

Red Rock Acres

Traffic Impact Study

Prepared for:
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LSC Transportation Consultants
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LSC #194970
PCD File No P2010



LSC RESPONSES TO EPC TIS Comments

Page: 1

 Number: 1 Author: jchodsdon Subject: Text Box Date: 5/27/2021 20:32:05

[LSC Responses to EPC TIS Redline Comments on:](#)

FINDINGS AND CONCLUSIONS

Trip Generation

- The development is expected to generate approximately 350 vehicle trips on the average weekday with approximately 28 trips occurring during the morning peak hour and 37 trips during the evening peak hour when first constructed.

Recommendations

- It is recommended that Rockbrook Road be paved between the site access and SH 105.
- It is recommended that Red Rock Ranch Drive be upgraded to meet Rural Major Collector standards
- At the intersection of SH 105/Red Rock Ranch Drive, the westbound left-turn currently exceeds CDOT thresholds for requiring a deceleration lane. The northbound to eastbound right-turn exceeds the threshold for requiring an acceleration lane.
- With the development of the site, the intersection of SH 105/Rockbrook Road will require a left-turn deceleration lane. Any concerns pertaining to design, length of turn lanes, and/or right-of-way impacts will be addressed during the CDOT access permit process.
- With the development of the vacant parcel located southwest of the SH 105/Red Rock Ranch Drive, an eastbound right-turn deceleration lane will be required OR if prior to that development, if the eastbound right-turn volume exceeds 25 vph.
- See Table 3 for additional auxiliary lane details. See Table 5 for all recommended improvements.
- Colorado State Highway Access Permits will likely be required for Red Rock Ranch Drive and Rockbrook Road intersections with SH 105. Any hydraulics and/or stormwater studies pertaining to future improvements will be addressed during the CDOT access permit process and/or preliminary plan/final plat phases.
- Emergency evacuation scenarios will be discussed with Tri-Lakes Monument Fire Protection District during the CDOT access permit process, as the traffic improvements recommended in this report will likely result in improvements to current traffic conditions.

An email was sent to LSC on 2/25/21 regarding impacts the recommended auxiliary turn lanes along hwy 105 will have on the existing driveways in that area. We understand that CDOT will govern any improvements on this HWY. Staff recommends that the impacts to the current driveways be addressed in this report as it is likely to be brought up at the public hearing as it appears that there is much opposition to this rezone. ¹

Number: 1 Author: Daniel Torres Subject: Callout Date: 5/11/2021 22:17:48

An email was sent to LSC on 2/25/21 regarding impacts the recommended auxiliary turn lanes along hwy 105 will have on the existing driveways in that area. We understand that CDOT will govern any improvements on this HWY. Staff recommends that the impacts to the current driveways be addressed in this report as it is likely to be brought up at the public hearing as it appears that there is much opposition to this rezone.

Author: jchodsdon Subject: Sticky Note Date: 5/27/2021 11:13:55

LSC Response: Additional detail/information has been added to the report to address this comment.

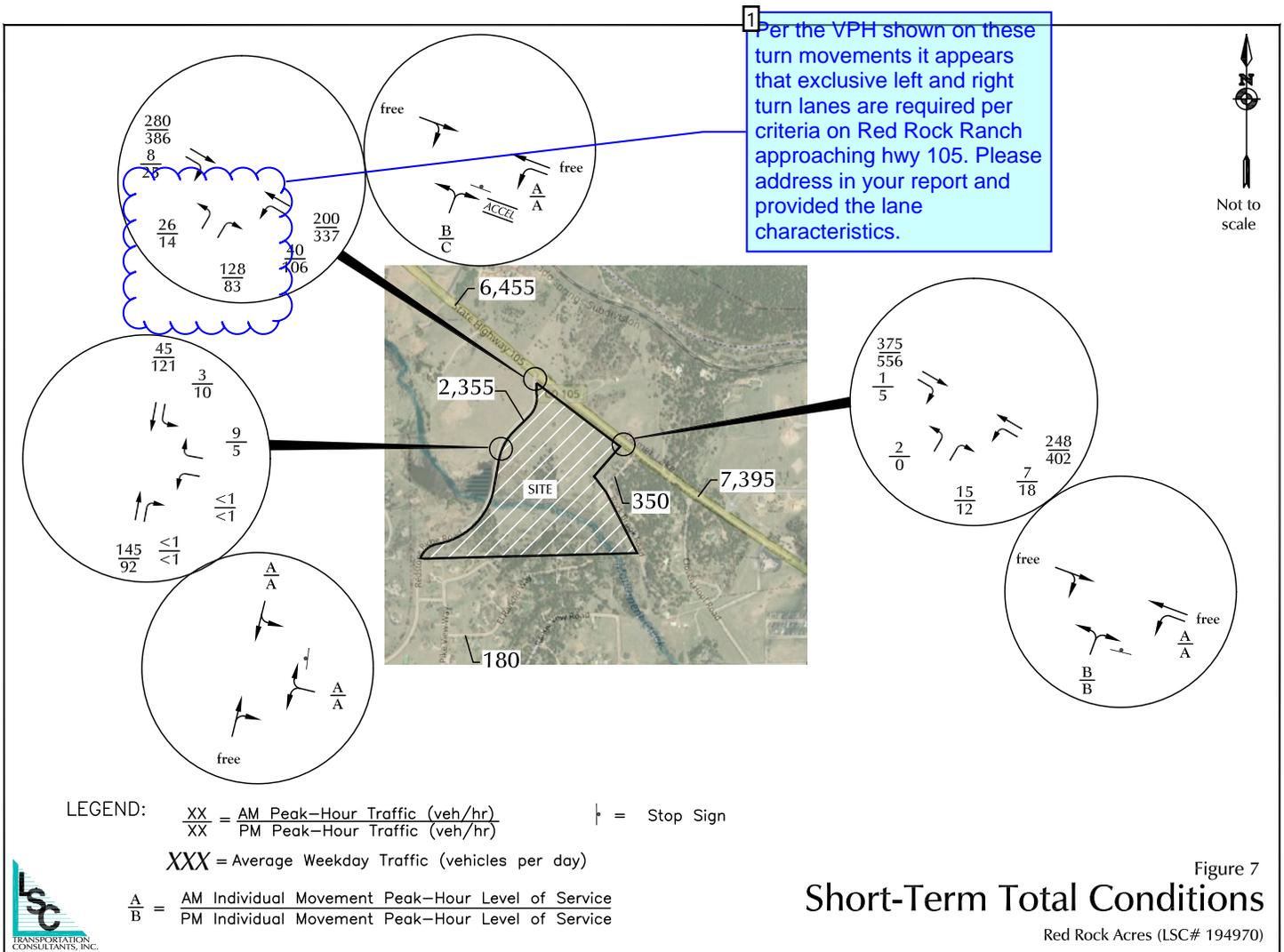


Figure 7
Short-Term Total Conditions
 Red Rock Acres (LSC# 194970)

Number: 1 Author: Daniel Torres Subject: Cloud+ Date: 5/11/2021 14:35:40

Per the VPH shown on these turn movements it appears that exclusive left and right turn lanes are required per criteria on Red Rock Ranch approaching hwy 105. Please address in your report and provided the lane characteristics.

Author: jchodsdon Subject: Sticky Note Date: 5/27/2021 20:36:24

LSC Response: LSC consulted with staff regarding this comment and the interpretation of the criteria and the application of turning volume thresholds in ECM Section 2.3.7.D. Staff confirmed their interpretation that the thresholds apply in this situation.

Therefore, LSC has updated the report to reflect separate northbound left and right lanes on Red Rock Ranch Road on the approach to Highway 105. The applicant would have the option to request a deviation, but the timing of a deviation request would be at Preliminary Plan.