

LSC Response - Estates Rolling Hills Ranch Fil No 2 TIA Redlines

Page: 1

 Author: Daniel Torres Subject: Text Box Date: 8/31/2020 4:36:34 PM

[Add PCD File No. PUDSP204 & SF2018](#)

 Author: Kirstin Subject: Sticky Note Date: 9/29/2020 8:53:32 AM
updated as requested

☰ Author: Daniel Torres Subject: Callout Date: 9/1/2020 9:03:03 PM

98 lots are indicated in the letter of intent and the PUD plan. Revise accordingly.

↶ Author: Kirstin Subject: Sticky Note Date: 9/29/2020 8:55:45 AM

The text has been revised to 98 lots. All analysis was based on 98 single family homes.

☰ Author: Daniel Torres Subject: Callout Date: 8/31/2020 4:59:27 PM

west

↶ Author: Kirstin Subject: Sticky Note Date: 9/29/2020 8:55:57 AM

The text has been revised

☰ Author: Daniel Torres Subject: Callout Date: 8/31/2020 4:59:08 PM

east

↶ Author: Kirstin Subject: Sticky Note Date: 9/29/2020 8:56:42 AM

The text has been revised

☰ Author: Daniel Torres Subject: Callout Date: 9/1/2020 7:29:40 PM

Provide an exhibit of the Pedestrian route(s) to schools

↶ Author: Kirstin Subject: Sticky Note Date: 9/29/2020 3:03:27 PM

The requested information has been added to the updated TIA

☰ Author: Daniel Torres Subject: Callout Date: 9/1/2020 7:48:02 PM

Please be more definitive in your recommendation for the pedestrian crossing. It appears that the site is within a distance where students may be expected to walk to school and therefore pedestrian crossings would be needed.

↶ Author: Kirstin Subject: Sticky Note Date: 9/29/2020 3:03:48 PM

The requested information has been added to the updated TIA

 Author: Daniel Torres Subject: Callout Date: 8/31/2020 5:58:17 PM

Please also provide analysis of East Ridge Dr. and Rex Road intersection.

 Author: Kirstin Subject: Sticky Note Date: 9/29/2020 3:16:58 PM

This text has been revised to indicate that the sight distance analysis was completed for the intersection of Estate Ridge Dr/Rex Road.

 Author: Daniel Torres Subject: Callout Date: 9/1/2020 9:14:37 PM

Is there any recommendations for bringing the LOS to an acceptable level with this filing?

 Author: Kirstin Subject: Sticky Note Date: 10/8/2020 8:33:17 AM

The applicant is working with Public Works Division and the County Engineer on necessary details regarding future plans for this intersection. Once details are worked out, the applicant will prepare and submit plans for a traffic signal.

Author: Daniel Torres Subject: Callout Date: 9/1/2020 9:43:11 PM

Please submit the traffic signal plans with the final plat application.

Author: Kirstin Subject: Sticky Note Date: 10/8/2020 8:34:43 AM

The applicant is working with Public Works Division and the County Engineer on necessary details regarding future plans for this intersection - primarily related to the future alignment, configuration, etc. of the west leg of the intersection. This information/direction is necessary prior to preparing the signal plans as these details directly affect the placement of signal poles and other design details. The applicant plans to prepare and submit traffic signal plans for review and approval once these details are worked out with Public Works Division.

The above has also been added to the TIS report.

Author: Daniel Torres Subject: Callout Date: 9/1/2020 9:41:06 PM

Provide recommendations for how this intersection will be monitored. Will traffic counts be provided yearly until actual warrants are met in the field? Please address. A condition of approval might be included for monitoring the intersection and installation of the signal when warrants are met in the field. Also, please note in the narrative that it is the applicants responsibility to contact the road impact fee advisory committee to determine if this is an eligible intersection improvement for reimbursement under the road impact fee.

Author: Kirstin Subject: Sticky Note Date: 10/8/2020 8:36:00 AM

The applicant is working with Public Works Division and the County Engineer on necessary details regarding future plans for this intersection.

The narrative has been updated regarding the eligibility of this improvement under the fee program. Notes regarding applicant responsibility have also been added.

Author: Daniel Torres Subject: Callout Date: 9/1/2020 9:42:49 PM

Please provide the taper length and ratio required for this turn lane

Author: Kirstin Subject: Sticky Note Date: 9/29/2020 4:09:47 PM

The requested information has been added to the updated TIA

 Author: Daniel Torres Subject: Callout Date: 9/1/2020 9:24:11 PM

a deviation for cul-de-sac length and a deviation request for the intersection spacing of Estate Ridge Drive will be required. Please include these and any others in you anticipated deviation requests analysis.

 Author: Kirstin Subject: Sticky Note Date: 9/29/2020 3:18:58 PM

The additional information has been added to the updated TIA as requested

 Author: Daniel Torres Subject: Text Box Date: 9/1/2020 9:45:56 PM

Please also include your Rex/Meridian traffic signal warrant conclusion/recommendations.

 Author: Kirstin Subject: Sticky Note Date: 9/29/2020 3:19:40 PM

The results of the trip signal warrant analysis have been added to the recommendations section as recommended.

☰ Author: Daniel Torres Subject: Callout Date: 9/1/2020 1:14:23 PM

There is no note #2 indicated below. Please revise.

↩ Author: Kirstin Subject: Sticky Note Date: 9/29/2020 4:20:42 PM
Revised as requested

☰ Author: Daniel Torres Subject: Callout Date: 9/1/2020 1:51:46 PM

This is estates at rolling hills. Per your analysis the warrants are met. Provide recommendations for monitoring the intersection and recommendations for the timing for placing orders for materials. Revise this section accordingly.

↩ Author: Kirstin Subject: Sticky Note Date: 10/8/2020 8:37:33 AM
The table and report narrative have been updated to address this comment.

The applicant is working with Public Works Division and the County Engineer on necessary details regarding future plans for this intersection.

☞ Author: Daniel Torres Subject: Cloud Date: 9/1/2020 1:24:19 PM

☰ Author: Daniel Torres Subject: Callout Date: 9/1/2020 9:48:22 PM

should be the applicant only. revise

↩ Author: Kirstin Subject: Sticky Note Date: 10/7/2020 11:40:09 AM
revised as requested

☰ Author: Daniel Torres Subject: Callout Date: 9/1/2020 1:50:38 PM

Estate Ridge Drive

↩ Author: Kirstin Subject: Sticky Note Date: 10/7/2020 11:40:23 AM
revised as requested

☰ Author: Daniel Torres Subject: Callout Date: 9/2/2020 6:03:37 PM

A 365' lane (lane plus taper) was also indicated for the westbound left approaching the Rolling Hills Access. It does not appear that there is sufficient distance between the two intersections to accommodate both left turn lanes. Please address & provide an exhibit. If the turn lane does not meet criteria a deviation request will have to be submitted for review and a decision by the ECM administrator. Please be aware that submittal of a deviation request does not imply that it will be approved.

↩ Author: Kirstin Subject: Sticky Note Date: 10/7/2020 11:40:44 AM
The left-turn lane recommendations on Rex Road between Rolling Ranch Drive and Estate Ridge Drive have been updated as requested

 Author: Daniel Torres Subject: Callout Date: 9/2/2020 6:05:07 PM

Comments have been provided on the preliminary plan regarding the intersection spacing. Please coordinate with the project planner regarding any changes to the road layout.

 Author: Kirstin Subject: Sticky Note Date: 9/29/2020 3:21:17 PM
It is our understanding that the intersection spacing has been approved

 Author: Daniel Torres Subject: Cloud+ Date: 9/1/2020 2:05:42 PM

Analyze the sight distance to the east based on the projected extension of Rex Road.

 Author: Kirstin Subject: Sticky Note Date: 9/29/2020 3:21:55 PM

The additional analysis has been included in the updated TIA as requested

 Author: Daniel Torres Subject: Callout Date: 9/1/2020 2:16:59 PM

[what is the meaning of the asterisk?](#)

 Author: Kirstin Subject: Sticky Note Date: 9/29/2020 3:22:09 PM
The asterisk has been removed in the updated TIA

Author: AutoCAD SHX Text Date: Indeterminate
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 Author: Daniel Torres Subject: Callout Date: 9/1/2020 3:41:15 PM

[Provide % on Rex Road](#)

 Author: Kirstin Subject: Sticky Note Date: 9/29/2020 4:10:37 PM
The requested information has been added to the updated TIA

 Author: Daniel Torres Subject: Callout Date: 9/1/2020 9:50:07 PM

[Provide %](#)

 Author: Kirstin Subject: Sticky Note Date: 9/29/2020 4:10:40 PM
The requested information has been added to the updated TIA

Author: AutoCAD SHX Text Date: Indeterminate

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Author: Daniel Torres Subject: Callout Date: 9/2/2020 10:04:21 AM

It appears that this meets the threshold for a left turn lane per ECM 2.3.7.D.1. Please provide the turn lane lengths required and update your narrative accordingly.

 Author: Kirstin Subject: Sticky Note Date: 9/29/2020 4:14:37 PM

Although the eastbound left turn volume just meets the threshold in the short-term it is projected to be below the threshold in the long-term future with Rex Road extended east to Eastonville Rd. In the short-term the opposing volume is projected to be light. The CDOT criteria allows for a left-turn lane requirement to be waived when the opposing through volume is below 100 vehicles per hour (vph). The projected westbound through volume is 63 vph during the afternoon peak hour when the eastbound left-turn volume is projected to be 25 vph.

Author: AutoCAD SHX Text Date: Indeterminate

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Author: AutoCAD SHX Text Date: Indeterminate

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