



COLORADO

Department of Transportation

Region 2 Permits

5615 Wills Blvd, Suite A
Pueblo, CO 81008-2349

SH021A and Bradley Road
El Paso County

September 21, 2024

Kylie Bagley, Planner (kyliebagley@elpasoco.com)
El Paso County Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

RE: Villas at Aspen Trails
Preliminary Plan (SP234)

Kylie,

I am in receipt of a referral request for comments for Villas at Aspen Trails Preliminary Plan previously known as Waterview North Sketch Plan Amendment and the Waterview North RM-12 Rezone. The proposed subdivision is located east of State Highway 021A (Powers Boulevard) at the southeast corner of the Bradley Road and Legacy Hill Drive intersection in El Paso County, Colorado. The proposed subdivision of land has the Tax Schedule No. 5509200003 and is currently zoned RM-12 on ±4.25-acres.

Traffic

The Traffic Impact and Access Analysis for Villas at Aspen Trails dated September 5, 2024 has been reviewed by a CDOT Traffic Engineer. Their comments are as follows:

- The developments in this area are contributing escrow funds for future improvements at SH021A (Powers Boulevard) & Bradley Road. Using the approved method for escrow calculation, the Villas at Aspen Trails is required an escrow of \$6,695.47.

Hydraulics

The Preliminary Drainage Report for Villas at Aspen Trails prepared on November 10, 2023 and revised on February 28, 2024 has been reviewed by a CDOT Hydraulics Engineer. Their comments are as follows:

- No comments. Site drains away from CDOT right-of-way.

Access

The submittals for Villas at Aspen Trails have been reviewed by CDOT Access Management. Our comments remain the same.

- A CDOT Access Permit will be required for this development to document the required escrow (\$6,695.47) for intersection improvements at SH021A (Powers Boulevard) and Bradley Road.
- 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 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 coordinate with the local authority and the Department to determine if a new access permit and modifications to the access are required.

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 Gabe Martinez at (719) 251-7830 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. Martinez.

Please contact me at (719) 546-5440 or teresa.guagliardo@state.co.us with any questions.

Sincerely,

Teresa Guagliardo
Teresa Guagliardo
CDOT R2 Access Management

Xc: Whittlef / Werdel / Roerkohl
Meyers, Patrol 53
Lancaster / file

