

This paragraph appears to be repeated from the previous page. Please ensure all information is included in one paragraph and delete the second. <sup>1</sup>

**Rex Road** extends east from Goodson Road to Estate Ridge Drive within the Meridian Ranch development. Rex Road is classified as an Urban Minor Arterial in the 2016 El Paso County *Major Transportation Corridors Plan (MTCP) 2040 Roadway Plan*. The posted speed limit on Rex Road is 45 mph between Meridian Road and Mount Gateway Drive and 35 mph east of Mount Gateway Drive. Rex Road is currently being constructed as a 2-lane Urban Minor Arterial from its existing terminus at Estate Ridge Drive to Eastonville Road. The new section is anticipated to be open to traffic by spring 2024. A short section is also proposed to be constructed east of Eastonville Road in the short-term future as part of the approved Grandview Reserve Phase 1 development and the currently proposed Grandview Reserve Phases 2 and 3. A graphic showing the proposed cross section has been attached. This cross section will require a deviation to the criteria contained in the *El Paso County Engineering Criteria Manual (ECM)*. In the future, Rex Road is planned to be constructed southeast through Grandview Reserve and will intersect US Highway 24 as part of future development within the Grandview Reserve Sketch Plan area, coordination with El Paso County, the Colorado Department of Transportation (CDOT), and other local agencies and associated applications to CDOT.

## Existing Traffic Volumes

Figure 4a shows the existing morning and afternoon peak-hour traffic volumes at the intersections of Stapleton/US 24, Stapleton/Eastonville, and Londonderry/Eastonville. These volumes are based on manual intersection turning-movement counts conducted by LSC in April 2021 (Eastonville/Londonderry), October 2021 (Stapleton/Eastonville), and January 2023 (Stapleton/US Hwy 24).

The morning peak hour at the intersection of Stapleton/US Hwy 24 and Stapleton/Eastonville occurred from 6:45 a.m. to 7:40 a.m. The morning peak hour at the intersection of Eastonville/Londonderry occurred from 7:00 a.m. to 8:00 a.m. The afternoon peak hour at all three intersections occurred from 4:00 p.m. to 5:00 p.m. The northbound left-turn and eastbound right-turn volume at the intersection of Eastonville/Londonderry were adjusted (increased) to account for the minor differences due to seasonal variations and/or the difference in the peak hour. The count-data sheets are attached for reference.

## Existing Levels of Service


Level of service (LOS) is a quantitative measure of the level of delay at an intersection. Level of service is indicated on a scale from "A" to "F." LOS A represents control delay of less than 10 seconds for unsignalized and signalized intersections. LOS F represents control delay of more than 50 seconds for unsignalized intersections and more than 80 seconds for signalized intersections. Table 1 shows the level of service delay ranges.

# LSC Responses to EPC-Comments-TIS-Phase2

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 Number: 1 Author: CDurham Subject: Text Box Date: 3/26/2024 4:20:06 PM

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 Author: Kirstin Ferrin Subject: Sticky Note Date: 7/19/2024 2:44:49 PM  
LSC Response: Revised as requested.

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## DEVIATIONS TO ECM CRITERIA

The following deviations to the criteria contained in the El Paso County *Engineering Criteria Manual* (ECM) have been submitted as part of this application:

Please provide Deviation Requests Associated with a PUD Modification from the ECM for each of these items for review. 1

- Cross section of an Urban Minor Arterial for Rex Road adjacent
- Typical Urban Local cross section: The roadway where this modified section would be utilized will be an entry road for the subdivision. The increased right-of-way width will allow for a detached sidewalk which will allow for an enhancement of the landscaping along the entryway.
- Two waivers to the requirement for all "T" intersections to have a minimum of three access ramps.

## TRANSPORTATION IMPROVEMENT FEE PROGRAM

### Project Fees


This project will be required to participate in the El Paso County Road Improvement Fee Program. Grandview Reserve will join the ten-mil PID. The ten-mil PID building-permit fee portion associated with this option is \$1,458 per multi-family dwelling unit and \$1,221 per single-family dwelling unit. The total building-permit fee would be \$609,944 for the 418 townhomes and duplexes within Phase 2 and \$393,162 for the 322 single-family lots within Phase 3. It is likely that this amount would be paid incrementally with building permits associated with several individual final-plat applications.

### Potentially Reimbursable Improvements Under the MTCP Fee Program

Nearby improvement projects potentially reimbursable under the Fee Program are (From MTCP Map No. 13):

- MTCP Project No. U19: Eastonville Road
- MTCP Project No. N4: Rex Road (extended between Eastonville & US Highway 24)
- MTCP Project No C12: Stapleton Road
- Also, potentially intersection improvements and traffic signals/roundabouts at major MTCP roadway intersections per fee program guidelines
- Also, potentially intersection improvements and traffic signals (or CDOT traffic signal escrows)/roundabouts at US 24 intersections with Rex Road and/or Stapleton Road per fee program guidelines

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 Number: 1 Author: CDurham Subject: Text Box Date: 3/26/2024 4:17:01 PM

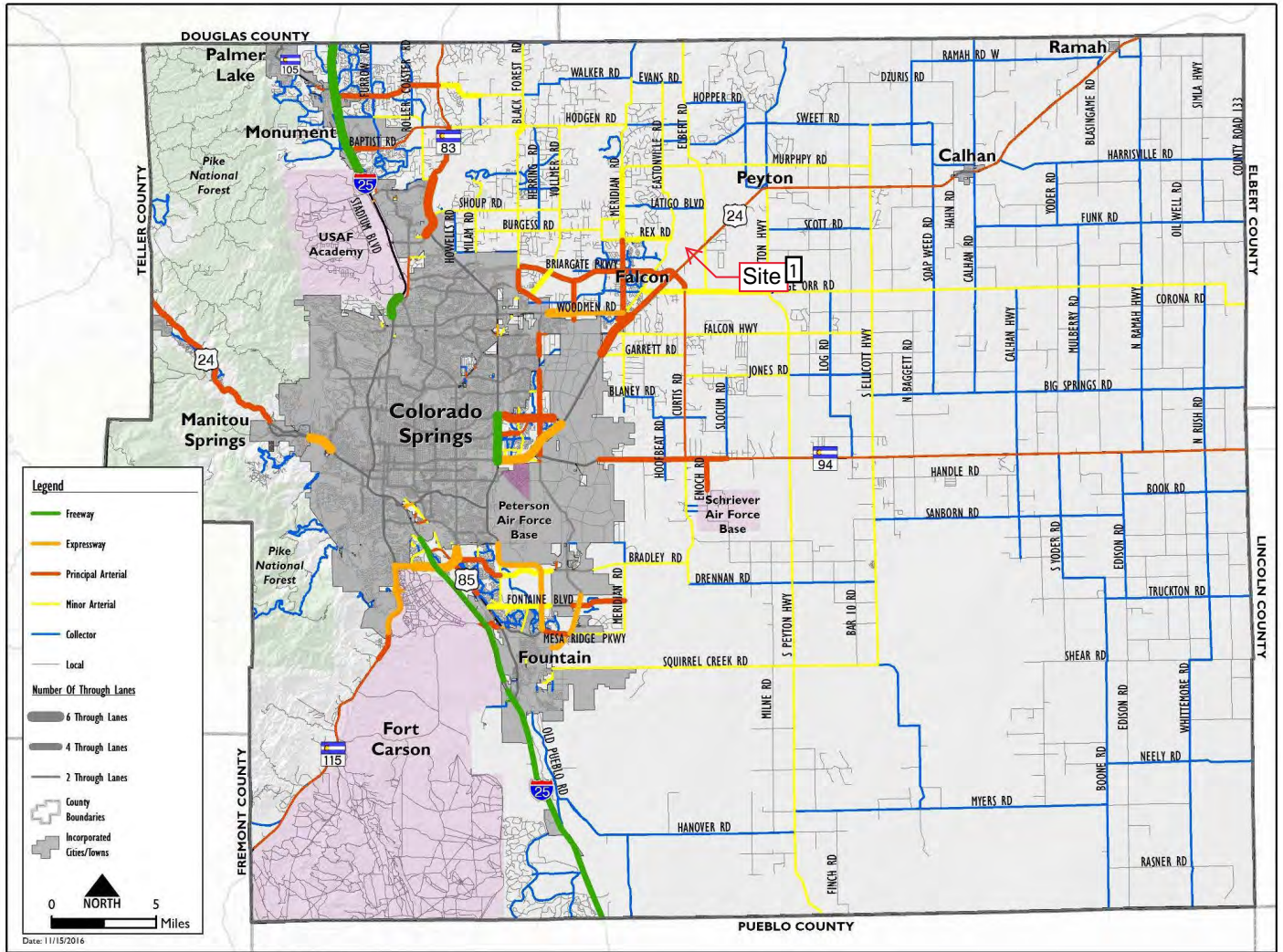
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Please provide [Deviation Requests Associated with a PUD Modification from the ECM](#) for each of these items for review.

 Author: Kirstin Ferrin Subject: Sticky Note Date: 7/19/2024 2:45:32 PM

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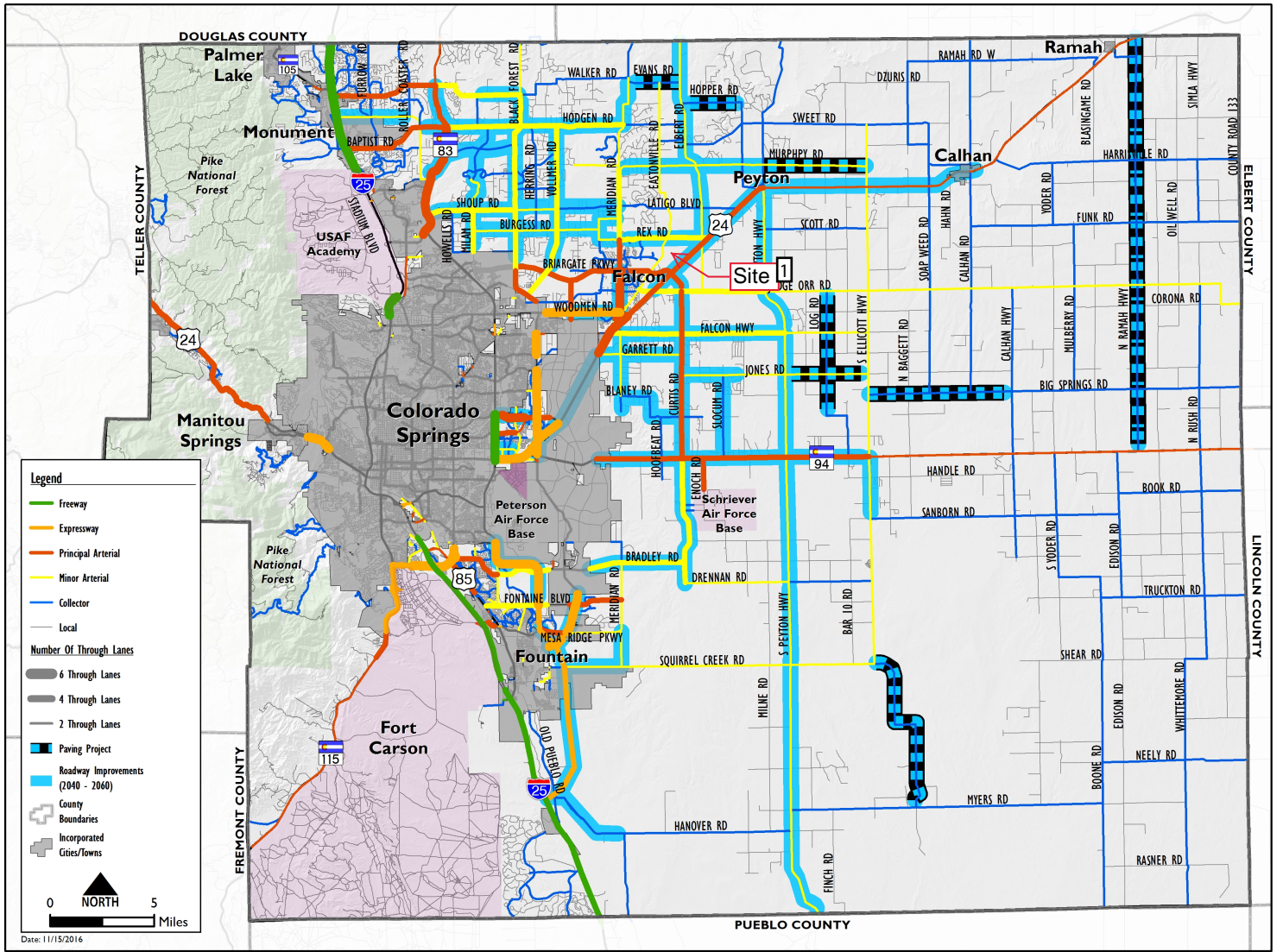
LSC Response: The deviation requests will be included with this submittal.



Map 14: 2040 Roadway Plan (Classification and Lanes)



Map 17: 2060 Corridor Preservation



Date: 11/15/2016





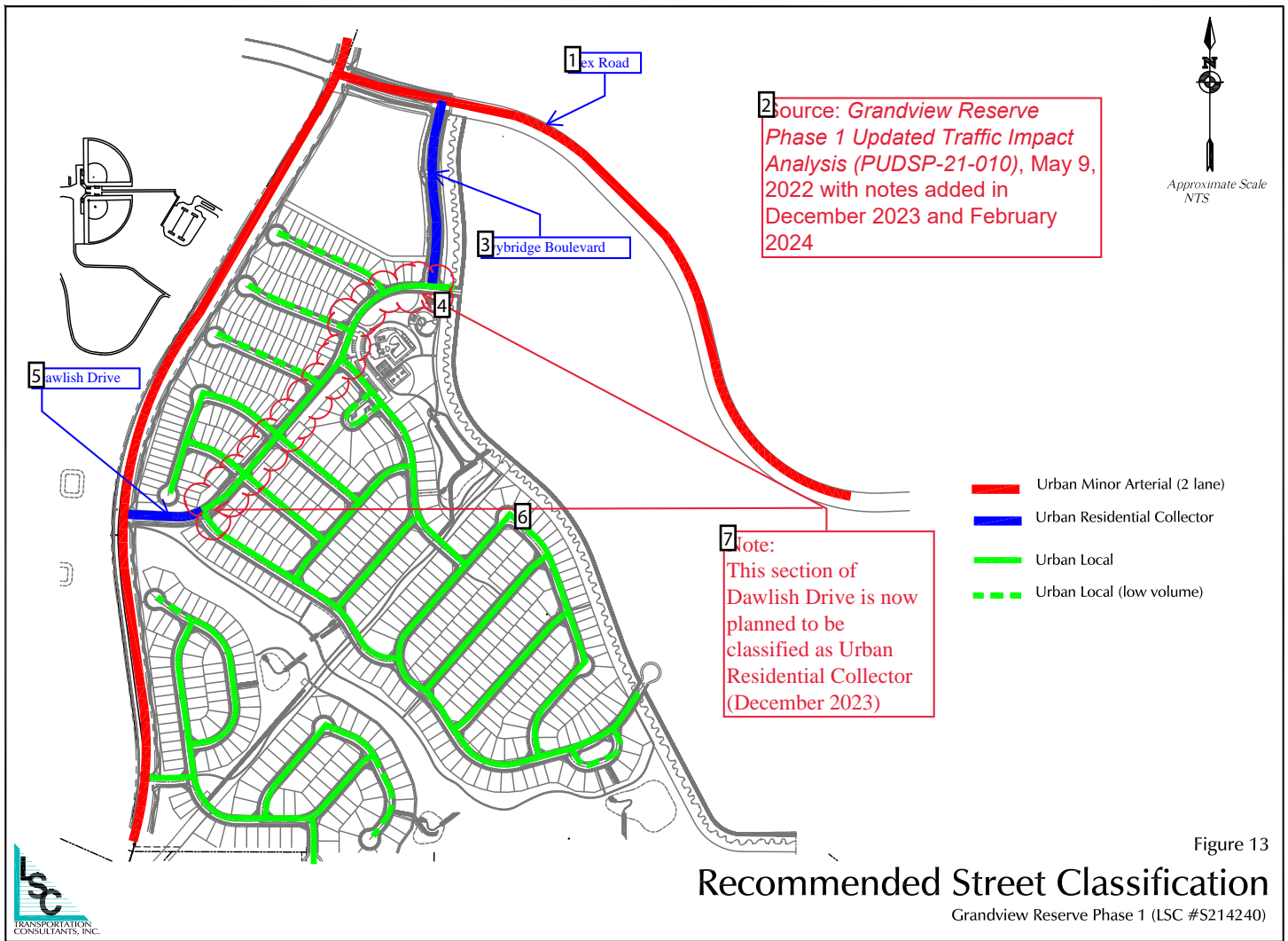









Figure 13  
**Recommended Street Classification**

Grandview Reserve Phase 1 (LSC #S214240)

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 Number: 1	Author: kdfer	Subject: Callout	Date: 2/21/2024 12:09:22 PM -07'00'
<a href="#">Rex Road</a>			
 Number: 2	Author: kdferrin	Subject: Text Box	Date: 2/21/2024 12:07:17 PM -07'00'
<i>Source: Grandview Reserve Phase 1 Updated Traffic Impact Analysis (PUDSP-21-010), May 9, 2022 with notes added in December 2023 and February 2024</i>			
 Number: 3	Author: kdfer	Subject: Callout	Date: 2/21/2024 12:09:14 PM -07'00'
<a href="#">Ivybridge Boulevard</a>			
 Number: 4	Author: kdferrin	Subject: Polygon	Date: 12/20/2023 5:29:58 PM -07'00'
 Number: 5	Author: kdfer	Subject: Callout	Date: 2/21/2024 12:08:57 PM -07'00'
<a href="#">Dawlish Drive</a>			
 Number: 6	Author: kdferrin	Subject: Line	Date: 12/20/2023 5:32:05 PM -07'00'
 Number: 7	Author: kdferrin	Subject: Callout	Date: 12/20/2023 5:32:23 PM -07'00'

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**Note:**

*This section of Dawlish Drive is now planned to be classified as Urban Residential Collector (December 2023)*