

LSC Responses to PCD Engineering Division Traffic Impact Study Redlines



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Copper Chase at Sterling Ranch Traffic Technical Memorandum (LSC #184990) December 14, 2021

Traffic Engineer's Statement

This traffic report and supporting information were prepared under my responsible charge and they conform 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.


A handwritten signature in blue ink, appearing to be "R. Myers", is written over a horizontal line.

12/20/21
Date


PUDSP-22-002

LSC Responses to PCD Engineering Division Traffic Impact Study Redlines

Page: 1

 Number: 1 Author: CDurham Subject: Text Box Date: 4/28/2022 1:54:21 PM

[PUDSP-22-002](#)

 Author: kdferrin Subject: Sticky Note Date: 5/26/2022 9:47:49 AM

LSC Response: Revised as requested.

trip-generation rates for Single Family Detached Housing from the **10th Edition** of *Trip Generation*, which are slightly higher than the rates shown in the current 11th Edition.

Copper Chase at Sterling Ranch is expected to generate 1,301 vehicle trips on the average weekday, with about half entering and half exiting the site during a 24-hour period. This is about 36 more vehicle trips per day than was assumed in the *Sterling Ranch Filing No. 2 and Sterling Ranch Phase 2 TIS*. During the morning peak hour, which generally occurs for one hour between 6:30 and 8:30 a.m., about 25 vehicles would enter and 71 vehicles would exit the site. Due to the change in trip-generation rates, this is the same number of entering trips and three **fewer** exiting trips than was assumed in the *Sterling Ranch Filing No. 2 and Sterling Ranch Phase 2 TIS*. During the afternoon peak hour, which generally occurs for one hour between 4:15 and 6:15 p.m., about 82 vehicles would enter and 48 vehicles would exit the site. Due to the change in trip-generation rates, this is two **fewer** entering tips and one **fewer** exiting trip than was assumed in the *Sterling Ranch Filing No. 2 and Sterling Ranch Phase 2 TIS*.

TOTAL TRAFFIC VOLUMES AND LEVELS OF SERVICE

Please refer to the intermediate-term and long-term peak-hour traffic-volume projections and level of service analysis in the *Sterling Ranch Filing No. 2 and Sterling Ranch Phase 2 TIS*. No significant changes are projected to the results of that study.

Include a reference to the pertinent Figures in that report. ¹

SUBDIVISION STREET CLASSIFICATIONS

All of the internal streets within Copper Chase at Sterling Ranch should be classified Urban Local.

Include discussion that roads will be private. Discuss deviations being requested for proposed roadways. ²

ROADWAY IMPROVEMENTS

Tables 4 and 5 from the *Sterling Ranch Filing No. 2 and Sterling Ranch Phase 2 TIS* contained a summary of needed improvements and recommendations for auxiliary turn-lane lengths. No improvements beyond those required for Sterling Ranch Filing No 2 are anticipated with Copper Chase at Sterling Ranch.

ROADWAY IMPROVEMENT FEE PROGRAM

This project will be required to participate in the El Paso County Road Improvement Fee Program. Copper Chase at Sterling Ranch will join the ten-mil PID. The 2019 ten-mil PID building permit fee portion associated with this option is \$1,221 per single-family dwelling unit. Based on 138 lots, the total building permit fee would be \$168,498. Note: program fees are subject to change.

Include discussion of sight distance evaluations, including intersection & stopping distances. ³

* * * * *

Provide a summary table of all improvements necessary to be in place for this development. ⁴

Include discussion on continuity and adequacy of pedestrian and cycle facilities within study area ⁵

☰ Number: 1 Author: CDurham Subject: Text Box Date: 4/26/2022 5:07:17 PM

[Include a reference to the pertinent Figures in that report.](#)

↩ Author: kdferrin Subject: Sticky Note Date: 5/26/2022 9:47:45 AM

LSC Response: A figure reference has been added as requested.

☰ Number: 2 Author: CDurham Subject: Text Box Date: 4/26/2022 12:41:30 PM

[Include discussion that roads will be private. Discuss deviations being requested for proposed roadways.](#)

↩ Author: kdferrin Subject: Sticky Note Date: 5/26/2022 9:47:40 AM

LSC Response: The additional information has been added as requested.

☰ Number: 3 Author: CDurham Subject: Text Box Date: 4/26/2022 12:36:38 PM

[Include discussion of sight distance evaluations, including intersection & stopping distances.](#)

↩ Author: kdferrin Subject: Sticky Note Date: 5/26/2022 9:47:36 AM

LSC Response: Sight-distance analysis has been added to the updated memo as requested.

☰ Number: 4 Author: CDurham Subject: Text Box Date: 4/26/2022 5:05:59 PM

[Provide a summary table of all improvements necessary to be in place for this development.](#)

↩ Author: kdferrin Subject: Sticky Note Date: 5/26/2022 9:47:27 AM

LSC Response: A summary of needed improvements has been added as requested.

☰ Number: 5 Author: CDurham Subject: Text Box Date: 4/26/2022 12:37:19 PM


[Include discussion on continuity and adequacy of pedestrian and cycle facilities within study area](#)

↩ Author: kdferrin Subject: Sticky Note Date: 5/26/2022 9:47:24 AM


LSC Response: The additional information has been added as requested.

Figures 1-2

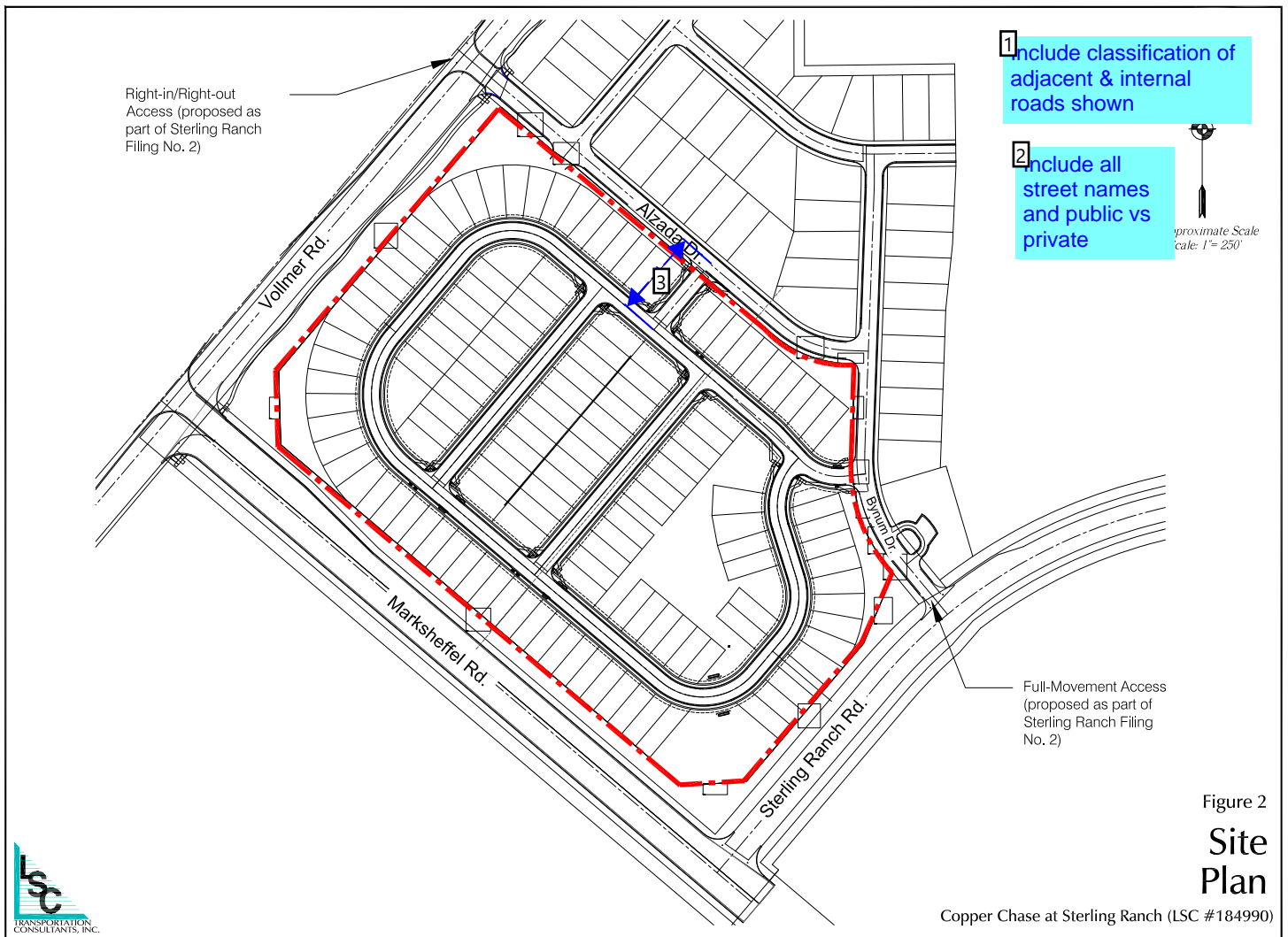
Include school pedestrian plan ¹

 Number: 1 Author: CDurham Subject: Text Box Date: 4/26/2022 4:58:08 PM

[Include school pedestrian plan](#)

 Author: kdferrin Subject: Sticky Note Date: 5/26/2022 9:47:18 AM

LSC Response: Added as requested.



☰ Number: 1 Author: CDurham Subject: Text Box Date: 4/26/2022 12:46:18 PM

[Include classification of adjacent & internal roads shown](#)

↩ Author: kdferrin Subject: Sticky Note Date: 5/26/2022 9:47:11 AM

LSC Response: A classification figure has been added as requested.

☰ Number: 2 Author: CDurham Subject: Text Box Date: 4/26/2022 12:46:46 PM

[Include all street names and public vs private](#)

↩ Author: kdferrin Subject: Sticky Note Date: 5/26/2022 9:47:07 AM

LSC Response: The requested information has been added to the figure.

✍ Number: 3 Author: CDurham Subject: Dimension Date: 4/26/2022 4:25:13 PM

x'

↩ Author: kdferrin Subject: Sticky Note Date: 5/26/2022 9:47:14 AM

LSC Response: The proposed intersection spacing has been added as requested.