



COLORADO
Department of Transportation
Region 2

Traffic & Safety - Permits
5615 Will Blvd.
Pueblo, CO 81008

April 22, 2019

SH 24
El Paso County




El Paso County Development Services Division
Kari Parsons
2880 International Circle, Suite 110
Colorado Springs, CO 80910-3127

RE: Meadowlake Ranch Sketch Plan_EA17227_SKP184 - **REVISED addition of Hydraulics Review/Q/A Response**



Dear Kari,

I am in receipt of a referral request for comment for the Meadowlake Ranch Sketch Plan development. We understand the property is currently prairie grass and wet lands that the owner plans to develop into residential (Urban and Rural), Commercial and Industrial uses. The development will encompass 307.30-acres of mixed use. The development is located at the intersection of SH24A and Judge Orr Rd. in El Paso County. CDOT's comments are as follows;

CDOT Traffic Operations: March 12, 2019

- a. Table 6, Items 2, 4-8 should be modified to reflect the fact that CDOT does not appropriate funds to construct roadway improvements and is in no manner responsible to complete such improvements. It is possible that the Transportation Commission (at the direction of PPCOG) may allot dollars from existing/future funding streams to the Transportation Improvement Program; currently no construction funding has been identified for Hwy 24 East, (FY 2019-2022).  ¹
- b. Since US 24 is not being realigned, the developer will be required to construct the southwest-bound right turn deceleration lane along US 24 and Judge Orr Rd.  ²
- c. Since US 24 is not being realigned, the developer will be required to construct the southwest-bound right turn acceleration lane along US 24 and Judge Orr Rd.
- d. The developer will be required to construct eastbound right turn deceleration lane on Judge Orr Road approaching US 24 to allow traffic to bypass thru/left traffic queue at the traffic signal.
- e. The southeast ³corner of the site should be preserved for the future re-alignment of Judge Orr Rd. 


CDOT Access:

- a. A CDOT Access Permit will be required between El Paso County (Permittee) and CDOT for the Access to SH24A, to document the impacts to the intersection.  ⁴
- b. No additional access will be grated from SH24 for the length of the property along SH24.  ⁵
- c. In accordance with El Paso County 2016 Major Transportation Corridors Plan, CDOT is requesting R.O.W width dedication adequate enough to accommodate the future condition




LSC Responses to CDOT Comments on Meadowlake Ranch Sketch Plan_EA17227_SKP184


Page: 1

 Number: 1 Author: Kirstin Subject: Sticky Note Date: 5/29/2019 3:20:17 PM


a. Table 6 has been updated to identify these improvements as "Master Planned"

 Number: 2 Author: Kirstin Subject: Sticky Note Date: 5/29/2019 3:22:17 PM


b, c & d The report has been updated to remove any references to deferring improvements until the timing of the alignment of US 24/Judge Orr has been determined

 Number: 3 Author: Kirstin Subject: Sticky Note Date: 5/29/2019 3:20:08 PM

noted

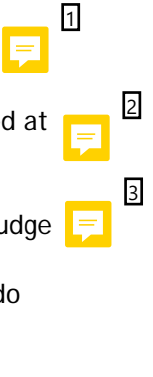
 Number: 4 Author: Kirstin Subject: Sticky Note Date: 5/29/2019 3:23:03 PM

a. an access permit application will be submitted as requested

 Number: 5 Author: Kirstin Subject: Sticky Note Date: 5/29/2019 3:23:17 PM

noted

- of 6 lanes on US24 in accordance with the El Paso County Land Development Code chapter 8.4.4 sect.(b).
- d. Let it be known that the signalized intersection at SH24 and Judge Orr Rd. will be reconstructed at some time in the future and may impact the development. Re-Alignment of the intersection at SH24/Judge Orr Rd is to provide an intersection angle of 90° and will impact the development.
- e. Escrow funds should be collected for the future improvements to the intersection(s) of SH24/Judge Orr, SH24/Stapleton or the development will need to incur the costs for improvements.
- f. Intersection access will not be allowed for up to 550-feet from the intersection per the Colorado State Access Code.
- g. CDOT requests the opportunity to review the required intersection plans.



CDOT Hydraulics: March 12, 2019

- a. Page 6 - "Therefore, existing runoff from the Meadowlake Ranch site does not contribute to Bennett Ranch Regional Detention Pond outflows and runoff from the proposed conditions will be routed away from that conveyance route as well". Does this change historic drainage patterns?
- b. Page 7 = Prove that this area doesn't contribute to downstream flows. Seems odd to eliminate basin area from analysis, especially since there is evidence of flows downstream of these wetland areas (natural swale, 24" CMP culvert under Judge Orr). Please show proof that this area can be removed from the hydrology.
- c. Page 8 - Tributary area and runoff discharge should include the 63 acre wetland basin. This will require improvements downstream. However, this outfall seems to have been analyzed already, and recorded with FEMA. See attached FIRM map, effective December 7, 2018. Please update discussion of this basin.


CDOT Hydraulics Q/A Responses from above questions:


- a. **Response:** No, the historic drainage patterns flow to the southeast on the Meadowlake Ranch property away from the Bennett Ranch Regional Detention Pond outlet drainage way and will continue to do so. I will clarify that the proposed conditions will maintain historic drainage patterns.
- b. **Response:** The flow that crosses under Judge Orr Road downstream of the wetlands/ponds area comes from the drainage basin west of the wetlands/ponds. The ponds do not have outlet structures and the berms are vegetated and stable. El Paso County requested additional analysis of this area and a revised MDDP was submitted in early March. Below is the discussion from the revised report.
- c. **Response:** As discussed above, the wetland/pond area will be retained in the proposed development and the berms regraded to attain the required runoff storage. The exact storage will depend on the development details, which are unknown at this time. The FIRM will be updated in the MDDP. The MDDP addresses the need for a detailed analysis of the Judge Orr Rd crossing, but such an analysis will be addressed in a future Drainage Report. The pertinent portion of the MDDP is included below.
- d. **April 22, 2019 - CDOT COMMENTS:** I've reviewed the responses and have no objection at this time. However, when this project moves forward to development, I would require some sort of dam breach analysis, to show potential impacts downstream, particularly the US 24 crossing. I don't feel comfortable allowing the removal of such a large drainage area without allowing for an emergency flow path.

Additionally,





Page: 2

 Number: 1 Author: Kirstin Subject: Sticky Note Date: 5/29/2019 3:23:27 PM
noted

 Number: 2 Author: Kirstin Subject: Sticky Note Date: 5/29/2019 3:24:38 PM
noted

 Number: 3 Author: Kirstin Subject: Sticky Note Date: 5/29/2019 3:24:43 PM
noted

 Number: 4 Author: Kirstin Subject: Sticky Note Date: 5/29/2019 3:24:48 PM
noted

 Number: 5 Author: Kirstin Subject: Sticky Note Date: 5/29/2019 3:24:54 PM
noted