



## COLORADO

### Department of Transportation

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

August 8, 2023

SH 21A/Bradley Rd.  
El Paso County

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

RE: Waterview East Commercial - Preliminary Plan/SP229

Dear Kylie,

I am in receipt of a referral request for comments for Waterview East Commercial. The development of the Waterview East Commercial Preliminary Plan that includes Nine (9) commercial lots, four (4) tracts for stormwater detention/water quality, public and private rights-of-way, road improvements including sidewalks public parking and access, utility infrastructure, and a preliminary landscape plan on approximately 22-acres. The development is located on the SE quadrant of the intersection of SH21A and Bradley Rd. Access is proposed to be gained from Legacy Drive some 500-feet east of this intersection and by internal roadway system. The development parcel #5509200002 is within El Paso County, Colorado.

#### Traffic Operations:

The Traffic Impact Study for Waterview East Commercial by LSC Transportation Consultants, Inc. dated March 21, 2023 has been reviewed by a CDOT Traffic Engineer. Their comments follow:

CDOT agrees with the improvements listed in Table 4 of the traffic study as follows:

- Provide additional southbound left turn storage lane and lengthen mast arm to accommodate signal indication at Powers and Bradley.
- Both northbound right-turn deceleration lanes at NB-Powers and EB-Bradley shall be lengthened by this development, (the dual right turn lanes will be the responsibility of Villages at Waterview North, the dual right turn lanes shall be signal controlled and roadway widening is required for this installation).
- The need for Powers & Bradley interchange in 2040 is not indicated by the study, however let it be known that the future PEL Study may require right of way for the ultimate future NB off ramp.

#### Hydraulic:

The Final/Preliminary Drainage Report for Waterview East Commercial, by Kimley Horn dated May 23, 2023, Grading and Erosion Control Plan by Kimley Horn Dated March 6, 2023 and has been reviewed by a CDOT Hydraulics Engineer. Their comments follow:

- Prior planning comments have been fulfilled, no comments required for this submittal.



Materials:

No Impacts. CDOT Access Permit will require additional improvements and will require additional reviews.

Access:

Approval to allow the master plan amendment will impact CDOT infrastructure. My comment follows:


- Section 1.4(1) of the State Highway Access Code, states in part that no person, shall construct any access providing direct vehicular movement to or from any state highway from or to property in close proximity or abutting a state highway without an access permit issued by the designated issuing authority with the written approval of the Department.
- Under Section 2.6 (Change in Land Use and Access Use) of the State Highway Access Code, states the requirements of a new access permit. It states in part that if any significant changes are made or will be made in the use of the property which will affect access operation, traffic volume increases by 20% and or vehicle type, the permittee or property owner will coordinates with the local authority and the Department to determine if a new access permit and modifications to the access are required.
- A CDOT Access Permit will be required for this development.
- Roadway improvements will be required and detailed in the terms and conditions of the access permit.
- No direct access to SH21/Powers Blvd will be allowed.
- The northbound to eastbound right turn lanes will be required to be extended with the addition of a secondary right turn lane. Highway widening will be required to install these lanes and correct roadway slopes and ditches will be required of the CDOT Access Permit. These dual turn lanes will be required to be signalized per previous comments. Please update table 4.

Utility:

- 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 by email at [arthur.gonzales@state.co.us](mailto:arthur.gonzales@state.co.us) or by phone at (719) 546-5732 with any questions (email is best).

Sincerely,

  
Arthur Gonzales  
CDOT R2 - Access Manager

Xc: Heath Herber - Wheatland Capital  
file

