



September 4, 2024

Lacey Dean
El Paso County
Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE: Responses to Comments
Dutch Bros Coffee (CO0907)
5810 Omaha Boulevard, Colorado Springs, Colorado
Our Job No. 23098

Dear Lacey:

Barghausen Consulting Engineers, Inc. has revised the plans and technical documents for the above-referenced project in accordance with your comment letter dated July 25, 2024. Enclosed are the following documents for your review and approval:

1. One (1) copy of the Grading Plans prepared by Barghausen Consulting Engineers, Inc. dated September 3, 2024.
2. One (1) copy of the Traffic Impact Study prepared by Hales Engineering, Inc. dated August 15, 2024.

The following outline provides each of your comments in italics exactly as written, along with a narrative response describing how each comment was addressed:

Traffic

1. *The Traffic Impact Study dated April 1, 2024 by Hales Engineering has been reviewed by a CDOT Traffic Engineer. Their comments are as follows:*
 - a. *The applicant should be aware that the intersection of Palmer Park / Access Road will not remain a full movement signalized access. With the development north of Palmer Park, the intersection will initially be converted to a right in/out when Wynoka Rd is extended to its platted location. The extension of Wynoka Rd to Palmer will likely require signalization of the intersection. Timing is unknown.*

Response: This comment is acknowledged.

Access

2. *A CDOT Access Permit is required for this development due to the close proximity of the development to the State Highway.*

Response: An Access Permit will be submitted as required.

3. *Escrow break down will need to be provide for the Fair Share Escrow Amount of the developments contributions to intersection improvments at SH21B and Omaha Blvd. and SH21B and Palmer Park Blvd. Please update the Traffic Impact Study to reflect this escrow breakdown.*

Response: The updated Traffic Report is enclosed with this resubmittal.

4. *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.*

Response: An Access Permit will be submitted as required.

5. *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.*

Response: An Access Permit will be submitted as required,

6. *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. Gabe Martinez at (719) 251-7830 for any questions regarding advertising devices.*

Response: On- and off-premise signing will comply with the applicable requirements and will be permitted separately.

7. *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. Martinez.*

Response: This comment is acknowledged. Any work in the right-of-way will be permitted with CDOT.

8. *On page 11 of "grading plan", your Utility plan needs the following changes for final approval:
under sanitary sewer construction notes, the sanitary sewer cleanout needs to specify that it will in in accordance with Cherokee standard as well. Our standards are mostly in line with CSU water/wastewater Line extension service standards.*

On the Utility crossing table, your electrical clearance with the domestic water is correct, however, your sewer and potable-water need to have 18" of vertical separation at the crossings per Cherokee Metropolitan District standard.

Other than those changes, the utility plan is good.

attached is a written-on Utility plan with these needed changes marked

Response: The vertical clearance between sewer and potable water was revised to 18 inches on the Utility Plan Sheet 11.

9. *Please relocate or add per MUTCD guidance to the upstream end of the mandatory turnmovement, section 2B.28(04)*

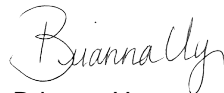
Response: Relocated sign upstream of the turn lane.

My intention with the comment was that the sign (identified by note 7) would be moved to the east, near the beginning, or upstream end of right only turn lane. I believe it was miss understood and if that change could be made, I will have no further comment on the plans. If that change can be made relatively easily, I think we could avoid another review cycle.

Response: The sign has been relocated upstream of the right-turn-only lane on Sheet 15.

We believe that the above responses, together with the enclosed revised plans and technical documents, address all of the comments in your letter dated July 25, 2024. Please review and approve the enclosed at your earliest convenience. If you have questions or need additional information, please do not hesitate to contact me at this office. Thank you.

Sincerely,



Brianna Uy
Project Planner

BU/sr
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enc: As Noted