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MEMORANDUM

DATE: February 26, 2021

TO: Arthur Gonzales – Access Manager

CC: Nina Ruiz, Project Manager / Planner II

FROM: Jeff Hodsdon - LSC Transportation Consultants, Inc.

SUBJECT: Bennett Ranch-Judge Orr Eastonville Commercial Center SKP Amendment
PCD File No.: SKP203
RE: Master Traffic Impact Study
Response to CDOT Comments Memorandum
LSC #194730

Following are the LSC Transportation Consultants, Inc. responses to the October 1, 2020 Comment Letter prepared by CDOT – Region 2 – Traffic & Safety – Permits regarding Amendment to Bennett Ranch-Judge Orr Eastonville Commercial Center SKP Amendment_EA19236.

Access comments:

- a. *A State Highway Access Permit will be required for the change in use per State Highway Access Code §2.6 for Judge Orr Rd. and the connection to SH24G.*

LSC Response: Comment noted.

- b. *Land Use(s) will need to be determined prior to making application for the State Highway Access Permit. No determination of land use(s) we described in the Letter of Intent and was general in nature.*

LSC Response: Comment noted.

- c. *Per the State Highway Access Code §2.6 Change in land use rules will apply to the greater that 20% traffic volumes and §3.7 for a category determination of E-X (Expressway) on SH24 and the Judge Orr connection.*

LSC Response: Comment noted.

Traffic Operations Engineer Comments:

- a. *The signal phasing in the Synchro reports for Judge Orr Rd at Hwy 24 incorrectly shows concurrent east-west phasing whereas sequential or “split” phasing currently exists.*

LSC Response: The Synchro reports have been corrected.

- b. *Queueing reports shall be provided for the intersection of Judge Orr Rd and Hwy 24.*

LSC Response: 95th percentile queue lengths have been included in the updated Synchro reports.

- c. *Site-generated traffic generates 1611 vehicles per day on Judge Orr Rd at the intersection of Hwy 24. The existing October 2019 24-hr count shows Judge Orr west of Hwy 24 has a daily traffic volume of 3470.*

LSC Response: Comment noted.

- d. *Site-generated southwest-to-westbound right turn movement at Hwy 24 and Judge Orr is projected to add 25 vehicles (short term) in the AM peak hour. The State Highway Access Code §3.7(4)(b) requires installation of right turn deceleration lane for any access with a projected right turn volume greater than 10 vehicles per hour.*

LSC Response: Comment noted. This has been added to the Improvements Table.

- e. *Site-generated east-to-southwest-bound right turn movement at Hwy 24 and Judge Orr is projected to add 73 vehicles (short term) in the PM peak hour. The State Highway Access Code §3.7(4)(c) requires installation of right turn acceleration lane for any access with a projected right turn volume greater than 10 vehicles per hour.*

LSC Response: Comment noted. This has been added to the Improvements Table.