



COLORADO

Department of Transportation

Region 2 Permits
5615 Wills Blvd.
Pueblo, CO 81008-2349

November 19, 2021

SH 21A/Bradley Rd.
El Paso County

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

RE: Village at Waterview North - EGP214

Dear John,

I am in receipt of a referral request for comments for Villages at WaterView North that is requesting approval of Pre-Subdivision Site Grading for 116.13 -acres of property under review to approve zone changes of the approved Waterview Sketch Plan Amendment area to industrial (I-21-2), commercial (CS-21-2), and residential (P-21-4, P-21-5, & P-21-6) land uses. A preliminary plan will be submitted to approve a commercial and light industrial subdivision in the future CS (Commercial Service) and I-2 (Light Industrial) zones; a separate preliminary plan will be submitted to approve mixed density residential subdivisions in the future RS-5000, RM-12, and RM-30 zones. The site is located at the north-east quadrant of the intersection of SH21A and Bradley Rd. in in El Paso County. The following comments and requirements are as follows:

Traffic

- A Traffic Impact Study is required for this development to determine its fair share percentage for the required roadway improvements for the intersection of SH21A and Bradley Rd.

Access

- State Highway Access Code requires a new or update access permit for any development adjacent to State Highways.
- Section 2.6(3) of the State Highway Access Code, states that if the proposed vehicle volumes increase by 20 percent or more an updated access permit will be required for the intersection of SH21A and Bradley Rd.
- Villages at WaterView North will need to coordination with El Paso County Engineering to determine Permittee/Applicant requirements for the Access Application to CDOT.

Hydraulics

The Development Drainage Preliminary Drainage Report dated July 15, 2021 and supporting drainage documents has been reviewed by a CDOT Hydraulics Engineer and their comments are:

- On the grading and SWMP plans, the existing contours don't have elevations.
- There appears to be a pond/permanent sediment basin in the grading file in the NW corner, but it is not discussed in the drainage report.




- The pond grading appears to show an overflow spillway that would discharge onto CDOT ROW. This needs to have a maintenance agreement associated with it.
- There is no storm infrastructure shown on the plans, it cannot be determined if all flows leave the site away from Powers or if there is discharge into CDOT ROW.
- There is an existing CBC under Powers that is not discussed in the report. It cannot be determined the culvert is adequately sized in the existing, and if flows from the planned development will impact CBC capacity.

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: Ferguson
Stecklein
Bauer
Whittlef/Biren
Ausbun
Vigil/Regalado/file

