



COLORADO

Department of Transportation

Region 2 Permits
5615 Wills Blvd.
Pueblo, CO 81008-2349

May 5, 2023

SH 24G/Woodman Rd.
El Paso County

Ryan Howser, Planner I (ryanhowser@elpasoco.com)
El Paso County Planning & Community Development Dept
2880 International Circle, Suite 110
Colorado Springs, CO 80910-3127

RE: The Commons at Falcon Field - SP_Preliminary Plan SP232

Dear Ryan,

I am in receipt of a referral request for comments for Falcon Field Residential and Commercial on 57.67-acres. The site is currently vacant land located east of Highway 24G and south of SE of Woodman Rd. and will introduce the fourth leg of Woodman Rd. The divided parcels will be zones as CR-Commercial, RS-5000-Residential Suburban and RM12-Residential Multi Dwelling. No land uses have been designated and will be dictated as site and development plan applications. Current access is off Rio Ln. that will be closed as part of the ACP for SH24 with the intersection improvements at the intersection of the site and Woodman Rd. The property has the tax schedule No. 4307000001 and 4307200015 and is currently zoned RR-5 in El Paso County.

Traffic;

The Traffic Impact Study by LSC Transportation Consultants for Falcon Fields dated December 15, 2021, has been reviewed by a CDOT Traffic Operations Department and their comments are as follows:

The site will require an access permit for the construction of the 4th leg of Woodman and the closure of Rio Lane. The applicant will be responsible for constructing improvements as described in the TIS, namely:

- EB to SB right turn deceleration lane.
- NB to EB right turn acceleration lane.
- Signalization of 4th leg of the intersection.
- Lanage as described in the TIS for the NB Woodman movement.

Hydraulics;

- Comments will be forthcoming

Access;

- An Access Permit will be required for the design and construction of the proposed 4th leg of the intersection of SH24G and Woodman Rd. east as described in Traffic comments and within the TIS submitted.
- The addition of the fourth leg of Woodmen Rd. is supported and is in alignment with the SH24 Access Control Plan.




- Rio Ln connection to SH24 will be closed as described in the SH24G Access Control Plan. The development is required to make assurances for traffic operations in regard to this closure and shall provide access or public roadway connections to existing parcels prior to the closure of Rio Ln.
- Right of Way reservation and or dedication will be requested from El Paso County to the developer along SH24G for the construction of the SH24G widening project and will be memorialized as part of the Access Permitting process and El Paso County Processes upon the design of the final plat.

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. Todd Ausbun at (719) 696-1403 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. Ausbun.

Please contact me in Pueblo at (719) 546-5732 or (719) 248-0905 with any questions.

Sincerely,


Arthur Gonzales
CDOT R2 Access Manager

Xc: Josh Palmer, Elizabeth Nijkamp, Jeff Rice - El Paso County
Hall
Meyers
Whittlef/Biren
Lancaster/Regalado/file

