



COLORADO

Department of Transportation

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

December 15, 2022

SH 21A/Bradley Road
El Paso County

John Green, Project Manager/Planner
E. P. C. Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

RE: Villages at Waterview North - EGP214

Dear John,

I am in receipt of a referral request for comments for Villages at Waterview North on Highway 21A, that is requesting approval of the Master Plan, Concept Plan and Zone Change for 116.53 -acres of property under review to approve zone changes of the approved Waterview Sketch Plan Amendment area to industrial, commercial, and residential land uses. The project proposes to set the framework for the mixed-density residential development located in the north central portion of the Villages at Waterview North Master Plan. The goal of the project is to develop an integrated patchwork of residential neighborhoods that offer a variety of housing options. The overall project is estimated to provide approximately 800 residential units. The site is located at the north-east quadrant of the intersection of SH21A and Bradley Rd. in in El Paso County. After review of all documentation, we have the following comments:

Traffic

The Traffic impact and Access Analysis report dated October 27, 2022 and combined with the Preliminary TIS dated June 27, 2021 for the Villages at Waterview North have been reviewed by a CDOT Traffic Engineer. Their comments follow:

- CDOT agrees with the recommendations provided in Table 4.
- In Figure 20 the right turn lanes should be realigned so that the lane line between the right turn lanes terminates tangent with the lane line between two eastbound Bradley thru lanes.

Hydraulics

The Master Drainage Development Study (MDDP) for Villages @ Waterview North dated August 15, 2022 by Kimley Horn has been reviewed by a CDOT Hydraulics Engineer. Their comments follow:

- Please provide an analysis of the existing and temporary/proposed flowrates to the concrete box culvert on Powers.
- The report indicates the temporary sediment basins were provided for the initial erosion control permit, and that they were sized based on the MHFD fact sheet. It appears that some of the contributing drainage areas are larger than those shown in the standard sizing table. Please include documentation supporting the larger sized sediment basins.
- The northern areas that drain to the site do not appear to be included on the temporary conditions' drainage map (drainage exhibit). Please confirm if these are included in the



- temporary conditions (sediment basin) sizing. If they are not included, TSB 1 would not be properly sized and would appear to overflow onto Powers Blvd. In this case the TSB should be revised.
- The spillway for TSB appears to discharge directly onto Powers. Please confirm if this is not the case, or please revise to no impact Powers.
 - The swale calculations include a depth of flow in each swale. Please include height dimension for each swale on the drainage exhibit to confirm there is adequate capacity.
 - Please be sure that the required volume shown on the drainage exhibit for the sediment basins match what is shown on previous plans or discuss the discrepancy.
 - The comments related to the analysis of the CBC under Powers as well as the pond spillway discharging onto Powers are repeat comments from the initial review from last year.
 - **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.**

Environmental

The submittal package has been reviewed by a CDOT Environmental Engineer. Their comments follow:

- The site has prairie dogs, and their documentation does not mention them. How will prairie dogs be managed?
- What other resources have been investigated on this project next to CDOT ROW?
- Has an Archeology Study been completed?

Access

This development will impact CDOT infrastructure. My comments follow:

- 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.
- 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.
- **A new or updated CDOT Access Permit is required for this development.**
- Villages at Waterview North will need to coordination with El Paso County Engineering to determine Permittee/Applicant requirements for the Access Application to CDOT.
- **Roadway improvements are required by this development and will be detailed in the Access Permitting process with CDOT.**
- **CDOT Access concurs Figure 4 roadway improvements required by this development.**
- **CDOT requests additional right-of-way dedication/reservation or donation along Bradley Road and SH21A/Powers Boulevard for the required improvements and the future interchange.** This will be a requirement of the access permit.
- **Future right-of-way donations shall be recorded as part of the Access Permitting process for all future developments in coordination with CDOT Right-of-Way Unit.**
- **Any future filing or development of the subject area will require additional reviews to determine future improvements required by additional traffic counts and new development as determined by the State Highway Access Code. As a phased project or multiple filings.**
- **The Permittee and future developments shall provide the Department with appropriate access restriction deeds, "A-Line Deeds" with exhibits along State Highway 21A/Powers Boulevard north along the property boundary and along Bradley Road east extending to Legacy Hill Drive.**

- **The Bradley Road and Legacy Hill Drive intersection may be required to be converted to a RI/RO in the future if traffic issues arise, or future traffic warrants are met to close this proposed full-movement intersection. At that time an Intersection Control Evaluation will be done to determine the best alternative.**
- There will be no direct access from the north/south traveling roadway sections of SH21A/Powers Boulevard to the westerly boundary of the Villages at Waterview North development. The only access points will be from local roadways off Bradley Road onto Legacy Hill Drive at the proposed signalized intersection with Bradley Road, approximately 550 feet to the east.
- Various utilities have been determined with the roadway improvement area and the Developers/Permittee will be required to coordinate for the relocation of these utilities.

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 by email arthur.gonzales@state.co.us with any questions.

Sincerely,



Arthur Gonzales
CDOT R2 - Access Manager

Xc: Joshua Palmer, Elizabeth Nijkamp, Jeff Rice, El Paso County Engineering and El Paso County Planning and Commercial Development
Ferguson
Bauer
Whittlef/Biren/
Stecklein
Ausbun
Vigil/Regalado/Guagliardo/file

