



## COLORADO

### Department of Transportation

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

January 16, 2024

SH 24G / Stapleton  
El Paso County

Ashlyn Mathy, Project Manager/Planner  
E. P. C. Planning & Community Development 2880  
International Circle  
Colorado Springs, CO 80910

RE: 4-Way Commercial Site Development Plan\_PPR-Plot Plan Review

Dear Ashlyn,

I am in receipt of a referral request for comments for a site development plan approval to allow for mini-warehousing, boat and RV storage, and shipping container storage. The area would include just south of Stapleton Drive adjacent to US Hwy 24 and east of the draining area including about four to six acres of general commercial uses, three to five acres of mini-warehouse, three to four acres for Boat/RV storage, and three to four acres for contractor equipment storage. The currently proposed first phase includes two 24,000 square-foot mini-warehouse buildings, 60 Boat/RV spaces, and 48,000 square feet for outdoor contractor equipment storage. *The general commercial uses are no longer included in the initial phase.* However, the remaining developable area south of Stapleton Drive and east of the drainage area is still intended to be developed for commercial uses in the future. The development is located on Stapleton Rd and State Highway 24G on approximately 67.1-acres in El Paso County. After review of all documentation, we have the following comments:

#### Traffic

The Traffic Impact Study dated November 30, 2023 by LSC Transportation Consultants, Inc has been reviewed by a CDOT Traffic Engineer. Their comments follow:

- Phase 1 is required to escrow \$10,833 for the future traffic signal at US24 & Stapleton.
- The remainder of the development will require an updated TIS and additional escrow for each filing or phase. Please update the TIS to include the additional escrow breakdown.

#### Access

This development impacts CDOT Access and CDOT infrastructure. My comment follows:

- A CDOT Access Permit is required for this development for the connection of Stapleton Rd. to State Highway 24G.
- Escrow break down will need to be provided for the Fair Share Escrow Amount of the development in an updated Traffic Impact Study.
- Section 1.4(1) of the State Highway Access Code, states in part that no person, shall construct any access providing direct vehicular movement to or from any state highway from



- or to property in close proximity or abutting a state highway without an access permit issued by the designated issuing authority with the written approval of the Department.
- Under Section 2.6 (Change in Land Use and Access Use) of the State Highway Access Code, states the requirements of a new access permit. It states in part that if any significant changes are made or will be made in the use of the property which will affect access operation, traffic volume increases by 20% and or vehicle type, the permittee or property owner will coordinates with the local authority and the Department to determine if a new access permit and modifications to the access are required.

## Hydraulics

- SWMP Plan Comments:
- Sed Basin B lists the spillway crest as 15', however the drainage report indicates it is to be 33'. Have the impacts been analyzed for this condition? Please clarify.
- Report Comments:
- There are no detention calculations for Pond A. The SWMP Plan is not clear if both Pond A and B will be constructed during Fall 2024 construction. If so, please include the pond calculations to verify appropriate sizing.
  - Proposed grading plan - in the event the sed basins are overtopped, is capacity maintained in the ditches adjacent to CDOT ROW? Please clarify.

## Environmental

- The plans include a pretty robust SWMP and will be conforming to the County's MS4 permit requirements; however, a hydraulic engineer should verify since there are a couple of culverts that convey water from the property beneath US 24 and near US 24 on Stapleton Rd.
- It's challenging to tell whether the Rock Island Trail will be protected in the grading and erosion control plans. Please verify.
- What is being done to comply with the Endangered Species Act? There is potential for occurrences of Preble's Meadow Jumping Mouse in this area.
- There appears to be a drainage and/or wetlands that cross through the property. USGS hydrological data shows the drainage as intermittent, flowing south and eventually connecting with Black Squirrel Creek. What is being done to comply with the Clean Water Act and/or CDPHE's Policy CW-17?


## 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. Gabe Martinez at (719) 251-7830 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. Martinez.

Please contact me in Pueblo at (719) 546-5732 or by email [arthur.gonzales@state.co.us](mailto:arthur.gonzales@state.co.us) with any questions.



Sincerely,

  
Arthur Gonzales  
CDOT R2 - Access Manager

Xc: /file

