



# COLORADO

## Department of Transportation

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

October 1, 2020

SH 24G/Judge Orr Rd.  
El Paso County

**Lindsay Darden, Planner II**  
El Paso Planning & Community Development  
2880 International Circle  
Colorado Springs, CO 80910

RE: Amendment to Bennett Ranch-Judge Orr Eastonville Commercial Center SKP Amendment\_EA19236

Dear Lindsay,

I am in receipt of a request for comments pertaining to the Judge Orr Eastonville Commercial Center. The existing site is currently vacant agricultural land and the anticipated use of the 13.72-acres is Mini Warehouse (500-unit Storage Facility), Day Care Center, Shopping Center (18-acres) and Drive in Banking (7,000 sf). The location of the site parcel number 4232302003 is just east of SH24 at the intersecting roads of Judge Orr Rd. and Eastonville Rd. in El Paso County, CO. CDOT staff comments are as follows;

- CDOT Access Dept. has review the supplied documents loaded to the EDARP website and comments are as follows:
  - a) A State Highway Access Permit will be required for the change in use per State Highway Access Code §2.6 for Judge Orr Rd. and the connection to SH24G.
  - b) Land Use(s) will need to be determined prior to making application for the State Highway Access Permit. No determination of land use(s) we described in the Lettert of Intent and was general in nature.
  - c) Per the State Highway Access Code §2.6 Change in land use rules will apply to the greater that 20% traffic volumes and §3.7 for a category determination of E-X (Expressway) on SH24 and the Judge Orr connection.
- CDOT Traffic Operations Engineer has reviewed the Traffic Impact Study dated July 10, 2020 by LSC Transportation Consultants, Inc. and their comments are as follows:
  - a) The signal phasing in the Synchro reports for Judge Orr Rd at Hwy 24 incorrectly shows concurrent east-west phasing whereas sequential or “split” phasing currently exists.
  - b) Queueing reports shall be provided for the intersection of Judge Orr Rd and Hwy 24.
  - c) Site-generated traffic generates 1611 vehicles per day on Judge Orr Rd at the intersection of Hwy 24. The existing October 2019 24-hr count shows Judge Orr west of Hwy 24 has a daily traffic volume of 3470.
  - d) Site-generated southwest-to-westbound right turn movement at Hwy 24 and Judge Orr is projected to add 25 vehicles (short term) in the AM peak hour. The State Highway Access Code §3.7(4)(b) requires installation of right turn deceleration lane for any access with a projected right turn volume greater than 10 vehicles per hour.
  - e) Site-generated east-to-southwest-bound right turn movement at Hwy 24 and Judge Orr is projected to add 73 vehicles (short term) in the PM peak hour. The State Highway Access Code §3.7(4)(c)



requires installation of right turn acceleration lane for any access with a projected right turn volume greater than 10 vehicles per hour.

- CDOT Hydraulics Engineer has reviewed the Master Drainage Plan dated May 2020 and has the following comments:
  - a) Comments will be forthcoming.
- CDOT Environmental: Residential Comments:
  - a) No comments.
- CDOT Materials Engineer has review the Soils and Geology report dated May 29, 2020 and has the following comments:
  - a) No Comments.

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)546-5732 or (719)248-0905 with any questions.

Sincerely,

Arthur Gonzales  
Access Manager

Xc: Ferguson  
Bauer  
Stecklein  
Whittlef/Biren  
Sword/Regalado - file

