



COLORADO
Department of Transportation

Region 2 - Permits
5615 Wills Blvd.
Pueblo CO 81008

May 28, 2024

SH 24G
El Paso County

Kari Parsons, Project Manager/Planner II
El Paso County Planning & Community Development
2880 International Circle
Colorado Springs, CO. 80910

RE: Grandview Reserve - Filing No. 2 and Phase 3 - PUDSP241 (associated development within other PUD's for this development) (PUDSP2110, PUDSP236, SF2311, PUDSP241)

Dear Kari,

I am in receipt of a referral request for comment of the subject planned development. I understand that the development is currently vacant land with four existing drainage ways that cross the site. The proposed sketch plan calls for mixed use of urban, residential, institutional and commercial land uses. The PUDSP241 contains 77.83-acres with 322-single family detached lots with density of 4.14-dwelling per unit per acres. The approved Grandview Reserve Sketch Plan (SKP201) contains 768.2-acres of residential land use would consist of 3,261 single family units for a density of 4.24 dwelling units per acre growing to 12 units per acre. 132.50 acres is planned for open space to include parks, drainage ways, detention, buffers and trail corridors. The development is planning to gain the primary access from SH24 on the easterly side and will install a new intersection to extend Rex Rd. to SH24 as prescribed by the Access Control Plan and Eastonville Rd to the west. CDOT's staff comments are as follows;

Traffic

The Traffic Impact Study for Grandview Reserves Filing No. 2 and Phase 3 dated March 4, 2024, by LSC Traffic Consultants has been reviewed by a CDOT Traffic Engineer. Their comments follow:

- **The submitted TIS does not provide information regarding the Filing No. 2 and Phase 3 specifically. However previous comments still apply.**
- The overall new sketch plan for this development included in the roadway improvements table the statement "available escrow collected from area developments through the access permitting process" for US 24 & Stapleton.
- Based on the sketch plan, the escrow for 24& Stapleton would have been 6.67% at buildout, (if it was completed before the signal was installed). Phase 1 of that plan indicated all traffic would use Rex Rd to US 24 to Stapleton Rd south and no through traffic would cross US 24.
- The development is responsible for 20% of long-term (mast arm cost)- \$150,000.
- However, the new TIA for filing 1 shows no connection of Rex Rd to US 24 and shows the short-term traffic volume of 27 AM & 20 PM vehicles averaging 23.5 vph out of 60 vph required for a 4-hour warrant crossing US 24.
- No escrow would be required for Rex Rd signal for filing 1, however the sketch plan indicated that the signal would be the responsibility of the built-out sketch plan, when warranted.



Hydraulics

The Final Drainage Report dated April 19, 2024 has been reviewed by a CDOT Hydraulics Engineer. Their comments follow:

- Please provide a signed and sealed Engineer stamp copy of the Final CLOMR to verify that there will be no impacts to CDOT infrastructure.

Access

My comment follows:


- A CDOT Access Permit (AP#221088) is in place to where the Grandview Reserve will design and build the connection of Rex Road to SH24. This will be a signalized three-legged T-intersection.
- Roadway improvements is required by the access permit in place and detail to those are a condition of the Notice to Proceed.
- **Additional permitting is required based on bulleted items 1-3 from the Traffic review comments for Stapleton Rd. Please contact Arthur Gonzales (contact info listed below).**
- **CDOT requests that all Certificates of Occupancy be held until additional permitting is in place.**
- Section 1.4(1) of the State Highway Access Code, states in part that no person, shall construct any access providing direct vehicular movement to or from any state highway from or to property in close proximity or abutting a state highway without an access permit issued by the designated issuing authority with the written approval of the Department.
- Under Section 2.6 (Change in Land Use and Access Use) of the State Highway Access Code, states the requirements of a new access permit. It states in part that if any significant changes are made or will be made in the use of the property which will affect access operation, traffic volume increases by 20% and or vehicle type, the permittee or property owner will coordinates with the local authority and the Department to determine if a new access permit and modifications to the access are required.

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 (email is best).

Sincerely,


Arthur Gonzales, R2 - CDOT Access

Xc: /file

