



March 12, 2019

SH 21A  
El Paso County

Nina Ruiz  
El Paso County Development Services Division  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910-3127

RE: Trails at Aspen Ridge (Springs East at Waterview) - PUDSP-191 - **Filing 2,3 and 4**

Dear Nina,

I am in receipt of a referral request for comment of the subject planned development. I understand that the development is to the southeast of the development Waterview East Preliminary Plan, but, within the existing boundary of the Waterview East Preliminary Plan. This Planned Unit Development is for 516 new single family lots (filings 2, 3 and 4) on 117.98-acres. This new PUD is essentially a change in layout of the proposed lots. Please reference comments from Springs East at Water View. The development is located east of the Powers Blvd between Bradley Rd and Fontaine Blvd. on the southeast portion of the Waterview East Preliminary Plan area in El Paso County. CDOT's comments are as follows;

Traffic Operations comments:

- Page 6 states that the southbound left turn lane on Powers Blvd can be restriped as dual left turn lanes, however there is no road surface for such restripe; a 150-ft long raised median exists at that location.
- Bradley Road has been restriped for dual westbound left turn lanes when the signal was installed; Table 4 should be updated.
- The 2040 assumption of a six-lane Powers Blvd at Bradley overlooks the cost comparison of an interchange versus widening three miles of highway particularly with ADTs only at 40,000. The study should include an interchange alternative of 2040 traffic.
- Figure 19 depicts the long-term Bradley Road lane configuration east of Powers Blvd. It is clear from the drawing that the future eastbound left turn lanes for the future north side access will conflict with the future northbound ramp intersection.

Hydraulics Comments:

- Please provide calculations that show the capacity of the culvert crossing Powers, and how the Pond outfall and basin that don't drain to the pond affect the capacity of this culvert.
- It looks like the southern portion of the Big Johnson Basin is draining south to the existing 48" culvert in the existing condition. Please verify that changing the drainage patterns by capturing and conveying runoff from this area to the detention pond and then to the 60" culvert doesn't cause issues downstream.
- Also, the 60" culvert needs to be checked that minor storm event flows will produce velocities high enough to provide self cleaning velocity, per CDOT requirements.
- Conversely, please check that the existing 48" culvert, south of the project will have sufficient cleansing velocity flows in the minor storm even after reducing flows at this culvert.



Access comments:

- A State Highway Access Permit will be required.
- The State Highway Access code will require for Access rights to Bradley Rd. to follow the distance requirement for the Interchange Management Plan to be 550-feet away from or along the lesser street or cross road measured from the radius point of any ramp touch down curve.
- Access to this subdivision or Waterview East Preliminary Plan will not be granted to SH21/Powers Blvd. directly.
- **Deliverly of Escrow funds will need to be at the time of Access Permit Notice to Proceed.**

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. Carl Buford at (719) 562-5519 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. Buford.

Please contact me in Pueblo at (719) 546-5732 with any questions.

Sincerely,

Arthur Gonzales  
R2 - Access Manager

Xc: Jeff Hodson, LSC Transportation Consultants, Inc.  
Andrew  
Stecklein/Lyons  
Nelson/Biren  
Sword/file

