



# COLORADO

## Department of Transportation

Region 2 - Permits  
5615 Wills Blvd.  
Pueblo CO 81008

October 1, 2020

SH 24G  
El Paso County

Kari Parsons, Project Manager/Planner II  
El Paso County Planning & Community Development  
2880 International Circle  
Colorado Springs, CO. 80910

RE: Grandview Reserve Sketch Plan - EA2020

Dear Kari,

I am in receipt of a referral request for comment of the subject planned development. I understand that the development is currently vacant land with four existing drainage ways that cross the site. The proposed sketch plan calls for mixed use of urban, residential, institutional and commercial land uses. The residential land use would consist of 3,261 single family units on 768.23 acres for a density of 4.24 dwelling units per acre growing to 12 units per acre. 132.50 acres is planned for open space to include parks, drainage ways, detention, buffers and trail corridors. The development is planning to gain the primary access from SH24 on the easterly side and will install a new intersection to extend Rex Rd. to SH24 as prescribed by the Access Control Plan and Eastonville Rd to the west. CDOT's staff comments are as follows;

- CDOT Access Dept. comments are as follows:
  - a) A State Highway Access Permit will be required for the proposed intersection connection of Rex Rd. to SH24 between CDOT and El Paso County/the Permittee/Development as the Applicant.
  - b) An amendment to the current 2005 Access Control Plan will be required for the modification to the location of future Rex Rd. and moving the location further NE on SH24G. The intersection location of the proposed Rex Rd. will be approximately half way between Stapleton Dr. and Elbert Rd. This new connection will be required to follow the State Highway Access Code to develop the necessary auxiliary lanes. The PEL shows a 6 lane roadway with the appropriate accel/decel turn lanes to accommodate traffic flows.
  - c) Special consideration for connection and safety will need to be addressed when making this connection to the private road on the southeasterly side of SH24 to the 6 lot subdivided area.
- CDOT Traffic Operations Engineer has reviewed the Traffic Impact Study dated Aug 17, 2020, 2020 by LSC Transportation Consultants, Inc. and their comments are as follows:
  - a) Table 2 footnotes are mixed up.
  - b) An eastbound left-turn acceleration lane at the intersection of Hwy 24 & Rex Rd in the first filing due to the high conflicting ingress traffic shall be added to Table 5. The design will need to consider physical channelization to improve operations of the intersection and provide mitigation for the future unequal spacing of traffic signals along Hwy 24.
  - c) The study shall also include traffic signal warrant analysis for Hwy 24 & Rex Rd for the first filing.



- CDOT Hydraulics Engineer has reviewed the Master Development Drainage Plan dated August 2020 by HR Green Development, LLC. and their comments are as follows:
  - a) Include CDOT in Agency Jurisdiction since this project is tributary to three major waterway crossings of US 24
  - b) There is no mention of how this development will affect the existing waterway crossings of US 24. Please address this. In doing so, it seems likely that a larger study will be required to analyze the impact of this size development on the floodplains. Also, if the natural channels are going to be revised as the drainage maps suggest, work will be required to gain approval from USACE and FEMA. It is my suggestion that this work be done upfront to mitigate any issues with the US 24 crossings as the development evolves.
  - c) Revise land use legend to accurately reflect the colors in the maps.
  - d) Almost all of the EDBs encroach in the floodplain. This will need FEMA approval (CLOMR/LOMR) along with the channel work.
  - e) Given that this is an MDDP, more detail should be provided for the channel modifications to better understand impacts. Provide a grading plan or at the very least a typical cross section of the proposed channel improvements, locations for proposed grade control structures, etc.
  - f) Also provide hydraulic modelling analysis results for each stream that will be modified, make sure to include the crossings at US 24 in this analysis.
  - g) Utilize CDOT drainage manual not City of Colorado Springs for determining design storm frequency for culverts, sidedrains/ditches, etc.
  - h) Culvert scour should be addressed. Existing culvert conditions need to be assessed with a statement as to whether or not the culvert is adequate for adding an extension to or if it should be replaced outright. Project will need to follow CDOT's culvert selection criteria.
  - i) I noticed in the appendices that the ditches were analyzed as V ditches. The design should utilize trapezoidal ditches in cut areas.
  - j) Include relevant details such as culvert junctions, riprap, ditch stabilization, etc.

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, R2 - Access Manager

Xc: Ferguson  
Bauer  
Stecklein/Lyons  
Whittle/Biren  
Sword/Regalado/file

