



COLORADO

Department of Transportation

Region 2

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

June 20, 2018

SH 83A
El Paso County

Gabe Sevigny
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

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 57-acre (approximate) vacant 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. CDOT's comments are as follows;

- 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- a) The ITE Trip Generation 9th Edition for Gasoline/Service Station w/Convenience Market is known to be outdated, basing data on smaller locations counted in the 1990s.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.

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) 562-5537 with any questions.



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

June 14, 2018

Sincerely,



Andrew Lewis
Asst. Access Manager

Xc: Jeff Hodson, LSC Transportation Consultants, Inc.
Andrew
Buford
Sword/Gonzales/file

