

Environmental Comments:

No Planning concerns

If CDOT row is treated by post construction water quality treatment, we will need to discuss areas requiring CDOT design standards and supplemental documentation.

Response: Comment noted, there are no water quality ponds proposed at this time. Additional coordination and plan review will be completed with construction plans.

For ANY ground disturbance/work within CDOT ROW---
Required:

Arch/History/Paleo:

Since this is a permit, a file search for Arch, Paleo and History is required. If the file search identifies anything, a more extensive report will be required. If nothing is identified, then the file search should be sufficient. For the file search contact:

Response: Comment noted. The file search will be completed with construction plans.

Cultural/History File Search: [hps://www.historycolorado.org/file-access](https://www.historycolorado.org/file-access) Email: hc_filesearch@state.co.us

Paleo File Search: Colorado University Museum of Natural History - Email: jacob.vanveldhuizen@colorado.edu
and [hps://www.dmns.org/science/earth-sciences/earth-sciences-collecons/](https://www.dmns.org/science/earth-sciences/earth-sciences-collecons/)

The ECIS will be used to support HazMat requirements.

Non-historic 4f does not apply.

If any non-historic Gf properties will be impacted or disturbed applicant shall coordinate with Veronica McCall veronica.mccall@state.co.us

Info for Applicant/Contractor:

The Permittee shall complete a stormwater management plan (SWMP) which must be prepared with good engineering, hydrologic, and pollution control practices and include at a minimum the following components: qualified stormwater manager; spill prevention and response plan; materials handling; potential sources of pollution; implementation of control measures; site description; and site map.

Response: Comment Noted, a SWMP will be completed with the final Construction Documents.

In addition, the Permittee shall comply with all local/state/federal regulations and obtain all necessary permits. Permittee shall comply with CDOT's MS4 Permit. When working within a local MS4 jurisdictional boundary, the permittee shall obtain concurrence from the local MS4 that the local MS4 will provide construction stormwater oversight. The local MS4 concurrence documentation shall be retained with the SWMP.

Response: Comment noted and will be addressed on the construction plans. There will be limited landscaping at the new intersection on Founders Pkwy.

Clear Zone: It is the responsibility of the engineer/architect who stamps the plans to ensure that: any new landscaping/trees are outside of the clear zones for any State Highway/CDOT ROW and that the new landscaping/trees do not interfere with site lines from any State Highway/CDOT ROW.

Response: Comment noted and will be addressed on the construction plans. There will be limited landscaping at the new intersection on Founders Pkwy.

Landscape: Any new or changes to existing landscaping within CDOT ROW must be reviewed and approved by CDOT. Landscaping plans should be submitted and should include details of all proposed plant species and seed mixes/ratios

Response: Comment noted and will be addressed on the construction plans. There will be limited landscaping at the new intersection on Founders Pkwy.

2/8/2023: Environmental review will continue once file research results are received.

QUESTION: Will CDOT be treated by post construction water quality treatment? Is so, we need to set-up a meeting sooner than later to discuss.

1/8/2024: From CDOT WQ Specialist: We would like the applicant to provide a statement as the drainage report indicates that OS1 and OS2 (including Founders Pkwy) will be treated by full spectrum WQ ponds. However, when we look at the plans, we do not really see delineations indicating what (if any) pavement of Founders Pkwy will be going to a WQ pond.

Response: Currently run-off from Founders Pkwy discharges to the south side of the road into an existing WQ pond that discharges north to a minor drainageway that ultimately discharges into McMurdo Gulch. At this time, there is no intent to change the routing of historic conditions. However, with this development, a full spectrum detention pond, (Pond G), will be constructed that will retreat any water received from Founders Pkwy.

2/18/2025: Environmental review will continue once file search results are received.

Response: Comment noted. The file search will be provided with the construction plans.

Hydraulics Comments:

Please provide drainage memo/report when available for review
also available for a site visit if needed Samer 1-23-2023

Please provide drainage memo/report when available for review
also available for a site visit if needed Samer 2-22-2023

I took a look at the report, the drainage looks fine and I have no further comments
Samer 1-11-2024

the drainage is good with this location
Samer 2-26-2025

Response: Comment noted. Thank you for your review.

Permits Comments:

1-9-24

- No objection to the residential and commercial development.
- Access for this development appears to be off Founders Pkwy (SH 86) and what is currently being called Commercial Ave. Commercial Ave also connects to the Canyons South development. This access has an issued access permit #123057, however NTP has not been issued. This access permit is associated with the Canyons South development.

Response: Comment noted. Commercial Ave has been renamed to Embark Ave.

- Any signing for this development must be on premise and cannot be either partly or wholly in COOT Right-of-Way. Signing must be compliant with CDOT rules governing outdoor advertising per 2 CCR 601-3.

Response: There will be a small monument located outside of the CDOT ROW on the northeast corner of Founders Pkwy/Embark Ave. The Town is reviewing the monument. It can also be provided to CDOT if necessary.

- Working from or within CDOT ROW will require a utility/special use permit. This includes, but is not limited to survey, landscaping, or utility work. Application is made online at the following link: [hps://cdotpermits.force.com/portal/s/login/?ec=302&startURL=%2Fportal%2Fs%2F](https://cdotpermits.force.com/portal/s/login/?ec=302&startURL=%2Fportal%2Fs%2F)

Response: Comment noted. The necessary permits will be obtained with the construction plans.

-- Aaron Eyl 1-9-24

2.21.25

- Provide a comment response letter addressing all of CDOTs comments individually with the next submittal.

Response: Comment noted. The letter has been provided. Responses from the early comments were not provided as the developer and design team has changed and there is no record of those discussions and responses.

- Label CDOT ROW on all plans. Example - If the ROW is currently labeled "Existing ROW" and the ROW is CDOTs, it should be labeled "CDOT ROW" or "Existing CDOT ROW"

Response: The ROW was labeled as requested.

- Please keep in mind that working from or within CDOT ROW will require a utility/special use permit. This includes, but is not limited to survey, landscaping, signal or utility work.

Application is made online at the following link:

<https://cdotpermits.force.com/portal/s/login/?ec=302&startURL=%2Fportal%2Fs%2F> -- Aaron Eyl 2.21.25

Response: Comment noted. The necessary permits will be obtained with the construction plans.

2/24/25 - TRM - Please include 3rd party inspections. Permitted working hours for a single lane closure will be 9am to 3pm, or 6pm to 6am.

Response: Comment noted.

3.31.25

Page 5 of the Updated Construction Plans show a driveway that is labeled "Remove Asphalt Driveway." This appears to be an existing access that will be closed. Please keep in mind that all closures require an Access Permit form our office.

Response: This access will be converted from a full movement access for CORE to a right-in-right-out access. We have met with CORE and they have agreed to move the full access off Embark Street outside of the Founders Pkwy improvements. We are currently coordinating the location of the access point on CORE's site with them. On Embark Street the Town of Castle Rock has agreed to a median cut and access to the west across from the current commercial entrance. CORE will use this as an emergency access only and the RIRO will still be the main point of access for normal activities at the substation.

The State Highway Access Permit will cover any access work, sidewalk work, street lighting, and stormwater work. Any work outside of that including, but not limited to, landscaping, signal, survey, or utility work will require a Special Use/Utility Permit. Application is made online at the following link:

[hps://cdotpermits.force.com/portal/s/login/?ec=302&startURL=%2Fportal%2Fs%2F](https://cdotpermits.force.com/portal/s/login/?ec=302&startURL=%2Fportal%2Fs%2F)

Response: Comment noted.

Provide a comment response letter addressing all of CDOTs comments individually with the next submittal.

Response: Comment response letter provided.

Label CDOT ROW on all plans. -- Aaron Eyl 3.31.25

Response: The labels were updated.

Residential Engineer Comments:

2/13/2025 JB - Doesn't look like anything has changed, roadway design related, regarding Founders Parkway. I will say previous comments from 1/5/2024 still apply, especially the coordination needed with local agencies like Douglas County and Castle Pines regarding the Happy Canyon interchange project. Will wait for more detailed plans to confirm if new improvements along Founders Parkway meet standards.

Response: Comment noted. The construction plans will provide more detail.

1/5/2024 JB - It sounds like construction drawings are coming in the future, but wanted to make everyone aware of what my previous comments were regarding the previous permit:

- Would be good to see a typical section on Founders Parkway that shows what the work will be, as well as existing/proposed ROW lines, to make sure everything matches up with plan views.

Response: There are two small areas either side of the intersection that COULD be defined by a typical section. However, these two areas do not match each other, and the remainder of the project is some form of transition in or out of this geometry. Cross sections will be provided with Construction Plans, but there's not a whole lot of typical geometry in this project.

- Need to be sure to keep the raised median intact on Founders Parkway when it is revised to include auxiliary lanes. There was discussion early on from the developer to stripe it instead of keeping the raised median. CDOT wants the raised median to stay.

Response: The raised median will remain.

- Be sure to make sure auxiliary lanes are standard in width, length, etc. Also be aware of the clear zone as this is on the outside of a curve for westbound traffic and may need to be protected if proposed obstructions are installed within clear zone.

Response: The construction plans will provide the requested information. Clear zone will be evaluated.

- There is a 1601 process for the 1-25 & Happy Canyon interchange currently underway. The interchange will be upgraded in the future to include the new growth in this area as there will be new connections from Crowfoot Valley to the 1-25 & Happy Canyon interchange. Any changes to this development should be conveyed to the Town of Castle Pines as that may impact their traffic study and design for the new interchange.

Response: Comment noted. Castle Pines is a referral agency and the Town of Castle Rock has provided submittal documents to them.

1/20/2023 JB - There will be a future CDOT resurfacing project from Woodlands to IREA substation on SH-86. It is still being looked into, but a sidewalk may be added to the CDOT project and may need to be coordinated with this future project. Will wait to see future plans for this project to see how new intersection es into SH-86.

Response: The resurfacing project may have been completed. A detached sidewalk will be added on the north and east side of Founders Pkwy from Crowfoot Valley Road to Crimson Sky Drive.

What is the design speed that you are using? I will need this in order to review these updated plans to make sure design standards are being met.

Response: The design speed is 55 mph.

Need to see typical sections for SH-86 for lane widths, lengths, tapers, etc.

Response: A typical section was provided and lane dimensions have been added to the plans as well.

I don't see a note talking about color and pattern for the proposed median cover. Need to be sure you match both. I have uploaded a plan sheet showing the median cover detail and what we used on our CDOT project.

Beware, we have since gone to placing expansion material every 50' coinciding with control joints instead of 200' to help with median cover cracking and heaving.

Response: The median cover detail provided was added to sheet TY1.

It looks like you are using Type I-M curb and gutter in the median. We used Type II-M on previous project to help with drainage spread width. Be sure to use Type II-M everywhere to be consistent with curb and gutter on both ends of your project.

Response: The curb type was revised.

Hard to tell, but the WB accel taper looks to be a little short. Geng the typical sections will help with this.

Response: Striping dimensions have been added to the plans.

The WB le turn decel length/storage looks to be a little short while the taper looks to be a little long. There is room within the median to adjust.

Response: Striping dimensions have been added to the plans.

Curb ramps should be directional. Also, you need curb ramps on southern access across from Embark Ave. since you have curb ramps directing them that way on the north side.

Response: The ramps have been revised and there are no ramps directing pedestrians across Founders since there is no sidewalk on that side of the road.

Is it possible to have Storm Lateral 1 be more perpendicular instead of at a skew as it is designed today?

Response: The storm alignment was revised.

Has CORE Electric been consulted on how to get into their access now that the median has been closed at their driveway? They have some big vehicles/trailers and they needed that EB le turn into their access to fit that bigger vehicle. It looks like the access has gone to a right in-right out.

Response: This access will be converted from a full movement access for CORE to a right-in-right-out access. We have met with CORE and they have agreed to move the full access off Embark Street outside of the Founders Pkwy improvements. We are currently coordinating the location of the access point on CORE's site with them. On Embark Street the Town of Castle Rock has agreed to a median cut and access to the west across from the current commercial entrance. CORE will use this as an

emergency access only and the RIRO will still be the main point of access for normal activities at the substation.

Right Of Way Comments:

1/17 /23 - The CDOT ROW plans for this area of SH-86 have been uploaded. Will there be a forthcoming subdivision plat to review? Are there plans for dedicating ROW along SH-86? If so, those dedications should be made to the local agency and then will subsequently be deeded to CDOT in the future.

Response: The final plat will be submitted with construction plans. There will be additional ROW dedicated on the north side of Founders.

2/8/23 - No additional comments from ROW related to Rev 2.

12/19/23 - SDH - The comment response letter that was included with Rev 2 made reference to additional ROW conveyances that would be made to the Town along Founders Pkwy., but I don't see those shown on the Site Development Plan sheets that show SH-86 (Sheets 7, 9, 19 & 23). Should we expect to see a subdivision plat that will show those ROW conveyance areas?

Response: The final plat will be submitted with construction plans. There will be additional ROW dedicated on the north side of Founders.

2/7/25 - SDH - Rev 4 docs reviewed. The tracts along Founders Pkwy (SH-86) have already been dedicated to the Town of Castle Rock and there are no A-line issues here, so no comments / concerns from ROW.

Response: Comment Noted

3/17/2025 - John Olson - Plats were submitted with Rev 5 - No Dedications to CDOT all to Utilities and Town of Castle Rock. Filing 1 Tracts K M L to Town adjacent to CDOT facilities no concern. Filing No 2 Tracts A and B to town - separated from CDOT Facilities by Town of CR parcels - No concerns from ROW

Response: Comment Noted

Traffic Comments:

GRilling 04/03/2025

1. Provide comment response letter addressing previous comments

Response: Letter provided.

2. Revision 5 submittal PDP narrative (01/30/2025) states that units have gone from 474 to 515, including duplex development. This changes the trip generation, though I'm unclear if this is reflected in the TIS dated 12/18/2024. Please either update TIS or respond in the comment response letter that this is properly addressed by the 2/18/2024 TIS.

Response: The increase in units was addressed in the TIS.

3. Construction plans- sheet 2 or 27- M&S standards plan list is out of date (there's a December 2024 version). Update this immediately before going to construction to make sure you have the latest version. Check the box for CDOT traffic control (S-630-1 and S-630-2) for use on state highways.

Response: The SPL provided on the plans is Dated April 25, 2025. Is this not the current SPL?

4. Construction plans- sheet 3 of 27- ToCR signage and striping notes, notes 2, 6, 7- be aware that CDOT may have different thicknesses and application rates, different materials requirements, etc. Verify you are following CDOT's specs for state highway applications.

Response: The notes were removed.

5. Construction plans- PDF page 23 (signal plans page 2)- M&S plans list is out of date.

Response: Same response as comment 3.

6. Reach out to Grant Rilling (grant.rilling@state.co.us) to get relevant project special provisions on signal equipment (if this will be a CDOT signal) and traffic signal notes (if this will be a CDOT signal)

Response: The notes were updated as this is a CDOT signal.

7. All signals must meet warrants with existing volumes prior to installation. Projected volumes will not be accepted.

Response: Comment noted.

8. It's noted that the signal poles will be green. If this is a Castle Rock maintained signal (and they're responsible for repainting), this may be allowable. If this is to be CDOT maintained, I don't want to have to repaint. Please clarify who will be maintaining the proposed signal.

Response: The Town has confirmed that they will maintain the signal painting.

9. Signing and striping notes (from Castle Rock) might have the same issues as outlined in comment 4.

Response: The notes were removed.

10. Will signal poles be constructed to the CDOT standards? S-614-40 and S-614-40A? Please label the pole standard, the caisson diameter, and the caisson depth for each corner.

Response: Information added.

11. How certain is the timing of the south leg? It looks like you're placing a NE caisson based on current CDOT standard, and I'd hate for that standard to be revised prior to the S leg being constructed.

Response: The timing is unknown.

12. Why aren't curb ramps being built as directional?

Response: Curb ramps were revised to directional.

13. Electrical engineer stamped one line diagram required for signals on the state highway.

Response: Comment noted.

14. What type of communication will be utilized? I don't see fiber items, radio items, or cell modem items.

Response: The information was added.

15. For the purposes of matching CDOT spec (assuming that's what you want to do), the item names for drilled caissons have changed to "drilled sha". It's worth tabulating them as such if you want to make lookup in the CDOT spec book simpler.

Response: Comment noted.

16. Discuss whether a N/S crossing should be provided despite the S leg not yet being developed. It looks like a curb ramp for it is being built, and we don't want curb ramps to nowhere. Generally speaking, CDOT has been requiring crosswalks across mainline when new signals are built, regardless of if the other side is developed yet.

Response: The directional ramps have been added. At this time the ramps crossing Founders have been removed. There is no sidewalk and as noted this would be a crossing to nowhere, since the timing of improvements on that side of Founders are unknown we would propose no ramps at this time.

GRilling 02/24/2025

1. Trip generation has gone down from Revision 3. This is permissible.

2. Previous comments regarding intersection and signal plans still apply.

Response: Comment noted.

3. Page 12- striping appears off, though it might just be due to early stages.

-Hatching on SH86 between the WB to SB le turn lane and the through lane should be chevron.

Response: The striping will continue to be refined as we complete construction plans. The hatching has been changed to chevrons as requested.

-Extension/guidelines through intersection aren't scaled right, etc. When a striping plan is developed, please label all stripes with material, width, inlay depth, color, pattern, etc per S-627-1.

Response: The linetype scale has been updated and striping plans with the construction plans will show more detail.

-Label lane widths on striping sheet (note that widths are not inclusive of gutter pan).

Response: The lane widths have been added to the SDP.

-Through-right arrow on local street seems improper. Instead, I'd handle it with a sign stating "right lane must turn right" "at conceptual entrance 2", allowing for the right lane at entrance 1 to be gone through to get to entrance 2. Use weave striping for the accel out of 1, and you'll be alright. I worry with a through-right arrow that folks will think the through lane goes further, and will get them into the neighborhood.

Response: Comment noted. The striping depicted has been reviewed and has preliminary approval. The striping may change with construction plans.

4. Any signals have to meet warrants with existing volumes. No projected signal warrants will be allowed. Plan on "opening day" being without a signal, even if you expect to meet warrants in the near future.

Response: Comment noted.

GRilling 01/08/2024

1. Comments previously provided on "Canyons South" permit, and addressed by that developer.

2. Either this development, or the Canyons South development, will need to provide detailed plans of the intersection with SH86. Be aware that signal plans require an electrical one line diagram stamped by an electrical engineer, a SUE investigation (or equivalent in coordination with CDOT Utilities), and signal phasing diagrams.

Response: Acknowledged

3. Plan sheet 65 shows a 3-leg intersection. Sheet 97 shows a 4-leg. Please clarify, and make sure the final configuration (and any interim configurations) is properly analyzed in the TIS and/or traffic letter. If there is to be a fourth leg and signalization, it seems odd that there is no SB through lane at the intersection.

Response: The current condition is what has been shown for the SDP, but final conditions were reviewed and analyzed. The final condition with the fourth leg will lose the chevroned island and it will become the SB through lane.

4. Looking at the Auto Turn templates, it appears that the curb ramps at SH86 are not directional. Why? Additionally, will there be a N/S crossing of SH86 at this signal? If there is to be one in the future, does this impact the median location or truck turning templates?

Response: This location will one-day be a full-movement intersection that includes the potential for pedestrians crossing Founders Parkway. Therefore, the standard CDOT Larger-radius detail has been applied for the ramps in question. There is clearance for the crosswalks to pass the medians without future alteration. Turning analysis has been performed for all movements and there are no concerns with the current geometry.

Kiene 1/18/23 - Proposed full movement intersection on SH 86 should conform to Access Control Plan / serve as the single allowed signalized intersection in this segment. Unclear on connection of "Connector Collector" roadway from Intersection #5 to the northwest, is there direct connection to Crowfoot Valley Road through the adjacent network?

Response: Comments noted. The comments from previous reviews have been reflected on the current plans.

Other Comments:

Generally for this zoning:

All access locations along SH 86 should match the Access Control Plan (ACP).

Protan traffic signal locations are shown on the ACP. These intersections are preferred to be 4-way intersections. The safest locations for multi-modal crossings of SH 86 would be at a signalized intersection.

Response: The intersection location has been approved and permitted.

CDOT supports completing the roadway network in this part of Castle Rock by ensuring intersections align with roadways planned on the west side of SH 86 providing more direct access and connectivity from Castle Oaks Dr to Front Street without reliance on SH 86.

Provide a cross section on the plan sheets for SH 86. That cross section and plan sheets so affected, need to illustrate for COOT how much ROW exists and how much is proposed so we might see that it is compliant with the SH 86 Corridor Optimization Plan (preferable a 156-foot roadway).

RS 01-12-23

Response: We believe the previous comments have been addressed. The proposed intersection of Founders Parkway (SH86) & Embark Avenue have been coordinated with the property on the south side of Founders and will one-day be a full-movement 4-way intersection. There are two small areas either side of the intersection that COULD be defined by a typical section. However, these two areas do not match each other, and the remainder of the project is some form of transition in or out of this geometry. Cross sections will be provided on the construction plans, but there's not a whole lot of typical geometry in this project. We have added dimensions to the plans that should assist in the compliance evaluation.