



COLORADO

Department of Transportation

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

August 5, 2020

SH 21A
El Paso County

Rad Dickson
El Paso Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

RE: 3050 Curtis Road 4 Lot Minor Sub - MS196
Traffic Memo - CDOT review

Dear Rad,

I am in receipt of a request for comments pertaining to a single 40-acre lot being subdivided into 4 separate lots (Lot 1 = 5.15-acres, Lot 2 = 5.08-acres, Lot 3 = 5.06-acres, Lot 4 = 21.19-acres). This minor subdivision is located 2.5-miles north of the intersection of SH94/Curtis Rd. at 2003 Highway 94, in El Paso County, CO. Comments are as follows:

- CDOT Access Dept. comments are as follows:
 - Future phases will trigger the need for a new access permit for the intersection of SH94/Curtis Rd. between CDOT and El Paso County. No action needed at this time.
- CDOT Traffic Operations Engineer has reviewed the Traffic Memo dated February 20, 2020 by Transportation Engineering Solutions, Inc. Their comments are as follows:
 - Growth Factor used to determine background traffic is low for Hwy 94. Recent 2019 CDOT Study of Hwy 94 used 0.62%/yr west of Curtis Rd & 1.51%/yr Curtis Rd to Enoch Rd. It was assumed that Curtis Rd would enable significant traffic from the Falcon area to the Enoch Rd Gate at Schriever.
 - Trip distribution for commercial uses underweights traffic generation from North Curtis Rd and over-weights traffic from Colorado Springs on Hwy 94.
 - Double-left turns from Curtis Rd to Hwy 94 are expected by 2040. The El Paso County Major Transportation Corridors' 2060 Corridor Preservation Plan indicated the need for additional thru lanes along Curtis and Hwy 94 after 2040.
 - No action needed at this time.

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,

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Arthur Gonzales

Arthur Gonzales
R2 - Access Manager

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

