



COLORADO

Department of Transportation

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

November 4, 2021

SH 16A/Snuffles St.
El Paso County

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

RE: Cottages @ Mesa Ridge - PUDSP2111_Combined PUD/Preliminary Plan

Dear Kari,

I am in receipt of a referral request for comments for Cottages @ Mesa Ridge project is proposed as PUD zoning for 122 duplex style units on 10.21 acres with a density of 11.94 units per acre. The proposed land use is for residential (for rent), an amenity center (clubhouse), and open space as described to include an amenity center, playground, deck/patio with firepit, a dog park and open space/landscape areas connected by walks and a trail. The development is located east of SH16A to the NW of the intersection of SH16A and Snuffles St. by 130-feet by way of Landover Ln. as described Per the legal survey the specific property description is a PORTION OF THE NORTHEAST QUARTER OF SECTION 29, THE SOUTHEAST QUARTER OF SECTION 20, THE SOUTHWEST QUARTER OF SECTION 21, & THE NORTHWEST QUARTER OF SECTION 28 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO.

Traffic Operations;

The Traffic Impact Study for Cottages @ Mesa Ridge by LSC Transportation Consultants dated August 8, 2021 has been reviewed by a CDOT Traffic Operations and their comments are:

SH16A roadway auxiliary lane improvements at the intersection of SH16/Mesa Ridge and Snuffles St. are required for the following:

- The EB left turn deceleration lane shall be extend by 125-feet to meet the minimum required 800' in length to include 378-feet of full lane width, 200-feet of storage and a 222-foot transition taper.
- The SB to WB right turn acceleration lane shall be lengthen by 140-feet to meet the minimum 960-feet to include 738-feet of full lane width and a 222-foot transition taper.
- The WB right turn deceleration lane shall be lengthen by 120-feet to meet the required 600-foot minimum to include 378-foot of full lane width and a 222-foot transition taper.

Hydraulics;

- Hydraulics comments will be forthcoming.

Materials;

- No material/geotechnical impacts are expected to the state highway system.



Access;

- Section 2.6 Change in land use and Access use to SH21 and Snuffels St. of the State Highway Access Code, states that an updated access permit will be required to record 2the development and the intersection roadway improvements.
- State Highway roadway Improvements are required due to increase in traffic operations and will be detailed I the future updated access permit with CDOT. El Paso County will decide on the direction of application for Permittee and Applicant.

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 me in Pueblo at (719) 546-5732 or (719) 248-0905 with any questions.

Sincerely,



Arthur Gonzales
CDOT R2 - Access Manager

Xc: Jennifer Irvine, Jeff Rice - El Paso County
Ferguson
Stecklein
Bauer
Whittlef/Biren
Vigil/Regalado/file

