



COLORADO
Department of Transportation

Region 2 - Permits
5615 Wills Blvd.
Pueblo CO 81008

February 13, 2024

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 Phase 2 (PUDSP236)

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 and part of a Master Preliminary PUD. The proposed Phase 2 consists of 68.72-acres (16.15 Townhome Area, 13.98-acres of Duplex Area acres) with parks and open spaces connected by trail/sidewalk network. The application is for 224-townhomes, 194 duplex units (97 buildings) with residential density of 6.08 dwelling units per acres. The Master PUD development plan is to gain secondary vehicular access from SH24G 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;

Traffic

No updated Traffic Impact Study was provided for Phase 2 but refers to the Master Traffic Impact Study for guidance. However, The Traffic Impact Study for Grandview reserve Filing No. 1 dated May 9, 2022, by LSC Traffic Consultants was previously reviewed by a CDOT Traffic Engineer.

Their comments follow:

- *The sketch plan for this development included in the roadway improvements table the statement "available escrow collected from area developments through the access permitting process" for US 24 & Stapleton.*
- *Based on the sketch plan, the escrow for 24 & Stapleton would have been 6.67% at buildout, (if it was completed before the signal was installed). Phase 1 of that plan indicated all traffic would use Rex Rd to US 24 to Stapleton Rd south and no through traffic would cross US 24.*
- *The development is responsible for 20% of long-term (mast arm cost)- \$150,000.*
- *However, the new Traffic Impacts Study for filing 1 shows no connection of Rex Rd to US 24 and shows the short-term traffic volume of 27 AM & 20 PM vehicles averaging 23.5 vph out of 60 vph required for a 4-hour warrant crossing US 24.*
- *No escrow would be required for Rex Rd signal for filing 1, however the sketch plan indicated that the signal would be the responsibility of the built-out sketch plan, when warranted.*

Hydraulics

The Grandview Reserve Phase 2 Preliminary Drainage Report dated December 2023 has been reviewed by a CDOT Hydraulics Engineer. Their comments follow:

- This one pertains to an early grading plan. Overlot grading, over excavation for roadway, and sediment ponds installation is to take place. There is no increase in impervious, so



there should be no increase in runoff to CDOT ROW, and therefore no impact to CDOT ROW.

- The sediment ponds are to be installed in Summer 2025 and then the site closed until a future date.
- No adverse impacts to CDOT drainage infrastructure are expected. However please provide the approved CLOMR application when it's done. There is still no HEC-RAS model provided, but the previous Galloway report mentions that HR Green did the design of the channel realignment and have submitted a separate report.
- A note was added to maps that reference "Grandview Reserve CLOMR Report" intended for the proposed channel design. I'd like to review this to make sure there are no downstream impacts that could potentially affect US 24.
- The Galloway report also states that the HR Green report is located in Appendix B, but I didn't see it there. They should make sure to include that in a future submittal.
- Please provide comments sheet to rectify.

Access

My comment follows:


- 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 CDOT Access Permit (AP#221088) is in place to where the Grandview Reserve will design and build the connection of Rex Road to SH24 ("T" Intersection). This will be a signalized three-legged intersection.
- Roadway improvements is required by the access permit in place and detail drawing are not approved but are required as a condition of the Notice to Proceed.
- Additional permitting is required based on bulleted items 1-5 from the Traffic review. Please contact Arthur Gonzales (contact info listed below).

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. Adam Lancaster at (719) 562-5540 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. Lancaster.

Please contact me in Pueblo at (719) 546-5732 or by email arthur.gonzales@state.co.us with any questions (email is best).

Sincerely,


Arthur Gonzales, R2 - Access Manager

