



# COLORADO

## Department of Transportation

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

February 18, 2022

SH94A  
EPC

John Green | johngreen@elpasoco.com  
El Paso County Planning & Community Development  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

RE: Falcon Acres Final Plat  
SF223

Dear John,

I am in receipt of a referral request for comments for Falcon Acres Final Plat located near state highway 94A. A proposed residential subdivision consisting of eight (8) rural residential lots (5-acre lots) on a 49.23-acre parcel. The proposed subdivision of land is located in the NE  $\frac{1}{4}$  and the E  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Sec 4, TS 14S, R 64W, of the 6th PM in El Paso County, Colorado. The property has the tax schedule No. 4404000014 and is currently owned Thousand Hills Land & Cattle Co LLC. After review of all documentation we have the following comments:

### Traffic

The Traffic Impact Study for Falcon Acres dated November 24, 2021 has been sent to the CDOT Traffic Unit. Their comments are forthcoming.

### Hydraulics

The Final Drainage Report for Falcon Acres Subdivision dated/ revised February 7, 2008 and the Storm Water Management Plan for Falcon Acres dated September 2021 has been reviewed by a CDOT Hydraulics Engineer. Their comments follow:

- No impacts to CDOT drainage

### Access

Approval to allow the Final Plat will not impact CDOT infrastructure at this time. My comment follows:

- This site is outside of CDOT jurisdiction and will not interfere with CDOT infrastructure, a CDOT Access Permit will not be required at this time.
- Section 2.6(3) of the State Highway Access Code, states that if the proposed vehicle volumes increase by 20 percent or more an updated access permit will be required for the intersection of SH 94 and Blaney Rd and/or Curtis Rd.

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) 562-5537 or (719) 251-7804 with any questions.

Sincerely,

*Michelle Regalado*

Michelle Regalado  
CDOT R2 Access Management Trainee

Xc: Ferguson  
Bauer  
Whittlef  
Stecklein  
Ausbun  
Vigil/Gonzales/Guagliardo/file

