



COLORADO

Department of Transportation

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

September 26, 2023

SH 24G
El Paso County

Ryan Howser, Project Manager/Planner
E. P. C. Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

RE: Jane Davis Ranch Sketch Plan - SKP232

Dear Kari,

I am in receipt of a referral request for comments for the Jane Davis Ranch properties for this Sketch Plan application are located in El Paso County in Peyton, CO, approximately 22 miles east of downtown Colorado Springs, situated on Judge Orr Road east of Colorado State Highway 24 and north of Judge Orr Road. It is approximately two miles east of Hwy24 and 2 miles west of Peyton Highway. The site roughly extends from Stapleton Road east along Judge Orr Road to Elbert Road and has approximately 5,970 feet of frontage along Judge Orr Road, excluding a tract owned by others. The Sketch Plan proposes for up to 92 single-family lots and for two smaller parcels totaling 5.78-acres with for 2.5-acre lots to 5.0-acre lots respectively that have frontage onto Judge Orr Road Road as either CS-Commercial Services and/or Commercial Retail in El Paso County. After review of all documentation, we have the following comments:

Traffic

The Traffic Impact Study for Jane Davis Ranch dated July 7, 2023 by LSC Transportation Consultants has been reviewed by a CDOT Traffic Operations. Their comments follow:

- This development contributes traffic trips toward the unsignalized intersection of US 24 & Stapleton. The development is required to escrow funds for the future signalization cost. The number is derived as follows: average of 20 (AM NWBL+T) & 32 (PM SEBT) divided by 60 (4-hr warrant threshold), 43.33%; equating to \$281,645.

Hydraulics

The Master Development Drainage Plan for Jane Davis Ranch Sketch Plan dated June, 2023 by William Guman & Associates has been reviewed by a CDOT Hydraulics Engineer. Their comments follow:

- **Hydraulic Study planning comments will be forthcoming.**

Access

The proposed development will have impacts to CDOT infrastructure. My comment follows:



- Section 1.4(1) of the State Highway Access Code, states in part that no person, shall construct any access providing direct vehicular movement to or from any state highway from or to property in close proximity or abutting a state highway without an access permit issued by the designated issuing authority with the written approval of the Department.
- Under Section 2.6 (Change in Land Use and Access Use) of the State Highway Access Code, states the requirements of a new access permit. It states in part that if any significant changes are made or will be made in the use of the property which will affect access operation, traffic volume increases by 20% and or vehicle type, the permittee or property owner will coordinates with the local authority and the Department to determine if a new access permit and modifications to the access are required.
- A CDOT Access Permit will be required for this development to record the escrow dollars required for the pro rata fair share amount of the signalization of Stapleton Rd and SH24G.

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. Adam Lancaster at (719) 562-5540 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. Lancaster.

Please contact me in Pueblo at (719) 546-5732 or by email arthur.gonzales@state.co.us with any questions.

Sincerely,



Arthur Gonzales
CDOT R2 - Access Manager

Xc: /file

