



**COLORADO**  
Department of Transportation

Region 2

Traffic, Safety & Permits  
5615 Wills Blvd.  
Pueblo, CO 81008

March 4, 2019

SH83  
El Paso County

El Paso County Development Services Division  
Attn: Kari Parsons  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910-3127

RE: Walden Preserve 2 Amended PUD Filing No. 4A - EA-17-068/PUD187 PUD-Planned Unit Development  
Walden Preserve 2 Filing 4A Amd Preliminary Plan - EA-17-068/SP185 SP-Preliminary Plan  
Walden Preserve 2 Filing No.4 Final Plat - EA-17-068/SF1834 SF-Final Plat

Dear Kari,

I am in receipt of the subject property referral to provide comments for this development and its various phases. The PUD plan usage is of 135.05-acre site is for 73 single family residential lots with a minimum 1.0-acres each and 50.34-acres of open spaces. This is a multi-filing development for 7 phased filings. Filing 1-3 have been platted and are being developed. The site phase 4 is generally located east of SH83, south of Walkers Rd. Specifically, the property is located north of Walden Preserve 2, Filing 1, 2 and 3, south of Walker Road and east of Walden Way in El Paso County, Colorado. Comments from CDOT staff are as follows;

- Hydraulics:
  - a. No comments and is in compliance with CDOT's Drainage Manual.
- Traffic and Access comments:
  - a. *Previous comments dated January 11, 2006 still apply.*
  - b. A new phased access permit will need to be applied for to incorporate phases 4-7 of the development, updated escrows will need to be escrowed for phases 4-7 at today's current improvement costs. This will be detailed in the Access Permit for Filings/Phase 4-7.
  - c. No additional Access to SH83 will be allowed per Access Permit 215017, Access is to be continue to be gained from existing Walden Way.
  - d. Walden Way may meet warrants for improvements of the right-in/right-out and may be restricted to right-in/right -out at the development of phases 4-7. A right turn northbound accel/decel lane on SH 83 may be required to be constructed at this intersection with phases 4-7. This will be detailed in the Access Permit for Filings/Phase 4-7.
  - e. Future Pinehurst Circle extension with connection to Walker Rd. will need to be a minimum of 300-feet east of the touchdown point of curvature from the right turn lane EB from SH83, per State Highway Access Code.
  - f. With the potential extension of Pinehurst Circle connection with Walker Rd., it is suggested that a right turn deceleration lane may be needed or installed to keep the flow of traffic moving at a good rate east bound.
  - g. CDOT request a new escrow fund breakdown be submitted to capture the current changes in development and updates from the previous submittal.
  - h. Escrow amount for development 1-3 have been captured in the existing access permit 215017, but, never delivered or collected unto CDOT.



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. Todd Ausbun at 719-696-1403 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. Ausbun.

If you have any questions regarding access, please contact me in Pueblo at 719-546-5732.

Sincerely,

Arthur Gonzales  
R2 - Access Manager

Xc: Andrew/Stecklein  
Bauer  
Nelson/Biren  
Sword/Ausbun - file

