



COLORADO

Department of Transportation

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

November 22, 2022

SH 16A/Snuffles St.
El Paso County

Kari Parsons, Project Manager/Planner II
E.P.C. Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

RE: Cottages @ Mesa Ridge - Subdivision and Development Plan - PPR2219

Dear Kari,

I am in receipt of a referral request for comments for Cottages @ Mesa Ridge project is proposed as PUD zoning for 122 duplex style units on 10.21 acres with a density of 11.94 units per acre. The proposed land use is for residential (for rent), an amenity center (clubhouse), and open space as described to include an amenity center, playground, deck/patio with firepit, a dog park and open space/landscape areas connected by walks and a trail. The development is located east of SH16A to the NW of the intersection of SH16A and Snuffles St. by 130-feet by way of Landover Ln. as described Per the legal survey the specific property description is a PORTION OF THE NORTHEAST QUARTER OF SECTION 29, THE SOUTHEAST QUARTER OF SECTION 20, THE SOTHWEST QUARTER OF SECTION 21, & THE NORTHWEST QUARTER OF SECTION 28 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO.

Traffic Operations;

The Traffic Impact Study for Cottages @ Mesa Ridge by LSC Transportation Consultants dated February 18, 2022 (w/Minor Rev.) has been reviewed by a CDOT Traffic Operations and their comments are:

No comments required. Previous comments still apply (listed below).

SH16A roadway auxiliary lane improvements at the intersection of SH16/Mesa Ridge and Snuffles St. are required for the following and are required to be made of the State Highway Access Permit:

- The EB left turn deceleration lane shall be extend by 125-feet to meet the minimum required 800' in length to include 378-feet of full lane width, 200-feet of storage and a 222-foot transition taper.
- The SB to WB right turn acceleration lane shall be lengthen by 140-feet to meet the minimum 960-feet to include 738-feet of full lane width and a 222-foot transition taper.
- The WB right turn deceleration lane shall be lengthen by 120-feet to meet the required 600-foot minimum to include 378-foot of full lane width and a 222-foot transition taper.

Hydraulics;



The Final Drainage Report dated August 2022 for Cottages @ Mesa Ridge by HRGreen has been reviewed by a CDOT Hydraulics Engineer and their comments are as follows:

Plan Comments:

- Silt fence lines are missing from the El Paso County GEC-Interim Plan.
- Please provide protection for the existing 66" RCP storm line that passes under SH 21.
- Please provide flow arrows on the GEC plans.
- FYI: The El Paso County GEC-Vertical Plan is missing the border.

Report comment:

- Please specify the intensity equation that was used for the hydrology calculations.
- Please explain and provide support for how the outflows from the upstream pond (Pond 6002) are included in the Detention Basin Stage-Storage Table Builder worksheet for Pond D. The watershed area doesn't seem to add up.
- Please provide support for any override predevelopment peak flowrates on the MHFD-Detention Outlet Structure Design spreadsheet (DOSDS).
- Please provide all relevant EPA SWMM results that are used as overrides in the DOSDS, including hydrographs at the same interval as CUHP hydrographs for Pond D and all inputs.
- Please provide an aerial with the model schematics/plans.
- Debris clogging % is set to 0% for the overflow weir on the DOSDS. Please consider using a more conservative value based on the grate type.
- Please provide flow arrows and contour labels on all the drainage maps.
- A couple of inlets have bypass flows for both the minor and major storms. Please explain how the bypass flow is ultimately captured in the report narrative.
- Please provide inlet calculations for all proposed inlets.
- Please provide a schematic of the location of the cross sections for the channel reports.
- FYI: There are some (but not all) design points shown on the drainage map for Pond D.
- FYI: The Q100 values are cut off from the page in the channel reports.
- FYI: Although they don't flow to Pond D, Basins 3 and 4 are included on the drainage map for Pond D, which can be confusing. Please consider removing these basins from this map.

Materials;

- No material/geotechnical impacts are expected to the state highway system.

Access;

- **Section 2.6 Change in land use and Access use to SH21 and Snuffles St. of the State Highway Access Code, states that an updated access permit is required to record the development and the intersection roadway improvements.**
- **State Highway roadway Improvements are required due to increase in traffic operations and will be detailed in the future updated access permit with CDOT. El Paso County will decide on the direction of application for Permittee and Applicant.**

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
CDOT R2 - Access Manager

Xc: Joshua Palmer, Victoria Chavez, Elizabeth Nijkamp, Jeff Rice, El Paso County Engineering and El Paso County Planning and Commercial Development
Ferguson
Stecklein
Bauer
Whittlef/Biren
Vigil/Regalado/file

