



COLORADO
Department of Transportation

Region 2 - Permits
5615 Wills Blvd.
Pueblo CO 81008

February 5, 2021

SH 21A
El Paso County

John Green, Planner
El Paso Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

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

Dear John,

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;

ALL PREVIOUS COMMENTS LISTED BELOW ARE FROM PAST SUBMITTALS AND HAVE NOT BEEN ADDRESSED WITH THE NEW AND LATEST SUBMITTAL. PLEASE ADDRESS WITH THE DEVELOPER.

Planning Comments below from August 3, 2020 and November 2, 2020 and are still valid and apply.

- 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 the development, El Paso County and CDOT. El Paso County or the Developer will be the Permittee/Applicant. This need is to evaluate the traffic impacts and record any further roadway improvements or escrows needed at this location.**
 - It is recommended that no traffic signal be allowed at Bradley Rd./Legacy Hill Dr. Full movement is discouraged. **A possible roundabout circle may work 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:



- o The report states that queuing reports are attached; however, the queuing reports were not found still. Please provide.
- o The northbound Powers Blvd right turn to Bradley Rd acceleration lane shall be removed or reconfigured to provide necessary sight distance decisions for traffic bound for the proposed access point across from Legacy Hill Drive.
- CDOT Hydraulics Engineer has reviewed the Master Development Drainage Plan for Waterview North dated July, 2020 by CPR Entitlements, LLC. Their comments are as follows:
 - o The report refers to a local depression (34.5 ac-ft pond) in Basin BJD-12a, and states that because of this depression, no runoff from this basin makes its way to the culvert under Powers. What happens to water that gathers there in the existing conditions? This area looks dry from aerial photos, so the water has to go somewhere. With Powers being lower in elevation than this basin, please provide more assurances to CDOT that this 54.28-acre basin does not contribute to the flows at Powers as stated.
 - o Please review the basin delineation for BJD-EX14 and BJDEV14. It appears that there is a roadside ditch that carries runoff around the corner and then east along the north side of Bradley. The report states that this flow sheet flows over Powers Blvd. which is not the case.
 - o Revise the watershed area in the Pond BJD-K calculations to include both basins 12b and 12c. Currently, the calculations only show the 12c basin for the watershed. Also include discharge from the existing offsite pond here, if applicable per the first comment above.
 - o Better define diversion channels 1 and 2 that are shown in the appendix in the drainage map.
- CDOT Materials Engineer has reviewed the Soil, Geology and Geologic Hazard report dated May 15, 2020 and their comments are as follows:
 - o Associated roadway improvements in CDOT ROW should be designed in accordance with the latest CDOT Design Manual, CDOT Pavement Design Manual and the State Highway Access Code.

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

