



COLORADO

Department of Transportation

Region 2

Traffic & Safety

US-24G (E-X) / Peterson Rd
El Paso County

January 13, 2025

Ashlyn Mathy, Planner (ashlynmathy2@elpasoco.com)
El Paso County Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

RE: Cimarron Hills Southeast Mixed-Use Filing No. 1 (SF2420)

Ashlyn,

I am in receipt of a referral request for comments for Cimarron Hills Southeast Mixed-Use Filing No. 1. The proposed development is located north of US-24G (E Platte Avenue) and east of Peterson Boulevard. The parcels being subdivided are 5408007001, 5408007003, and 5408007004 in El Paso County. The project consists of 142 single-family attached dwelling units and a 4,000 square foot Church. The submittals for Cimarron Hills Southeast Mixed-Use Filing No. 1 have been reviewed by CDOT. Our comments are as follows:

Traffic

- No comments

Hydraulics

- Plan comments:
 - Should the invert for the top orifice hole for the pond be 6282.88 instead of 6282.41 as suggested by the MHFD-Detention calculations?
- Report comments:
 - Has the H&H been coordinated with adjacent projects - specifically the 24/Peterson Interchange reconfiguration?
 - Include supporting calculations to verify the impacts to CDOT ROW when runoff from the pond discharges into the CDOT swale as well as when the spillway is utilized.

Address the above comments and resubmit documents as necessary.

Environmental

- Are there any significant safeguards in place for overflow of PWQ ponds onto US24? There is an emergency spillway designed to go directly onto US24. These "emergencies" can be fairly frequent and could jeopardize a regional transportation artery, as well as access to Peterson Space Force Base.
- If temporary easements from CDOT are required for construction, a 128/Clearance for hazmat, wetlands, history, and archaeology will be required.

Address the above comments and resubmit documents as necessary.

Right-of-Way

- No comments



Access

- A CDOT Access Permit will be required for this development.
- Section 2.13(3) of the State Highway Access Code, states in part, "Access rights should be obtained for a distance of 550 feet along the lesser street or crossroad measured from the radius point of any ramp touch down curve. Frontage roads and other accesses which are closer to ramp termini than the spacing standards recommend, should be either relocated, closed, or turning movements restricted as soon as conditions allow."
 - The existing access is ±275 feet north of the off-ramp terminal from US-24G. Therefore, the existing cross-over at Panamint Court shall be eliminated and median constructed across, or the existing access shall be relocated to the north to meet the minimum distance requirements. This will require some cross-access easements and agreements between the parcels.

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

Sincerely,

Teresa Guagliardo

Teresa Guagliardo
CDOT R2 Access Management

Xc: Whittlef / Werdel / Lyons / Roerkohl / Cosyleon / Ford / Theibaut
Meyers, Patrol 9
Lancaster / file

