



COLORADO
Department of Transportation
Region 2

Traffic & Safety - Access Permits

March 20, 2024

Access Permit No. **222165/166**
85-87/El Paso County

Lacey Dean, Project Manager (laceydean2@elpasoco.com)
El Paso County Planning & Community Development
2880 International Circle, Suite 10
Colorado Springs, CO 80910

RE: Bradley Point Site Development Plan

Dear Lacey,

I am in receipt of a referral request for Bradley Point Site Development located The 9.5-acre site is located north of the intersection formed by Highway 85/87 (Category NR-A MP 135.67 R) and South Academy Boulevard, *in the El Paso County, State of Colorado*. The project proposes an outdoor landscaping material storage facility. **One Full Movement access from state highway 85 has been granted.** The property has the tax schedule No. 6503400038 and 6503400040, are currently owned by Bradley Point LLC. After review of submittals, we have the following comments:

TRAFFIC

- As a condition of the access permit the permittee will be required to re-stripe a southbound left turn deceleration lane into the site where the existing painted median exists.

HYDRAULICS

The Drainage Report and Grading Plan has not been reviewed, please provide.

- Provide a Drainage Letter/Report
 - Drainage to the state highway right-of-way shall not exceed the undeveloped historical rate of flow
 - Provide plans and hydraulic analysis of existing detention basin
 - Describe hydrology & hydraulics methods, including intensity equations, within the body of the report

ACCESS

Permit 222166 to relocate the existing undocumented access was issued on 10/18/2022 to serve one Landscape Material Storage Facility. A request for an extension was granted, it expires on 10/5/2024. The Notice to Proceed to construction has not yet been issued.

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 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.

If you have questions, please contact me at (719) 562-5537 or michelle.regalado@state.co.us.

Sincerely,

Michelle Regalado

Michelle Regalado
Access Management

xc: Lancaster/file

