



# COLORADO

## Department of Transportation

Region 2

Traffic & Safety - Permits Unit

SH 115A, MP39.73, LT (E-X)  
City of Colorado Springs

May 29, 2026

**Kerri Schott**, Planner ([kerri.schott@coloradosprings.gov](mailto:kerri.schott@coloradosprings.gov))  
City of Colorado Springs Planning Department  
30 South Nevada Avenue, Suite 701  
Colorado Springs, CO 80903

RE: Rock Creek Mesa Development Plan (DEPN-25-0173)

Kerri,

I am in receipt of a request for comments for the Rock Creek Mesa Development Plan. Rock Creek Mesa proposes 328 single-family residential lots on ±55 acres of undeveloped land. The development is located west of Highway 115, near Pawnee Rd and Cherokee Rd. The property has the tax schedule nos. 6530300017, 6530400003, 6530400014, 6530400013, and 6550300023 in Colorado Springs, El Paso County.

This development will impact CDOT Infrastructure. After review of all submitted documents, we have the following comments:

### Hydraulics

#### Report Comments

- PDF p 146 - As the design progresses, include analysis of the 36" CMP CDOT culvert. Include analysis for the pond overtopping scenario to verify that the emergency flows will not overtop SH 115A.
- PDF p 146 - is Swale SE sized for the overtopping flow? If not, when the pond is overtopped, if the flow exceeds the ditch and riprap capacity, the erosion will be conveyed to the CDOT culvert and ROW.

These comments can be addressed in the Final Drainage Report. Therefore, a resubmittal would not be needed at this time.

The following comments remain the same from previous reviews. They are as follows:

### Traffic

- The following roadway improvements at Pawnee Rd and SH15 are required:
  - Extension of the northbound left turn lane to a total length of 1,025-ft(700-ft of deceleration, 25-ft of storage, and 300-ft of taper).
  - Construction of a 4-ft wide raised median converting Cherokee Rd & SH115 to right in/right out only access.
  - Construction of a 190-ft eastbound left turn lane (100-ft of storage and 90-ft of taper).
  - Extension of the southbound right turn lane to 1,000-ft(700-ft of deceleration and 300-ft of taper).
- This intersection will warrant signalization of SH115 and Pawnee Road in the short term. The applicant is responsible to design & construct the above improvements plus the traffic signal at time of permitting and notice to proceed.



### Utilities

- A CDOT utility Special Use permit is in place for the installation of two (2) water lines and one (1) sanitary sewer line along SH115. Any further utility work will require additional CDOT Permits.

### Access

- The State Highway Access Code requires an access permit if the proposed vehicle volumes increase by 20 percent or more, the development is adjacent to the state highway, and/or significant changes in the use of the property are made which will affect access operation, traffic volume and/or vehicle type.
- The State Highway Access Code states no additional access rights shall accrue upon the splitting or dividing of existing parcels of land or continuous parcels under or previously under the same ownership or controlling interest. All access to newly created properties shall be provided internally from any existing access or a new access determined by code design standards or by permit application.
- Two CDOT Access Permits will be required for this development.
  - SH115 and Pawnee Road
  - SH115 and Cherokee Road.
- It is recommended that a Pre-Application Meeting be held with CDOT Access and CDOT Traffic prior to submittal of Traffic Impact Studies and Access Permit Applications.
- Roadway improvements, to include roadway widening, will be required and detailed in the terms and conditions of the access permits.

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 Justin Rodriguez at 719-251-0613 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. Rodriguez.

All comments above can be addressed during the subdivision review process. No action is needed at this time.

Please contact me at 719-248-0318 or [teresa.guagliardo@state.co.us](mailto:teresa.guagliardo@state.co.us) with any questions.

Sincerely,

*Teresa Guagliardo*

Teresa Guagliardo  
CDOT R2 Access Manager

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