



COLORADO

Department of Transportation

Region 2

Traffic & Safety – Permits Unit

SH094A
El Paso County

August 31, 2026

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

RE: Trinity Ranch Preliminary Plan (SP268)

Ryan,

I am in receipt of a referral request for comments for Trinity Ranch Preliminary Plan. The developer is proposing to subdivide ± 103 acres of vacant land to allow for the future development of detached single family residential on 2.5 acre lots. The subdivision is located in the northernmost ± 103 acres of El Paso County Parcel 3400000455 near the northeast corner of the State Highway 94 and Peyton Highway intersection in El Paso County. Our comments are as follows:

Hydraulics

Plan Comments

- Provide Drainage Plan and Profile for proposed 18" RCP culvert within the CDOT right-of-way in future submittal.

Report Comments

- FYI – PDF pg 5-10 – Verify material type for ultimate outfall of the existing double and triple 30" culvert sets under HWY 94. It is inconsistent in the sub-basin descriptions where some note RCP and some note CMP.
- PDF pg 81-84 note CMP on the drainage basin maps.
- PDF pg 11 – Will there be a table for the triple 30" CMP Culverts (east of EX5/PRP) mentioned in the report similar to the table for the double 30" CMP Culverts? It is unclear if there will be an increase in flow to the CDOT right-of-way for the triple 30" CMP Culverts.
- FYI – PDF pg 82 – OP-1 missing from the drainage map.
- PDF p 82 – The Q100 for EX 5 is 38.56 cfs, the same location is identified as PR9 in proposed and shows an increase in Q100 to 61.78 cfs. Include ditch and culvert analysis to verify impacts to the CDOT ditch and to the 3-30" CMP culverts east of PR9 when the pond is overtopped.
- PDF p 82 – The Q100 for EX 4 is 127.17 cfs, the same location is identified as PR8 in proposed and shows an increase in Q100 to 155 cfs. Include ditch and culvert analysis to verify impacts to the CDOT ditch and to the 2-30" CMPs under the highway when the pond is overtopped.
- PDF pg 9 – The cumulative flow for the Q100 is 155 cfs. The peak inflow on PDF pg 69 for the Q100 is 69.3 cfs. Verify the pond is sized appropriately. Verify where the additional difference in flow of 85.7 cfs is going.
- PDF pg 9 – The cumulative flow for the Q100 is 61.78 cfs. The peak inflow on PDF pg 76 for the Q100 is 29.4 cfs. Verify the pond is sized appropriately. Verify where the additional difference in flow of 32.38 cfs is going.

Traffic

- An eastbound left turn lane is warranted at the SH094A Access intersection based on projected 2050 background plus project traffic volumes being 31 eastbound left turns during the peak hour and the threshold being 10 vph. Based on the 65 mile per hour speed limit, the deceleration length is 500 feet, plus a 300-foot taper. In addition, a 30-foot storage length is



required based on the peak hour left turn entering volume. Therefore, the eastbound left turn lane is required to provide a length of 530 feet plus a 300-foot taper to meet CDOT turn lane standards.

- The subdivision of the property is required to accommodate access to adjacent properties, either through platting of public roadway or private easements. No other access to CO-94 will be permitted between Peyton Highway and the site access.
- In addition to the above requirements, the development is required to contribute a fair share cost for the future traffic signal at SH094A & Peyton Highway in the amount of \$17,500.

Access

- The State Highway Access Code requires an access permit if the proposed vehicle volumes increase by 20 percent or more, the development is adjacent to the state highway, and/or significant changes in the use of the property are made which will affect access operation, traffic volume and/or vehicle type. Subdivision of land requires access in accordance with the State Highway Access Code.
- A CDOT Access Permit will be **required** for this development to document the required improvements, agreements, and escrow.
- Page 38 of the Traffic Impact Study indicated the project intends to apply for an emergency access to SH094A at the future public road in Phase I. Please submit a document for review from Emergency Services requesting the emergency access at this location and the reason for the request.

Please contact me at 719-248-0318 or with any questions.

Sincerely,

Teresa Guagliardo

Teresa Guagliardo
CDOT R2 Access Manager

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Lancaster / file

