



COLORADO

Department of Transportation

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

August 28, 2023

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.4 - CS233 & SF2217

Dear Ryan,

I am in receipt of a referral request for comments for The Mayberry Filing 4, The application for a map amendment (rezoning) includes Parcel No. 3414102015. The proposed rezoning is located near the southeast corner of the intersection of State Highway 94 and future Springs Road. The total acreage of the proposed rezone is ± 4.28 . (Currently Zoned: Planned Unit Development [PUD]). The development is located west of Ellicott in El Paso County, Colorado. After review of all documentation, we have the following comments:

CDOT does not have any comments for the REZONE of parcels described above.

Traffic

The Traffic Impact Study for Mayberry Filing No. 4 dated February 16, 2023 by HDR Engineering, Inc. has been reviewed by a CDOT Traffic Engineer. Their comments follow:

- TIS suggests that improvements made at New Log Rd and Springs Rd before Phase IV can accommodate added traffic. No further comments.

Access

Filing 4 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 planning comments will take into account for filing 4 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. This updated Access Permit is currently being worked up for Filing 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.
- It is understood that filings 4 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

