



COLORADO

Department of Transportation

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

March 10, 2021

SH 24G
El Paso County

Ryan Howser, Planner I (ryanhowser@elpasoco.com)
El Paso County Planning & Community Development Dept
2880 International Circle, Suite 110
Colorado Springs, CO 80910-3127

RE: Falcon Fields Preliminary Plan Review - SP211

Dear Ryan,

I am in receipt of a referral request for comments for Falcon Fields Preliminary Plan consisting of 20-mixed use commercial lots and open spaces on approximately 58-acres. The site is currently vacant land located east of Highway 24G, across and will form the fourth leg of Woodman Rd. Current access is off of Rio Ln. with intersection improvements at the intersection of the site and Woodman Rd. The property has the tax schedule No. 4307000001 and 4307200015 and is currently zoned RR-5 in El Paso County. After review of the submitted documentation, we have the following comments:

Traffic;

The Traffic Impact Study for Falcon Fields dated November 5, 2020 has been reviewed by a CDOT Traffic Operations Department and their comments are as follows:

- **On US24:**
 - Closure of Rio Ln. connection to US24.
- **On US24 at Woodman:**
 - Construct a northeast-bound right-turn deceleration is warranted on US Hwy 24 approaching Woodmen Road. Based on a posted speed limit of 55 mph, the prescribed lane length for the deceleration lane is 600 feet plus a 222-foot taper.
 - Construct a southwest-bound left-turn deceleration is warranted on US Hwy 24 approaching Woodmen Road. Based on a posted speed limit of 55 mph, the prescribed lane length for the deceleration lane is 600 feet plus 150 feet of storage and a 222-foot taper.
 - Extend the southwestbound left-turn deceleration lane plus transition taper on US24 (westbound) approaching Woodmen Road to 750 feet.
 - Construct a northwest-bound right-turn acceleration is warranted on US Hwy 24 east of Woodmen Road. Based on a posted speed limit of 55 mph, the prescribed lane length for the acceleration lane is 960 feet plus a 222-foot taper
 - Lengthening/extension of the westbound right turn deceleration lane on US Highway 24 at Woodmen Road to CDOT standards (600 feet plus transition taper) with the necessary widening of the box culvert under US 24.
 - Construct free right turn allowing pedestrian refuge island.



- Modify traffic signal as necessary to convert from a "T" intersection to a four legged intersection.
- **On Woodman at US24:**
 - Construct the northwest bound portion of Woodman to comply with recommendation in TIS.
 - Modify the southeast bound portion of Woodman as recommended by the TIS.

Hydraulics;

- Provide a drainage report to review.
- Need to ensure the development has adequate setback from CDOT ROW to ensure no conflict with the future US24 widening. May need to have their engineer work directly with my PEL team to achieve this. Plan needs to clearly show ROW/easement lines.

Access;

- An Access Permit will be required for the implementation of the new recommended and CDOT supported roadway access improvements from the Traffic Impact Study dated November 5, 2020.
- The addition of the fourth leg of Woodmen Rd. is supported and recommendations from the SH24 Access Control Plan shall be followed concerning this development location site.
- Conceptual Site Plan Fig2 of the Traffic Impact Study is in accordance with the SH24 Access Control Plan.
- Rio Ln connection to SH24 will be closed as described in the Access Control Plan for SH24. The development will need to make assurances for traffic operation in regard to this closure and shall provide access or public roadway connections to existing parcels to the north along Rio Ln. prior to the closure of Rio Ln.
- Right of Way dedication will need to be discussed in regard to proper set backs or public use easements for the future widening of SH24 and will be memorialized as part of the Access Permitting process.

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
CDOT R2 Access Manager

Xc: Jennifer Irvine, Jeff Rice - El Paso County
Ferguson



Bauer
Whittlef/Biren
Ausbun
Vigil/Regalado/file

