



# COLORADO

## Department of Transportation

Region 2 - Permits  
5615 Wills Blvd.  
Pueblo CO 81008

August 3, 2020

SH 21A  
El Paso County

**Lindsay Darden**, Planner II  
El Paso Planning & Community Development  
2880 International Circle  
Colorado Springs, CO 80910

RE: Waterview North Sketch Plan - 2020-SKP  
Traffic Impact Study - CDOT review  
Master Drainage Study - CDOT review  
Soil, Geology & Geo Hazard Report - CDOT review

Dear Lindsay,

I am in receipt of a request for comments in regard to the Waterview North 2020 Sketch Plan. The plan proposes to a mixed-use development that is located north of the Springs at Waterview East Preliminary Plan and east of the Peak Innovation Park. The site is planned to include a mix use of about 22.3 acres for commercial uses, 24.4 acres for industrial uses, 425 single family homes, and 524 multi-family residential dwelling units on a total of approximately 118.33-acres. The Waterview North site is located north of Bradley Road and east of Powers Boulevard at the northeast corner of the intersection of SH21 and Bradley Rd. in El Paso County, CO. CDOT staff comments are as follows;

- CDOT Access Dept. comments are as follows:
  - Previous comments from Trails at Aspen Ridge (Springs East at Waterview) dated June 4, 2020 still has open comments that would apply to this development.
  - **A State Highway Access Permit will be required for the connection of Bradley Road east to SH21A between El Paso County and CDOT. El Paso County will be the Permittee and the Development will be the Applicant. This need is to evaluate the traffic impacts and record any further roadway improvements or escrow needed at this location.**
  - It is recommended that no traffic signal be allowed at Bradley Rd./Legacy Hill Dr. Full movement is discouraged. **A roudabout circle is recommended at this location.**
  - Escrow funds will be required as a term and condition of Access Permit for a portion of the future SH21A(Powers Blvd.) / Bradley Rd. interchange based on a pro-rata share determined by the traffic impact study. **Please add graph or chart.**
  - There will not be any allowance of direct access along the CDOT easterly right of way boundary and the westerly boundary of the development. The only access points will be from local roadways from Bradley Rd. and proposed Legacy Hill Drive.
- CDOT Traffic Operations Engineer has reviewed the Traffic Impact Study dated May 29, 2020 by LSC Transportation Consultant, Inc. Their comments are as follows:
  - The report states that queuing reports are attached; however, the queuing reports were not found. **Please provide.**



- The northbound Powers Blvd right turn onto Bradley Rd. acceleration lane shall be reconfigured to provide necessary sight distance decisions for left turning traffic northbound onto Proposed Legacy Hill Drive.
- CDOT Hydraulics Engineer has reviewed the Master Drainage Development Plan for Waterview North dated Juen, 2020 by CPR Entitlements, LLC. Their comments are as follows:
  - Comments will be forthcoming.
- CDOT Materials Engineer has reviewed and their comments are as follows:
  - Associated roadway improvements in CDOT ROW should be designed in accordance with the latest CDOT Design Manual, CDOT Pavement Design Manual and the State Hieghway Access Code.

Additonally,

- 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*

Arthur Gonzales  
R2 - Access Manager

Xc: Irvine/Nijkamp/Rice - El Paso County  
Ferguson  
Bauer  
Stecklein/Lyons  
Whittlef/Biren  
Sword/Regalado/file

