



# COLORADO

## Department of Transportation

Region 2  
Traffic & Safety | Access Permits  
5615 Wills Blvd.  
Pueblo, CO 81008-2349

April 15, 2021

SH 83  
EPC

John Green, Project Manager/johngeen@elpasoco.com  
El Paso Planning & Community Development  
2880 International Circle  
Colorado Springs, CO 80910

CCES Responses in red text  
M. Whorton  
5/18/2021

RE: D Johnson Minor Subdivision  
EA2075 MS211 | 4 lot minor subdivision

Dear John,

I am in receipt of a referral request for comment regarding a four (4) lot minor subdivision (waivers were approved in advance of subdivision - WV-20-001). The property frontage adjacent to HWY 83 is approximately 575 feet. The minor subdivision/Final Plat proposes to contain four 5.0 acre rural residential lots accessing a single paved driveway within a 30' private access and public utility easement. The 28.62 acre parcel (6100000157) is located in a portion of SEC 34, TS 11S, R 66W, of the 6th PM in El Paso County. The property address is 14502 HWY 83, Colorado Springs 80921, the current owner is Delroy L and Janet M Johnson. CDOT has the following comments;

### Traffic

The Traffic Memo for D Johnson Minor Subdivision not dated has been reviewed by a CDOT Traffic Engineer. Their comments follow:

- Since the original submission of the Access Permit CDOT, the City of Colorado Springs and El Paso County has begun the process of establishing an Access Control Plan for SH83. As such, CDOT requests that the private access easement be extended to and tie in with Old Lasso Point and that cross lot access easements be platted to provide vehicular access to the two lots directly south of Lot 1. **Delroy Johnson, owner, addressed this issue with you over the phone and does not want to grant additional access esmts. as requested for the multiple adjacent properties to access across his property.**

### Hydraulics

The Grading and Erosion Control Plan dated December 2020 has been reviewed by a CDOT Hydraulics Engineer. Their comments follow:

- Straw bales are called out across the swales. The details show check dams, but no straw bales. Please clarify. If straw bales are to be used, provide details. If check dams are to be used, the plans shall be revised. **Straw bale details shown on sheet 5. Check dam details shown on sheet 4. Both BMPs used.**
- Eastern sediment basin only collects flows from the southern swale. The northern swale remains undetained and could cause erosion of the downstream roadside. It is recommended to add a culvert under new road to convey flows from northern swale to the sediment basin.
- The eastern sediment pond looks to be too high to collect flows from the eastern portion of the project. Is this the intent?
- The Grading and Erosion Control Plan is unacceptable until all issues above are addressed.

### Access

**Per County comments and Criteria (project is large lot subd. and therefore does not require WQCV and disturbs less than 1 ac.) permanent sediment basins are not required and are now removed. Adequate erosion control will be provided during construction and until reveg. has taken hold. Based on the above and the final drainage report, this development does not significantly affect downstream properties or Highway 83 Right-of-Way.**



Approval to allow the D Johnson Minor Subdivision may impact CDOT infrastructure. Our comments follow:

- Please respond to traffic and hydraulic comments. **See responses above.**
- Access Permit 220062 was issued in July 2020. However, the establishment of easements would modify the traffic using the access and should be captured by a new CDOT Access Permit. **No additional access esmts. proposed or provided for adjacent properties, thus, no changes requested to approved access permit.**

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. **Noted.**
- 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. **Noted.**

Please contact me in Pueblo at (719) 562-5537 or (719) 251-7804 with any questions.

Sincerely,

*Michelle Regalado*

Michelle Regalado  
CDOT R2 Permits Management Trainee

Xc: Jennifer Irvine, El Paso County  
Ferguson  
Bauer  
Whittlef  
Stecklein  
Ausbun  
Vigil/Gonzales/Guagliardo/file

