



COLORADO

Department of Transportation

Region 2 - Permits
5615 Wills Blvd.
Pueblo CO 81008

August 12, 2020

SH 21B
El Paso County

Lindsay Darden
El Paso County Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE: 2nd set of comments for Solace of Colorado Springs - SP201

Dear Lindsay,

I am in receipt of a Traffic Impact Study and Hydraulic Study with supporting maps for a proposed Preliminary Plan for Solace of Colorado Springs, consisting of 348 multi-family units within 15 buildings on approximately 29 acres. Solace of Colorado Springs will be located northeast of N Powers Boulevard and Galley Road, and west of the Paonia Street extension in El Paso County. The site is approximately 29 acres. Most of the area has been developed with commercial and light industrial uses. The surrounding properties are all in El Paso County. Our comments are as follows;

- **CDOT Access Dept. comments are as follows:**
 - After further review a CDOT Access Permit **WILL NOT BE** required.
 - Conrad St. southbound will be required to be relocated East when Powers & Galley Rd. interchange is built per State Highway Access Code, March 2002, section 2.13 Interchange Management Plans. **Please be advised.**
 - Ultimate access to the UMB Bank at 5910 Galley Rd and vacant lot at 5840 Galley Rd will be closed and will need to be relocated to Paonia St when the Powers & Galley interchange is built through. The 36-foot Access and Utility Easement should be placed constructed as such as part of this development. **Please be advised.**

- **CDOT Traffic Operations Engineer has reviewed the Traffic Study dated May 2020 by FHU Consultant Engineers, Inc., Lyle Devries, PE, PTOE. Their comments are as follows:**
 - Powers & Galley Synchro reports need to show the larger heavy vehicle percentages. **Please adjust no future review is needed.**
 - Existing AM southbound traffic at Powers & Galley on Figure 3 does not match the traffic counted in the appendix. It appears that this error was propagated through the AM scenarios. **Please adjust no future review is needed.**

- **CDOT Hydraulics Engineer has reviewed the Hydraulic Study dated May 2019 by Nolye and Associates, Inc., Mark Heine PE. Their comments are as follows:**
 - I've reviewed the development plans. The proposed development drains from NW to SE away from Powers and into a detention pond that eventually outfalls into Sand Creek. There will be no impacts to Powers. **Please be advised.**
 - The development package included a reference to a previous development plan, completed in 1996, that did show runoff outfalling into ditches alongside Powers. I took a look on Google Earth just to make sure there were no issues. The commercial developments that are outfalling into this ditch have riprap rundowns into the ditch and the ditch along Powers is riprap lined as well. **Please be advised.**



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

Arthur Gonzales
R2 - Access Manager

Xc: Ferguson
Bauer
Stecklein/Lyons
Whittlef/Biren
Sword/Regalado/file

