



COLORADO

Department of Transportation

Region 2

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

February 26, 2020

SH94
El Paso County

Nina Ruiz, Project Manager/ Planner II
El Paso Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

RE: Ellicott Town Center 02.26.20 - SF1910_SF1825 - Commercial Replat, Plat review (Plat Comments Updated, pg 2)

Dear Nina,

The Colorado Department of Transportation has reviewed for the above mentioned development for Filing No. 1 with 98 residential lots on 288-acres of parks, open spaces, commercial, the extension of New Log Rd south from SH94 to Handle Road Extension for the Ellicott Town Center, Final Plat Extension SF1825. The review also includes Filing No. 2, Commercial Replat SF1910 of this development located south on SH 94, mile marker 15.81 and west of the existing Log Road in El Paso County for 9.5-acres for commercial, retail and wholesale to serve the general public. Comments are as follows:

- **Access comments:**

- a. An updated Application for Access to SH94 will be required for Filing No. 1. and Filing No. 2. All other additional filings 3-7 will be revisited and the Access Permit will be expanded upon in these future phases in reference to additional roadway improvements, warrants and escrows. ***Please resubmit two applications one an application for the Filing No. 1 and the other for the RI/RO Commercial Filing No. 2.***
- b. Revisions to the Traffic Impact Study will be required with the recommended changes mentioned within the Traffic Operations comments below. ***Please Update.***
- c. None of the drawings provided depict the proposed lanage to SH94 in the Traffic Impact Study or submittal drawings. ***Please provide.***
- d. It is understood that Access Permits will be granted in phases as additional warrants and submittals are required by EPC and CDOT. Phase one will be for 98 single family lots Filing No. 1, phase two will consist of Filing No. 2 (9) commercial lots, Phase three will be Filing No. 3 (148 residential lots and so on until phase seven is achieved.
- e. The State Highway Access Code allows for one access to be granted for this development, due to the category of roadway (RA) and the Access Management Plan. The primary access is for west access to the development and shall be a full movement access. Auxiliary (accel/decel) lanes will be required for this access and shall be designed with the State highway Access Code design standards. An additional access will be allowed as a Right In/ Right Out (RI/RO) for Filing No. 2 the second point of access is to be known as Springs Road. This access will be phased out as other



development phases are implemented and an access road to the east is developed to connect with existing S. Log Rd.

- f. Future modification to all access egress/ingress may be required if negative traffic impacts occur and or other warrants are met.
- **Right of Way comments:**
 - a. A fee-simple deed with copy of recorded plat, site plan, exhibit sketches and legal description will be required for the Right of Way donation for "CDOT Future Public ROW". **Please provide**
 - b. Update Plat with legal descriptions for the 40' ROW that is to be dedicated. Preferably 2 legals, one for the section west of the Cherokee Water & Sanitation District, and one for the section to the East. Both legals must be tied to an aliquot monument and the same basis of bearings as the plat. **Please revise**
 - c. On the plat, Change the dedication text within the 40' ROW to read "40' Dedicated ROW to Colorado Department of Transportation". **Please revise**
 - d. Once CDOT receives the descriptions, CDOT will prepare the deed's for recording. The deeds will be given to the subdivider for recording. Add the reception / recording numbers to the note "40' Dedicated ROW to Colorado Department of Transportation" within the 40' section on the plat before the plat is recorded. I'm not sure if this is possible due to timing, but having the numbers on the plat would be ideal for research and record keeping. **Please revise**
 - e. Add note on the title page explaining that ROW was dedicated to CDOT. This can be a very short note that just brings it to the attention of the reader and then directs them to page 3 for viewing. **Please revise**
 - **Hydraulics comments:**
 - a. Flows from the site are away from the State Highway System with no impacts and no new comments. All previous comments have been fulfilled.
 - **Traffic Operations comments:** from Traffic Impact Study Dated Aug 29, 2019
 - a. **Please revise and resubmit items listed below:**
 - b. The proposed re-zone Filing No. 2 (9 commercial lots) would likely trigger modification of the county access permit (SHAC 2.6(3)) for the intersection of Hwy 94 & Peyton Hwy. The applicant would be responsible to meet the SHAC requirements and provide escrows at the time of Applications for Access under Filing No. 2.
 - c. The deferment of access permit and associated requirements for the intersection of Hwy 94 & Ellicott Hwy until future phases of the PUD cumulatively reach the 20 percent threshold (per SHAC 2.6(3)) is agreeable and will be addressed under Filing No. 3.
 - d. Tables 9-11: Average (AM+PM) are not computing correctly; percent doesn't seem to compute correctly either. Denominator is spelled incorrectly. Please address and correct.
 - e. At Hwy 94 & New Log Rd, the northbound-to-westbound acceleration lane would be required at 50 vehicles per hour. The timing on this improvement appears to line up with the requirement for installation of the westbound left turn deceleration lane at 10 vehicles per hour. These improvements are expected to occur simultaneously as shown in Table 12 of the study under Filing No. 1 and 2.
 - f. A median to prohibit the westbound left-turn at Springs East Road is required with construction of the eastbound right turn deceleration lane as shown in Table 12 of the study under Filing No. 1 and 2.



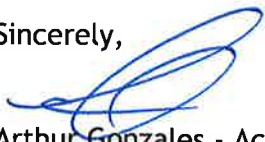
- g. It appears that New Log Road is planned to have one-way configuration (north/south) with median between. Per the State Highway Access Code 4.5(4), the SB and NB shall be divided by a non-traversable median of at least four feet but no more than 25 feet wide and treated as one access.
- h. It is anticipated that future highway expansion, four 12' travel lanes, 50' barrier-less median, outside shoulders, drainage channels, side slopes, and clear zones can be obtained within a 180-foot right-of-way due to the flat terrain. Current right-of-way is 100'; additional 40' of right-of-way from both sides will be required to obtain 180'.
- i. CDOT Design Guide recommends an additional 10'-20' beyond slopes for maintenance access.
- j. The proposed re-plat includes an additional 25' trail easement behind highway right-of-way. It is requested that this trail easement permit be recorded for such use. A trail license agreement will be required and will need to contact CDOT ROW.
- k. The baseline Synchro reports for Hwy 94 & Peyton Highway intersection has incorrect lane geometry, please adjust.
- l. The developer escrow charts Table 9, 10, 11 are a bit confusing due to some errors within or understanding of detailed information. Resubmit with updates of the TBD should be Filing 2 as a whole and at Hwy 94 & Ellicott Hwy, the developer would be required an escrow amount for the 273-ft eastbound right turn lane of future traffic signal. Please adjust explain and break down will be required as part of revised TIS.
- m. Temporary consolidation of access will be required as Springs Rd. replaces existing access at this location.

Additionally,

- a. 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.
- b. 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 me in Pueblo at 719-546-5732 with any questions.

Sincerely,



Arthur Gonzales - Access Manager

Xc: Irvine/Ruiz - El Paso County
Ferguson/Stecklein
Bauer
Nelson/Whittlef/Biren
Sword/Regalado/Ausbun - file

