



COLORADO
Department of Transportation
Region 2

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

January 15, 2019

SH 83A
El Paso County

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

RE: P181/PUD183/SP181 - Rollin Ridge Estates Residential & Commercial - **REVISED**

Dear Gabe:

I am in receipt of a referral request for comment of the subject planned development. CDOT understands the property owner plans to develop the vacant 57-acre (approximate) parcel into residential and commercial use properties. The preliminary plan includes 16 single family lots on 44.9 (lots vary in size) and a 5.53-acre commercial tract (3 lots with various uses) for future commercial use. The development is located at the intersection of SH83 and Hodgen Rd in El Paso County. CDOT's comments are as follows;

Previous comments:

- *The CDOT Region 2 North Program Hydraulic Unit has reviewed the Preliminary Drainage Report for Rollin Ridge Estates dated December 7, 2017 and has no comments.*
- *The CDOT Region 2 Traffic Unit has reviewed the Rollin Ridge Updated Traffic Impact Study from LSC, Transportation Consultants, Inc. dated May 14, 2018 and requests the following;*
 - a) *The ITE Trip Generation 9th Edition for Gasoline/Service Station w/ Convenience Market is known to be outdated, basing data on smaller locations counted in the 1990s. The trip generation is about 20% less than that listed in the ITE 10th Edition; please adjust accordingly.*
 - b) *The percentage of pass-by and diverted trips for the gas station w/ convenience market seems appropriate.*
 - c) *The percentage of pass-by and diverted trips for the shopping center seems relatively high. The shopping center pass-by traffic should be reduced similar to the convenience market resulting in pass-by traffic of 25% and diverted traffic to be 10%.*
 - d) *CDOT agrees that a SB right-turn deceleration lane and right-turn acceleration lane will be required. CDOT also agrees that the existing NB left-turn deceleration lane will need to be lengthen to meet State Highway Access Code. Please include auxiliary lane lengths in recommendations.*
 - e) *The Department notes a 50 foot distance from centerline of State Highway 83 to the subject property. We request the developer depict this distance on the upcoming development drawings.*

Revised comments:

- **The CDOT Region 2 Traffic Unit has reviewed the Rollin Ridge Development, Updated Traffic Impact Study from LSC, Transportation Consultants, Inc. dated June 12, 2018 and comments are as follows:**
 - a. **CDOT Traffic Operations: Has no comments to the updated TIS.**



b. CDOT Access: Will require a new CDOT Access Permit to update the access traffic impacts to Hogden Rd. and SH83. State Highway Improvement may be required.

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/Lyons
Nelson/Biren
Sword/file

