



# COLORADO

## Department of Transportation

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

December 4, 2022

SH 94A  
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.3 - SF2219

Dear Ryan,

I am in receipt of a referral request for comments for The Mayberry Filing 3 development is located southwest of the intersection of Highway 94 and S. Log Road, west of Ellicott in El Paso County, Colorado. Filing 3 is part of the filing 1 PUD site and comprises of 142 lots on approximately 37 acres and is zoned PUD. Part of this Final Plat includes the larger Filing 1 and Filing 2 tracts (tracts A,C,D and I) which cross over into the proposed Filing 3 areas and are included in this application. The inclusion of these tracts results in a total 106ac Plat proposal with the tracts addressing future ROW and land use areas. (TSN:3414201030, 3414201031, 3414208018, 34114208024, 3414208026, 3414102002,3414102005, 3414102016). After review of all documentation, we have the following comments:

### Traffic

The Traffic Impact Study for Mayberry Filing No. 3 dated September 01, 2022 has been reviewed by a CDOT Traffic Engineer. Their comments follow:

- At the intersection of New Log Road and SH 94 the applicant will be required to construct stage 2 improvements that are identified in the TIS. These improvements include the construction of the westbound left-turn deceleration lane, and the left turn acceleration. The TIS states the improvements are warranted at the 65th lot and the incorporation of filing 3.
- CDOT Traffic recommends that the improvements accommodate the ultimate width section of the highway to include the raised median required in Stages 3/Filing 3 and the ultimate stacking length for the WB left so that additional highway widening is not required in the future. At this time the raised median area relaxed, and the median can be a painted median section.
- Additional filings and submittals will require the development to coordinate with CDOT for future roadway improvements and updated access permits.

### Access

Filing 2 and filing 3 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. (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 plannings comment will take into account for filing 2 and 3 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 3 for the connection locations to SH94 of New Log Road and Springs Rd.
  - These updated access permits will include items taken from Table 12 mentioned above:  
New Log Rd. connection to SH94:
    - ❖ Item number 1-7 are completed or working internal of the site.
    - ❖ Item Number 8, Item number 8, Westbound left turn deceleration lane - 525- as part of filing 3.
    - ❖ Item number 9, a left turn acceleration lane for the northbound to westbound movement.
    - ❖ Item 10 and 11, Future development is required to be scheduled.Springs Rd. connection to SH94:
    - ❖ No additional roadway work in these permits. Items 12-14 are completed or working.Escrow Items:
    - ❖ Items 15-18 are due to be estimated and escrowed through CDOTs holding processes as part of these updated access permits for up to filing 3.
    - ❖ Items 19-20 are dure to be estimated and escrowed through CDOTs holding processes as part of these updated access permits for up to filing 3.
    - ❖ Items 21-22 are due to be estimated and escrowed through CDOTs holding processes as part of these updated access permits for up to filing 3.
    - ❖ Item 23 is not part of these access permits. This item will be warranted under filing 4. Table refers to a signal however this may change with future warrants and future Intersection Control Evaluations are conducted.
    - ❖ Item 24 has been completed under filing 1 and shall be include on each plat for the development's entirety.
  - Roadway improvements will be required and detailed in the terms and conditions of the updated access permits.
  - It is understood that filings 4 and future filings residential and commercial past filing 3 will be part of a sketch plan amendment and will required 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. 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 by email [arthur.gonzales@state.co.us](mailto:arthur.gonzales@state.co.us) with any questions.



Sincerely,



Arthur Gonzales  
CDOT R2 - Access Manager

Xc: Joshua Palmer, Victoria Chavez, Elizabeth Nijkamp, Jeff Rice, El Paso County Engineering and El Paso County Planning and Commercial Development  
Ferguson  
Bauer  
Whittlef/Biren  
Stecklein  
Ausbun  
Vigil/Regalado/Guagliardo/file

