



COLORADO
Department of Transportation

Region 2

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

April 16, 2019

SH 24G
El Paso County

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

RE: Grandview Reserve - (previously as 4 Way Ranch) _SH24G/Rex Rd. Connection Preliminary Review/Early assessment meeting comments

Dear Kari and Jeff,

I am in receipt of a referral request for comment of the subject planned development. I understand that the development is currently vacant land with four existing drainage ways that cross the site. The proposed submittal is for 184 single family lots on 768.23 acres for a density of 0.24 dwelling units per acre. Of this approximately 57 acres will be platted as a tract for future unknown development. The development is planning to gain easterly access via State Highway (SH) 24 and will install a new intersection to extend Rex Rd. to SH24 as prescribed by the Access Control Plan. CDOT's comments are as follows;

Access comments:

- A State Highway Access Permit will be required.
- Alignment options for the Rex Rd. will need to follow the Access Control Plan and the PEL Study. That places the intersection approximately half way between Stapleton Dr. and Elbert Rd. The PEL shows a 6 lane roadway with the appropriate accel/decel turn lanes to accommodate traffic flows.
- Special consideration for connection and safety will need to be addressed when making this connection to the private road on the southeasterly side of SH24 to the 6 lot subdivided area.
- Early review of the required lengths for the accel/decel lanes the development will need to widen the bridge crossing to the south of the connection point.

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) 546-5758 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 with any questions.



Grandview Reserve - (previously as 4 Way Ranch) _SH24G/Rex Rd.

April 16, 2019

Sincerely,

Arthur Gonzales
R2 - Access Manager

Xc: Jeff Hodson, LSC Transportation Consultants, Inc.
Andrew
Stecklein/Lyons
Whittlef/ Biren
Sword/file

