



COLORADO

Department of Transportation

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

November 4, 2021

SH 24G
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: Falcon Fields Residential Rezone - P217

Dear Ryan,

I am in receipt of a referral request for comments for Falcon Fields Residential Rezone of 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 three 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.

CDOT Staff does not have any comments regarding the rezone of the parcels. Development comments are provided below.

Traffic;

The Traffic Impact Study by LSC Transportation Consultants for Falcon Fields dated August 31, 2021, PE, Colleen Guillotte has been reviewed by a CDOT Traffic Operations Department and their comments are as follows:

Recommended by the TIS provide the following improvements at US24 & Woodman are required:

- Construction of the fourth leg at the signalized intersection of SH24G/Woodman Rd. to include two left turn lane, two through lanes, and a right turn lane. Roadway shall be median divided from US24 to the roundabout.
- Modification of the existing Woodman Rd. leg of the intersection to include two left turn lanes, two through lanes and a right turn lane.

US24 construct roadway improvements required shall be:

- Construct a NE right turn lane at 600' plus 222' taper.
- Construct a SW left turn lane at 600' plus 222' taper.
- Construct a NW bound right turn acceleration lane at 960' plus 222' taper.
- Construct raised right turn island for ped accessibility on all four corners of the intersection.
- Provide plans for traffic signal modifications as required by all above improvements.



- Closure of the existing Rio Lane access per the US24 Access Mgmt Plan with the construction of the development.
- Public Roadway Right of Way donation/reservation shall be required for future highway widening along US24 for the future 6 lane proposed improvements per the PEL Study. This can be reflected in the final plat and recorded per CDOT process.
- Plans need to reflect Access Right of Way Lines required at all 4 legs of the intersection.

Hydraulics;

- Provide a drainage report to review.

Access;

- An Access Permit will be required for the implementation of the new recommended and CDOT supported roadway access improvements from the Traffic Impact Study mentioned in Traffic Operation comments.
- The addition of the fourth leg of Woodmen Rd. is supported and recommendations from the SH24 Access Control Plan shall be followed concerning this development location site.
- Rio Ln connection to SH24 will be closed as described in the Access Control Plan for SH24. The development will need to make assurances for traffic operation in regard to this closure and shall provide access or public roadway connections to existing parcels to the north along Rio Ln. prior to the closure of Rio Ln.
- Right of Way dedication will need to be discussed in regard to proper set backs or public use easements for the future widening of SH24 and will be memorialized as part of the Access Permitting process and recorded on the plat and recorded through CDOT Processes.

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: Jennifer Irvine, Jeff Rice - El Paso County
Ferguson
Bauer
Whittlef/Biren
Ausbun
Vigil/Regalado/file

