



# COLORADO

## Department of Transportation

Region 2 Permits  
5615 Wills Blvd, Suite A  
Pueblo, CO 81008-2349

January 2, 2024

SH 94A / Mayberry Drive  
El Paso County

Ryan Howser, Project Manager/Planner  
E. P. C. Planning & Community  
Development 2880 International Circle  
Colorado Springs, CO 80910

RE: Mayberry - Sketch Plan\_SKP236

Dear Ryan,

I am in receipt of a referral request for comments for The Mayberry Sketch Plan\_SKP236. This filing of the development consists of the approval to amend and update the previously approved “Ellicott Town Center” (SKP05005) The Proposed Mayberry Sketch Plan “Mayberry Communities Sketch Plan is proposed to contain +/-631.40-acres for a total to 2800 dwelling units at 4.5DU/AC ratio in addition to the Ellicott Town Center. Vehicular access is to be gained from new Mayberry Drive via SH94 with the development limits to be located in the Northwest quarter (1/4) of Section 13, Township 13 South, Range 64 West of the Sixth Principal Meridian. Southwest of the Falcon Highway and Sage Creek Road Intersection.in El Paso County. After review of all documentation, we have the following comments:

### Traffic

The Traffic Impact Study for Mayberry Filing No. 5\_Sketch Plan-SKP236, dated August 30, 2023 by HDR Engineering, Inc. has been reviewed by a CDOT Traffic Engineer. Their comments follow:

- This TIS serves as an update to previously approved studies for Ellicott Town Center and Mayberry. The site is anticipated to generate 38,497 vehicle trips over the life of development. Trip generation tables use “DU” for commercial uses such as a liquor store, fast casual restaurant, sit down restaurant and gas station. Seems as though the trip should be calculated on KSF, please modify and update. Also, KSF is used for Single Family Attached Housing when it should be DU.
- The TIS include a “trigger analysis” focusing on Mayberry Drive and CO94. The analysis assumes various stages of development and ultimate signalization of the intersections; however, a warrant analysis was not provided. Prior to determining the intersection improvements, CDOT requires the intersections of Mayberry Drive &CO 94 and Log Road & CO94 be analyzed using the Intersection Control Analysis Tool, provided with these comments. This tool will guide both CDOT and the Development on the most appropriate from of traffic control at each intersection. The development will ultimately be responsible for constructing said improvements.

### Access

Sketch Plan - SKP236 will impact CDOT infrastructure. My comment follows:

- The current development has two existing access permits to the State Highway. One for the connection of New Log Rd. Currently known as Mayberry Drive (AP#218053) and the




- other is for the RI/RO for the connection of Springs Rd. (AP#218054). Both of these permits were initiated with Filing 1. Within those permits additional requirements for updating the access permits is required for each current and future filing. It is understood that these planning comments will take into account for up to Filing No. 5 regarding the build out requirements from Table 12 in the Traffic Impact Study dated March 31, 2020 by LSC Transportation Consultants.
- An updated Access Permit will be required to incorporate filings up to Filing No. 3 for the updated connection locations to SH94 of Mayberry Drive and Springs Rd. This updated Access Permit is currently being worked on under Filing No. 3 and will be in place soon under access permit No. 223066.
  - Roadway improvements will be required and detailed in the terms and conditions of the updated access permits accordingly by taking into considerations Table 12.
  - It is understood that Filing No. 3 through to current and future filings residential and commercial will be part of a sketch plan amendment and will require additional approvals and reviews in coordination with CDOT and executed access permits.
  - For this Sketch Plan additional permits will be required, and further reviews are also required.

Additionally,

- On-premise and off-premise signing shall comply with the current Colorado Outdoor Advertising Act, sections 43-1-401 to 421, C.R.S., and all rules and regulations pertaining to outdoor advertising. Please contact Mr. Adam Lancaster at (719) 562-5540 for any questions regarding advertising devices.
- Any utility work within the state highway right of way will require a utility permit from the CDOT. Information for obtaining a utility permit can also be obtained by contacting Mr. Lancaster.

Please contact me in Pueblo at (719) 546-5732 or by email [arthur.gonzales@state.co.us](mailto:arthur.gonzales@state.co.us) with any questions.

Sincerely,

  
Arthur Gonzales  
CDOT R2 - Access Manager

Xc: /file

