a 4 lane minor arterial. It is assumed that a 4 lane minor arterial (rural) cross section would add a 12 ft travel lane in each direction to Figure 2-5 Typical Rural Minor Arterial Cross Section (two lane). See Exhibit A

State the reason for the requested deviation:

The purpose of this deviation is to document the cross-section and ROW dedication necessary to be shown on the preliminary plan.


Explain the proposed alternative and compare to the ECM standards (May provide applicable regional or national standards used as basis):

See Exhibit A for available ECM cross sections and See Exhibit B for the existing Judge Orr Road cross section.

The applicant will provide a 90 foot half right of way on all plats adjacent to Judge Orr Road consistent with the anticipated ROW needs identified in the MTCP.


The applicant is also subject to the El Paso County Road Impact Fee per resolution No. 19-471 and is therefore paying its fair and equitable share of necessary improvements identified in the MTCP.

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 Number: 1 Author: CDurham Subject: Text Box Date: 10/31/2023 3:29:16 PM -06'00'

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It appears that this is a repeat of the previous deviation request. Please remove or clearly identify that it is a different deviation.

 Author: jchodsdon Subject: Sticky Note Date: 12/22/2023 1:23:13 PM

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LSC RESPONSE: The duplicate pages of the approved deviations have been removed.

It appears that this is a repeat of the first deviation request. Please remove or clearly identify that it is a different deviation. 1

**DEVIATION REQUEST** (Attach diagrams, figures, and other documentation to clarify request)

A deviation from the standards of or in Section **ECM section 2.2.4 Roadway Functional Classifications** of the Engineering Criteria Manual (ECM) is requested for the Judge Orr Road cross section.

Identify the specific ECM standard which a deviation is requested:

The 824 acre Curtis Road Development Traffic Impact Analysis indicates Judge Orr Road is classified as a "4 Lane Minor Arterial in the El Paso County 2040 Major Transportation Corridors Plan. The ECM currently has no standard cross section for a 4 lane minor arterial. It is assumed that a 4 lane minor arterial (rural) cross section would add a 12 ft travel lane in each direction to Figure 2-5 Typical Rural Minor Arterial Cross Section (two lane). See Exhibit A

State the reason for the requested deviation:

The purpose of this deviation is to document the cross-section and ROW dedication necessary to be shown on the preliminary plan.


Explain the proposed alternative and compare to the ECM standards (May provide applicable regional or national standards used as basis):

See Exhibit A for available ECM cross sections and See Exhibit B for the existing Judge Orr Road cross section.

The applicant will provide a 90 foot half right of way on all plats adjacent to Judge Orr Road consistent with the anticipated ROW needs identified in the MTCP.


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 Number: 1 Author: CDurham Subject: Text Box Date: 10/31/2023 3:30:45 PM -06'00'

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It appears that this is a repeat of the first deviation request. Please remove or clearly identify that it is a different deviation.

 Author: jchodsdon Subject: Sticky Note Date: 12/22/2023 1:23:23 PM

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LSC RESPONSE: The duplicate pages of the approved deviations have been removed.