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MEMORANDUM

DATE: June 6, 2024

TO: Arthur Gonzales – Access Manager

FROM: Jeffrey C. Hodsdon, P.E. - LSC Transportation Consultants, Inc.

SUBJECT: Grandview Reserve Filing No. 1
RE: Traffic Impact Study
Response to CDOT Comments Memorandum
LSC #S244090

Following are the LSC Transportation Consultants, Inc. responses to the April 2, 2024 Comment Letter prepared by CDOT – Region 2 – Traffic & Safety – Permits regarding SF2311 (associated development within = SKP201, PUDSP-21-010, CDR-228, CDR2321).

Traffic Comments:

The Traffic Impact Study for Grandview reserve Filing No. 1 dated March 21, 2024, by LSC Traffic Consultants has been reviewed by a CDOT Traffic Engineer. Their comments follow:

- a. *The sketch plan for this development included in the roadway improvements table the statement "available escrow collected from area developments through the access permitting process" for US 24 & Stapleton.*

LSC Response: Comment noted.

- b. *Based on the sketch plan, the escrow for 24& Stapleton would have been 6.67% at buildout, (if it was completed before the signal was installed). Phase 1 of that plan indicated all traffic would use Rex Rd to US 24 to Stapleton Rd south and no through traffic would cross US 24.*

LSC Response: The phasing has changed since the Sketch Plan TIS was completed. Please refer to the Filing 1 Escrow Analysis Table in the updated TIS. Also, please refer to the traffic impact study for the first phase of the Grandview Reserve (PUDSP2110), dated May 9, 2022. That TIS

report addressed the change in overall phasing of the project. This Filing No. 1 is the first subdivision within the "first phase" of Grandview Reserve.

- c. *The development is responsible for 20% of long-term (mast arm cost)- \$150,000.*

LSC Response: Please refer to the Filing 1 Escrow Analysis Table in the updated TIS.

- d. *However, the new TIA for filing 1 shows no connection of Rex Rd to US 24 and shows the short-term traffic volume of 27 AM & 20 PM vehicles averaging 23.5 vph out of 60 vph required for a 4-hour warrant crossing US 24.*

LSC Response: Please refer to the Filing 1 Escrow Analysis Table in the updated TIS.

- e. *No escrow would be required for Rex Rd signal for filing 1, however the sketch plan indicated that the signal would be the responsibility of the built-out sketch plan, when warranted.*

LSC Response: Comment noted.

Access comments:

- f. *Additional permitting is required based on bulleted items 1-3 from the Traffic review comments for Stapleton Rd. Please contact Arthur Gonzales (contact info listed below).*
- g. *CDOT requests that all Certificates of Occupancy be held until additional permitting is in place.*

LSC Response: The updated TIS addresses the escrow requirement. An access permit application will be submitted to CDOT for purposes of processing a Filing 1 escrow. It is our understanding that submittal of this application will follow CDOT "acceptance" of the TIS.