

SM ROCHA LLC (Traffic and Transportation Consultants) response to CDOT comments are provided on last page and highlighted blue.

STATE OF COLORADO

Traffic & Safety

Region 1
2000 South Holly Street
Denver, Colorado 80222



COLORADO
Department of Transportation

Project Name: **Larkspur Truck Stop**

Print Date:

Highway:

Mile Marker:

C1 Drainage Comments:

I have reviewed the attached drainage report for this location and visited the site as well

I have concluded that there will be no negative drainage impact to I25 as a result of this proposed work and that drainage downstream conditions will be maintained

thanks

samer 8-4-2016

8-15-2016

C2 Environmental Comments:

****If plans change and work/staging is in our ROW Environmental review will be needed** Since there currently no work in CDOT ROW we would like to share the following with the applicant: **Due to the presence of habitat occupied by a federally protected species we recommend that the applicant call the US Fish and Wildlife Service, Endangered Species Program (Mtn Prairie Region) at 303-236-4749 We also recommend the applicant coordinate closely with Douglas County's Environmental Resources Coordinator Andy Hough at 303-814-4342****

C3 Traffic Comments:

8-1-16 Paul Scherner

The traffic generation analysis by SM Rocha dated 7-25-16 needs to identify the number of heavy trucks that will be using the development. The number of fuel pumps (32) suggests that this number would be significant. As stated, *"The detailed traffic study currently being prepared will analyze study intersection and roadway operations and provide recommendations to ensure adequate traffic operations."* This needs to also include accurate truck percentages and their impacts on the existing roadway infrastructure.

C4 Permits Comments:

Upper Lake Gulch Road & Spruce Mountain Road are Douglas County roadways. Douglas County is an issuing authority for access permitting. Where these two roadways connect to the State Highway -interstate system, CDOT will ask for access permits based on a 20% increase of volume, and possible upgrades warranted - TBD under the

Traffic Study.

C5 CDOT request that the traffic study follow the content-format as outlined in the State Access Code. Please examine the turn radius at the in & outbound ramp terminus at I-25 exits 172 & 173 to ensure they are sufficient for the oversized vehicles this facility will attract. (southbound I-25 ramp at 172 appears substandard and has substantial sedimentation at the inlets)

C6 Signs oriented to the highway must adhere to the State rules for outdoor advertising.

C7 Noted that the UPRR grade crossing is already signal-gated. CDOT ROW includes the eastern approach. Any work on the UPRR crossing should be coordinated through the State's RR coordinator, and should any of that work on the approach extend into CDOT ROW, a permit would be necessary.

C8 Noted that no bicycle or pedestrian facilities (pathways) currently exist in CDOT ROW @ exit 172. Unsure of the clearance under I-25 at exit 172. The Upper Lake Gulch Road underpass of I-25 is only 2-lanes wide and is incapable of handling center left turn lanes in either direction without substantial bridge reconstruction.

C9 Further comments may be forthcoming upon review of the Traffic study.

- RS 08-09-16

C10 As stated above, new access permits will be required for Upper Lake Gulch and Spruce Mountain Roads, for the increase in traffic, change in use and vehicle type. Douglas County informed CDOT, " Per subsection 2.3(12) of the State Highway Access Code, the County would ask that any access permit(s) be administered by CDOT as provided in subsection 2.3(6) and (7). The County will also designate the developer of the truck stop as the permittee on the application(s). The developer will also need to cause any needed intersection improvements related to the access permits." Chris Martin and Al Peterson with Douglas County would like to be involved in any meetings that take place related to the access permit applications. Chris Martin, Senior Traffic Engineer, Douglas County Public Works Engineering, 100 Third Street, Castle Rock, CO 80104, Office: 303-660-7490, cmartin@douglas.co.us.

-MC 8-10-16

Response to comments:

C1: Comment acknowledged.

C2: Comment acknowledged.

C3: The detailed traffic study is provided for CDOT review. Figure 2 of the study shows a total of 6 pumps specific to heavy trucks. These six pumps can serve a total of 4 heavy trucks at one time. The remainder of fuel pumps (or vehicle fueling positions are for regular vehicles. Traffic analysis currently estimates 2% use for heavy trucks. This percentage appears accurate based on number of available heavy truck fueling positions, but will be further evaluated and reflected in future traffic study revisions if needed.

C4: Permitting of existing roadway connections to State Highway system is considered a regional matter and not the responsibility of this particular development. It is acknowledged that further access permit requirements and coordination are needed between CDOT and County/Town Staff.

C5: Prepared traffic study included required content per State Access Code. Sufficiency review of existing I-25 ramps seems to be a regional item for CDOT and County/Town discussion not specific to this particular development.

C6 through C9: Comment acknowledged.

C10: Please refer to C4 response.