



**COLORADO**  
Department of Transportation  
Region 2

Traffic & Safety - Permits  
5615 Will Blvd.  
Pueblo, CO 81008

February 28, 2019

SH 83A  
El Paso County

El Paso County Development Services Division  
Kari Parsons  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910-3127

RE: Meadowlake Ranch Sketch Plan\_EA17227\_SKP184

Dear Kari,

I am in receipt of a referral request for comment for the Meadowlake Ranch Sketch Plan development. We understand the property is currently prairie grass and wet lands that the owner plans to develop into residential (Urban and Rural), Commercial and Industrial uses. The development will encompass 307.30-acres of mixed use. The development is located at the intersection of SH24A and Judge Orr Rd. in El Paso County. CDOT's comments are as follows;

CDOT Traffic Operations:

- a. Table 6, Items 2, 4-8 should be modified to reflect the fact that CDOT does not appropriate funds to construct roadway improvements and is in no manner responsible to complete such improvements. It is possible that the Transportation Commission (at the direction of PPCOG) may allot dollars from existing/future funding streams to the Transportation Improvement Program; currently no construction funding has been identified for Hwy 24 East, (FY 2019-2022).
- b. Since US 24 is not being realigned, the developer will be required to construct the southwest-bound right turn deceleration lane along US 24 and Judge Orr Rd.
- c. Since US 24 is not being realigned, the developer will be required to construct the southwest-bound right turn acceleration lane along US 24 and Judge Orr Rd.
- d. The developer will be required to construct eastbound right turn deceleration lane on Judge Orr Road approaching US 24 to allow traffic to bypass thru/left traffic queue at the traffic signal.
- e. The southeast corner of the site should be preserved for the future re-alignment of Judge Orr Rd.

CDOT Access:

- a. A CDOT Access Permit will be required between El Paso County (Permittee) and CDOT for the Access to SH24A, to document the impacts to the intersection.
- b. No additional access will be grated from SH24 for the length of the property along SH24.
- c. In accordance with El Paso County 2016 Major Transportation Corridors Plan, CDOT is requesting R.O.W width dedication adequate enough to accommodate the future condition of 6



lanes on US24 in accordance with the El Paso County Land Development Code chapter 8.4.4 sect.(b).

- d. Let it be known that the signalized intersection at SH24 and Judge Orr Rd. will be reconstructed at some time in the future and may impact the development. Re-Alignment of the intersection at SH24/Judge Orr Rd is to provide an intersection angle of 90° and will impact the development.
- e. Escrow funds should be collected for the future improvements to the intersection(s) of SH24/Judge Orr, SH24/Stapleton or the development will need to incur the costs for improvements.
- f. Intersection access will not be allowed for up to 550-feet from the intersection per the Colorado State Access Code.
- g. CDOT requests the opportunity to review the required intersection plans.

CDOT Hydraulics:

- a. Comments will be forthcoming.

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. Carl Buford at (719) 562-5519 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. Buford.

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

Sincerely,

Arthur Gonzales  
R2 - Access Manager

Xc: Jeff Hodson, LSC Transportation Consultants, Inc.  
Andrew/Stecklein  
Nelson/Biren  
Sword/Todd - file

