



November 10, 2020

Gilbert C. LaForce, P.E.
El Paso County
Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE: Cloverleaf TIS Response to Comments

Kellar Engineering (KE) comment responses in **blue** font.

1. Comment. How was the existing ADT on Walters Point determined? The appendix does not include traffic count data at Walters Point.

Response. The ITE Trip Generation Manual (10th Edition) was used to calculate the existing ADT on Walters Point. The average trip rates for the land use on Walters Point was used to approximate the traffic on Walters Point.

2. Comment. Update Figures 3, 4, 5, 8, and 9 to include Walters Point.

Response. Figures updated accordingly.

3. Comment. Provide the ADT on Bowstring, Leggins & Cloverleaf in the 2025 and 2040 total traffic. Update the narrative to discuss whether or not the project results in the existing roads exceeding the design capacity (ECM Table 2-5) for rural local roads. Provide mitigation improvement recommendations.

Response. Added to Section 4.1 in the updated TIS. Figures also updated accordingly.

4. Comment. Revise Higby Road text to Rural Major Collector.

Response. Added to Section 5.0 in the updated TIS.

5. Comment. Add Walters Point in the TIS analysis. The applicant submitted a deviation request classifying Walters Point as Urban Local Low Volume with approximately 450 ADT with no supporting traffic analysis for the value stated.

Response. The ITE Trip Generation Manual was used to calculate the existing ADT on Walters Point. The average trip rates for the land use on Walters Point was used to approximate the traffic on Walters Point. Figures 3, 4, 5, 8, and 9 have been updated accordingly.

6. Comment. Add a section for sight distance analysis/recommendation at the proposed access locations. Include an exhibit showing the sight distance.

Unresolved.

- Include analysis/exhibit & conclusion/recommendations for Leggins Way/White Clover Dr. The line of sight appears to encroach into the adjacent lot to the west which is not a part of this development. A deviation request may be required to identify proposed alternative if the proposed mitigation does not meet criteria.

- Include analysis/exhibit & conclusion/recommendations for Walters Point/Cloverleaf Road intersection. The line of sight appears to encroach into the lots to the north.

-Include analysis/exhibit & recommendations for Crimson Clover Dr & Clover Leaf Road. With Blue Mist Grove at the top of the hill the intersection sight distance looking south does not appear to meet the required SSD.

- Include analysis/exhibit & conclusion/recommendations for the southern lots along Walters Point regarding driveway access sight distance. In the vicinity of lot 145 is the top of the hill with the following posted sign "Hill Blocks View". See the deviation request for private road for the original roadway P&P for Walters Point. Driveway access sight distance criteria is in ECM Chapter 2 Section 2.4 for sight distance analysis/recommendation at the proposed access locations. Include an exhibit showing the sight distance.

Response. See updated civil drawings and submitted sight distance Deviation Request Form. TIS Section 4.7 has also been updated accordingly.

7. Comment. There is no pedestrian path on Leggins Way or crossing at the intersection of Leggins Way/Bowstring Rd. and Leggins Way does not appear to have adequate should to be used by pedestrians. Staff does not see how the existing improvements support the conclusion that adequate pedestrian routing to Lewis Palmer HS exist between this development and the school. Include proposed recommendation for improvements that need to be done to provide adequate pedestrian routing.

Response. A 6' breeze trail adjacent to the south edge of Leggins Way, from White Clover Drive to Bowstring Road is now proposed. Additionally, crosswalk striping and two W11-2 pedestrian crossing signs are also now proposed on Bowstring.





KELLAR ENGINEERING

If you have any questions, please do not hesitate to contact me at (970) 219-1602 or skellar@kellarengineering.com.

Respectfully,

Kellar Engineering LLC

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