



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: SF 192 - Trails at Aspen Ridge_Final Plat - Filing 1

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 mixed use development on 195.25-acres of 180 single family residential lots on 55.82-acres of this property. 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:

- Table 4 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. In addition, the existing mast arm will need to be lengthened for the second left turn.
- Bradley Road has been restriped for dual westbound left turn lanes when the signal was installed; Table 4 should be updated.
- Table 4 does not include the necessary lengthening of northbound right turn deceleration lane form Power Blvd to Bradley Rd.

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.

Hydraulics comments:

- For this filing no.1, comments will be forthcoming.

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

