

LSC Responses to TIS County Comments

Mr. Jim Morley
Homestead Filing 3

Page 2

October 13, 2022
Traffic Impact Study

Include project number
associated with Sketch
Plan Amendment

- Recommended roadway improvements

RECENT TRAFFIC REPORTS

LSC prepared a traffic impact study (TIS) for the entire Sterling Ranch development dated June 5, 2008. A LSC update to the 2008 master study is nearly complete. This updated master TIS report will be submitted soon in support of the current Sketch Plan Amendment. The overall Sterling Ranch improvements table has been recently updated and portions of this updated table (relevant to this application) are presented in an updated improvements table in this report. The items in this table have been based on the updated table that will be included in the updated Master TIS.

LSC also prepared a traffic impact analysis for the first phase of the Sterling Ranch development, dated March 16, 2015; a memorandum for Phases 1-3, dated October 2, 2017; and a traffic impact analysis for the Sterling Ranch Phase 2 Preliminary Plan, dated December 20, 2018. The following site-specific, final plat traffic reports have also been prepared:

- Branding Iron at Sterling Ranch Filing No. 1 and Homestead at Sterling Ranch Filing No. 1, dated December 19, 2017
- Sterling Ranch Filing No. 2, dated April 3, 2018
- *Sterling Ranch Phase 2*, dated December 20, 2018
- Homestead at Sterling Ranch Filing No. 2, dated March 3, 2020
- *Branding Iron at Sterling Ranch Filing No. 2*, dated March 31, 2020 (revised May 6, 2020)
- Sterling Ranch Filing No. 2 and Sterling Ranch Phase 2, dated June 23, 2021.
- Sterling Ranch Filing No. 3 Transportation Memorandum, dated April 19, 2022
- Copper Chase at Sterling Ranch, dated December 14, 2021.
- Homestead North Phase 1 Updated Traffic Study, dated January 11, 2022
- Homestead North Filing No. 1 Traffic Technical Memorandum, dated February 2, 2022
- Homestead North Filing No. 2 Traffic Technical Memorandum, dated April 15, 2022

LSC prepared a TIS for the Retreat at TimberRidge, located just north of the Homestead North development, dated January 25, 2018. LSC also prepared transportation memoranda for the Retreat at TimberRidge Preliminary Plan, dated June 29th, 2018, and the Retreat at TimberRidge Filing No. 1, dated April 3, 2020.

STUDY AREA


Study-Area Land Use


Sketch Plan

Figure 2 shows the location of the currently-proposed Homestead North development. These parcels were included as part of traffic analysis zone (TAZ) 21 in the 2008 master traffic impact report. Table 1 shows the land uses assumed for TAZ 21 in the 2008 report and the land uses

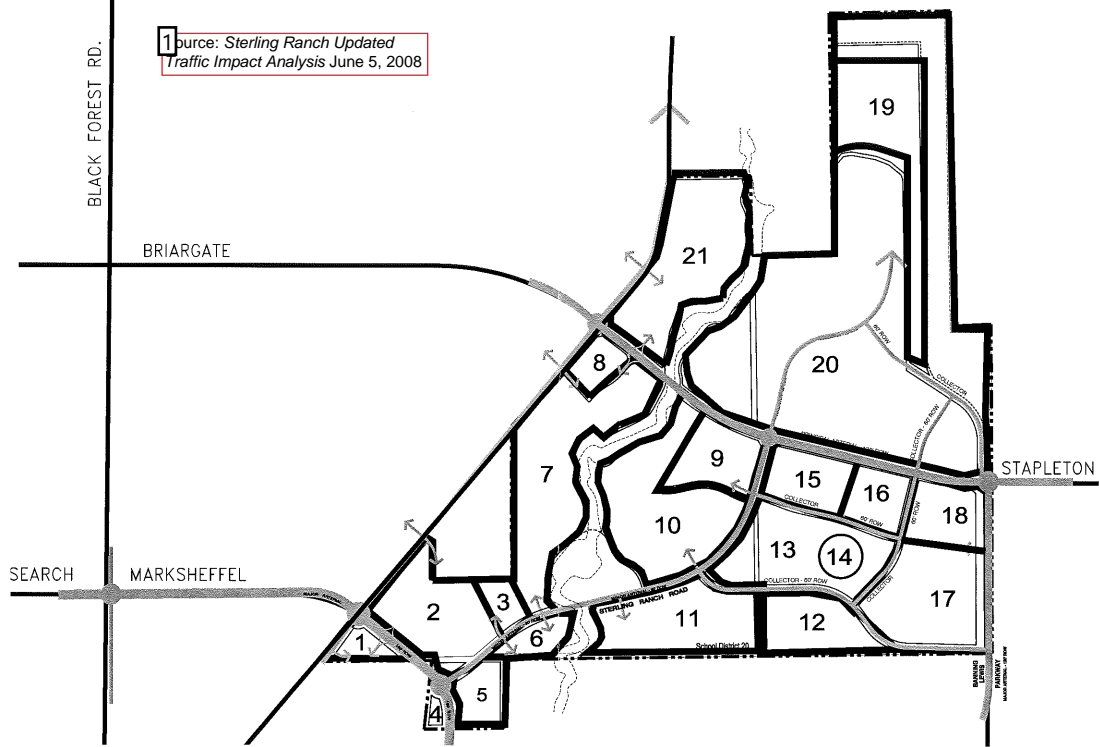
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 Number: 1 Author: CDurham Subject: Callout Date: 11/21/2022 9:47:58 AM
[Include project number associated with Sketch Plan Amendment](#)

 Author: kdferrin Subject: Sticky Note Date: 11/28/2022 7:55:38 AM
LSC Response: The additional information has been provided as requested

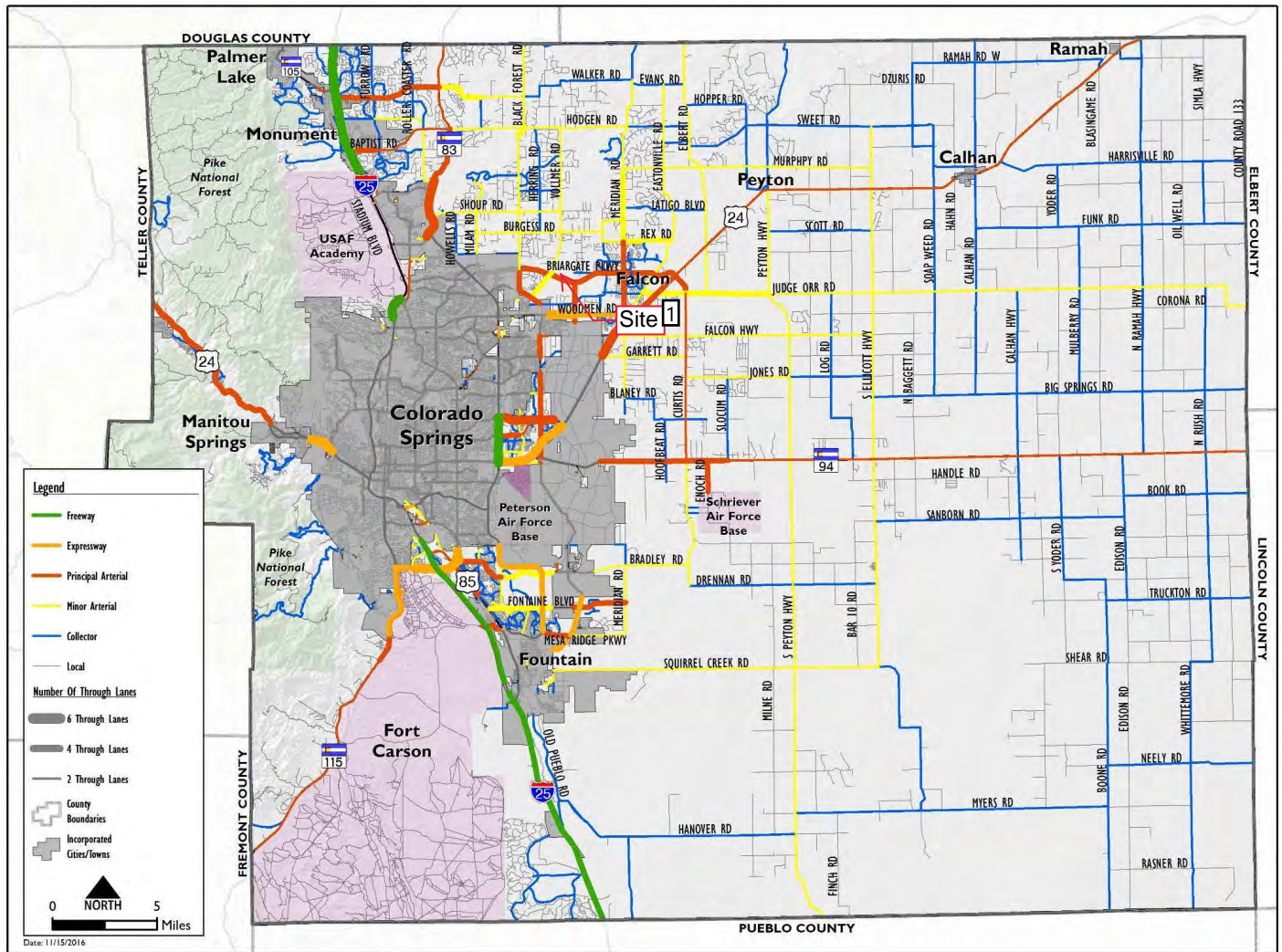
1 Source: Sterling Ranch Updated
Traffic Impact Analysis June 5, 2008



Traffic Analysis Zones
Sterling Ranch



Figure 3
LSC # 074230



Map 14: 2040 Roadway Plan (Classification and Lanes)

LSC Transportation Consultants, Inc.

2504 E. Pikes Peak Ave, Suite 304
Colorado Springs, CO 80909
719-633-2868

File Name : Vollmer Rd - Poco Rd PM Construction

Site Code : S224250


Start Date : 5/11/2022

Page No : 1


	Vollmer Rd					Poco Rd					Vollmer Rd					Poco Rd					
	Southbound					Westbound					Northbound					Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
16:00	1	35	6	0	42	0	0	6	0	6	1	32	0	0	33	1	1	1	0	3	84
16:15	1	29	0	0	30	0	0	2	0	2	1	43	0	0	44	0	0	0	0	0	76
16:30	0	40	0	0	40	4	0	5	0	9	0	41	3	0	44	0	1	1	0	2	95
16:45	0	36	0	0	36	0	1	6	0	7	2	30	0	0	32	0	0	1	0	1	76
Total	2	140	6	0	148	4	1	19	0	24	4	146	3	0	153	1	2	3	0	6	331
17:00	0	33	1	0	34	0	0	1	0	1	1	45	0	0	46	0	0	0	0	0	81
17:15	1	31	0	0	32	0	0	3	0	3	2	39	2	0	43	2	0	1	0	3	81
17:30	0	37	0	0	37	0	0	6	0	6	2	37	0	0	39	1	0	0	0	1	83
17:45	0	34	0	0	34	0	0	1	0	1	1	35	1	0	37	0	0	0	0	0	72
Total	1	135	1	0	137	0	0	11	0	11	6	156	3	0	165	3	0	1	0	4	317
Grand Total	3	275	7	0	285	4	1	30	0	35	10	302	6	0	318	4	2	4	0	10	648
Apprch %	1.1	96.5	2.5	0		11.4	2.9	85.7	0		3.1	95	1.9	0		40	20	40	0		
Total %	0.5	42.4	1.1	0	44	0.6	0.2	4.6	0	5.4	1.5	46.6	0.9	0	49.1	0.6	0.3	0.6	0	1.5	

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count information. Please
add page back in.

1

 Number: 1 Author: CDurham Subject: Text Box Date: 11/21/2022 9:09:57 AM

Missing second page for PM count information. Please add page back in.

 Author: kdferrin Subject: Sticky Note Date: 11/28/2022 7:56:17 AM
LSC Response: The second page has been included in the updated TIS
