



# COLORADO

## Department of Transportation

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

January 13, 2022

SH 24G/94A  
El Paso County

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

RE: Crossroads at Meadowbrook Filing No1 - SF2129

Dear Ryan,

I am in receipt of a referral request for comments for Crossroads at Meadowbrook Filing No. 1 on Highway 24G/94A. Crossroads Mixed Use Filing No. 1 Final Plat has been labeled various underdevelopment names within the filing to include the development of the 11 parcels. The submittal is comprised of 1 multifamily lot, 10 commercial lots, and 4 tracts for private roads, utility and drainage, open space, and signage. The proposed subdivision of land is located on the southwest quadrant of the intersection of US-24 and Newt Drive and SH-94. It includes a single  $\pm 12.703$  AC multifamily lot (Lot 1) in the RM-30 zone and 16.346 AC of Tracts for private road access, detention, open space, public utility and improvements, signage and future development - the property tax schedule is 5408007005 in El Paso County.

#### Traffic Operations:

The current Traffic Impact Study dated November 18, 2021 has been reviewed and previous comments from Traffic Impact Studies listed have been addressed. Traffic Operations staff comments are as follows:

- The applicant has requested relief from the requirement of right-of-way dedication along US24 for the expansion of US24 to include three through lanes eastbound and one acceleration lane off of Newt. In review, it appears there is sufficient right-of-way to accommodate the third through lane plus the centerline acceleration lane and the Newt Dr. right turn acceleration lane.
- Shoulder expansion and shoulder grading will be required with the State Highway Widening or the additional lanes (SB).
- No further comments.

#### Hydraulics:

The Final Drainage Report dated December 2021 and the Grading & Erosion Control Plan dated December 8, 2021 for Crossroads at Meadowbrook Mixed Use has been reviewed by a CDOT Hydraulics Engineer. Their comments follow:

- No further comments



Access:

The Preliminary Plan has been reviewed and the development changes will impact CDOT infrastructure. My comments are as follows:


- The developer is required to apply for a new Colorado Department of Transportation Access Permit for the connection of Newt Dr. to SH24G. An Access Permit is required at the intersection location of (SH24 and Newt Drive). The change in land and access use rules apply as detailed in the State Highway Access Code 2002, Section 2.6. **This has not been done to date.**
- Additional phases are expected for this development. Additional phase will be required to be reviewed as they come in and further traffic operation requirements may be needed if warrants are met.
- No additional access will be allowed to the development from any of the surrounding State Highways and only allowed from the minor surrounding internal roadways.
- This development is being reviewed concurrently with the developments listed below since they all impact the same intersections.
  - ❖ Crossroads North
  - ❖ Meadowbrook Park
  - ❖ Crossroads at Meadowbrook Mixed Use / Filing No. 1
  - ❖ Reagan Ranch
- CDOT is collaborating with the City of Colorado Springs and El Paso County in development review as all three agency's infrastructure will be impacted by the traffic within these developments.

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.

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

Sincerely,

  
Arthur Gonzales  
CDOT R2 - Access Manager

Xc: Victoria Chavez for Jennifer Irvine/Jeff Rice - El Paso County  
Ferguson  
Bauer  
Whittlef/Biren  
Ausbun  
Vigil/Regalado/file

