



COLORADO

Department of Transportation

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

November 20, 2023

SH 24A / Mayberry Drive
El Paso County

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

RE: Mayberry Filing No.5 - PUDSP233

Dear Ryan,

I am in receipt of a referral request for comments for The Mayberry Filing No. 5 - PUDSP233. This filing of the development consists of the proposed 146-dwelling units with four apartment building, 38-single family townhomes. The proposed development is to be accommodated by approximately 8.31-acers of planned density of 17.57-acres. Vehicular access is to be gained from new Mayberry Drive via SH94 in El Paso County. After review of all documentation, we have the following comments:

Some documentation from Kimley Horn refers to Meadowbrook Park PUD Site, just FYI.

Traffic

The Traffic Impact Study for Mayberry Filing No. 5, dated February 16, 2023 by HDR Engineering, Inc. has been reviewed by a CDOT Traffic Engineer. Their comments follow:

- TIS indicates planned improvements at New Log Road and Spring Road can accommodate the Phase 5 development and is confirmed in the original master TIS. No further comments required.

Access

Filing No. 5 - PUDSP233 will impact CDOT infrastructure. My comment follows:

- The current development has two existing access permits to the State Highway. One for the connection of New Log Rd. Currently known as Mayberry Drive(AP#218053) and the other is for the RI/RO for the connection of Springs Rd. (AP#218054). Both of these permits were initiated with Filing 1. Within those permits additional requirements for updating the access permits is required for each current and future filing. It is understood that these planning comments will take into account for Filing No. 5 regarding the build out requirements from Table 12 in the Traffic Impact Study dated March 31, 2020 by LSC Transportation Consultants.
- Two updated Access Permits will be required to incorporate filings up to Filing No. 3 for the updated connection locations to SH94 of Mayberry Drive and Springs Rd. This updated Access Permit is currently being worked on under Filing No. 3 and will be in place soon.
- Roadway improvements will be required and detailed in the terms and conditions of the



updated access permits accordingly by taking into considerations Table 12.

- It is understood that Filing No. 3 through to current and future filings residential and commercial will be part of a sketch plan amendment and will require additional approvals and reviews in coordination with CDOT and executed access permits.

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. Adam Lancaster at (719) 562-5540 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. Lancaster.

Please contact me in Pueblo at (719) 546-5732 or by email arthur.gonzales@state.co.us with any questions.

Sincerely,



Arthur Gonzales
CDOT R2 - Access Manager

Xc: /file

