



COLORADO

Department of Transportation

Region 2

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

January 9, 2019

SH85/87
El Paso County

El Paso County Development Services Division
Attn: Nina Ruiz
2880 International Circle, Suite 110
Colorado Springs, CO 80910-3127

RE: River Bend Residential Final Plat SF1844_SP187_P189_EA-17-086_SF1843

Dear Nina:

I am in receipt of a request for comments for the Subdivision, Plat, Traffic, Drainage and Utility review for the River Bend Residential for El Paso County. CDOT understands that the developer plans to develop 225 single family lots on the 51-acers of open space and family housing. Comments are as follows:

- The developer will be required to apply for a new Colorado Department of Transportation Access Permit. The change in land and access use rules apply as spelled out in the State Highway Access Code 2002, Section 2.6, Changes in Land Use and Access Use.
- Within the application new land use types will be required to report.
- No additional access will be allowed to the parcel(s) from SH85/87 according the the unofficial Access Control Plan, one access from SH85/87 and Maint St. will be the single point of Access.
- Traffic Impact Study review findings:
 - a. Signal Timing for Main St shall include phase 4 & 8 green time no less than necessary for pedestrian crossing time.
 - b. Side-street left turn phasing is typically operated as protected only particularly with the possible left-turn trap created by railroad pre-emption.
 - c. There was no AM Queuing and Blocking Report for 85 & Main St attached.
 - d. The applicant will need to provide direct full movement access between the retail portion of the site and the existing gas station in the event the right-in/right-out from the highway is closed.
- Drainage review findings is that there will not be any impacts to the CDOT property or drainage facilities.
- Environmental review findings:
 - a. We do not have first-hand knowledge if there are black tailed prairie dogs on the property. The property needs to be evaluated for prairie dog colonies and further determination on the presence of Western Burrowing Owls on the property. An official survey using the Colorado Parks and Wildlife guidelines should be followed.



- b. Before groundbreaking, the project needs to have bird surveys completed (by a qualified biologist) in accordance with the Migratory Bird Treaty Act of 1918- Tree Nesting and Ground Nesting bird surveys need to be completed prior to construction. Additional surveys for raptors need be included, given this property's proximity to Fountain Creek.
- c. Glad to see full spectrum detention in accordance with CDPHE and MS4.
- d. I did not see any analysis of State Listed Threatened and Endangered Species, Paleontological, Archaeological or Historic Resources on the property.
- e. **Developer should give additional consideration to protecting proposed development's southern most features from future high water events and erosion from the Fountain Creek.**

Moreover,

- 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. Todd Ausbun at (719) 546-5758.

Please contact me in Pueblo at (719) 546-5732 with any questions.

Sincerely,

Arthur Gonzales
Access Manager

Xc: Andrew/Stecklein
Bauer
Nelson/Sword/file

