



COLORADO
Department of Transportation

Region 2

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

April 12, 2019

SH83
El Paso County

El Paso County Development Services Division
Attn: Jeff Rice and Nina Ruiz
2880 International Circle, Suite 110
Colorado Springs, CO 80910-3127

RE: **REVISED: Additional Comments for Walden Academy and Walden Preserve**
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 Jeff and Nina,

I understand that there is a new development that is developing the corner of SH83/Walker Rd. for a school (Walden Academy) and some commercial areas along with a YMCA potentially. I have not seen any official request for comments, however, this development is directly associated with the Walden Preserve development to the south of this location.

That development has many phases to it and breaks down as such, 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;

- Additional comments as of 04/12/19 and previous comments below are still applicable.
 - a. I understand that the school development will be away from the intersection to the degree of 700-feet which is preferred.
 - b. It is understood that El Paso County will require a round-a-bout at the egress/ingress of this development.
 - c. Previous comments of concern are the median/widening/introduction of accel/decel lanes on SH83 at Walden Way.
 - d. The new development will most likely trigger these improvements as the new phases to Walden Preserve have. Traffic Impact Study is needed for the proposed school location to incorporate the Walden Preserve development to determine future roadway coordination.
 - e. The new development of the proposed school will need to apply for CDOT Access Permit.
 - f. Collection of escrow funds have not been delivered per previous Access Permit 215017.
 - g. CDOT requests that El Paso County with hold any Certificates of Occupancy until such a time the escrows are delivered pertaining to CDOT Access Permit 215017 and future Access Permits to this area..
 - h. CDOT request a new escrow fund breakdown be submitted to capture the current changes in development and updates from the previous submittal.



- 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

