



COLORADO
Department of Transportation

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

February 24, 2020

SH24G
El Paso County

Craig Dossey and Lindsay Darden
El Paso Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

RE: The Sod Guy - AL1914_Lot 1 of the Appaloosa Highway 24 Subdivision filing No. 1A: **REVISED**

Dear Craig and Lindsay,

The Colorado Department of Transportation has received the above mentioned development for comments. The development is a 1.003-acre site, zoned I-2, located north east of the Intersection of Amelia St. and SH24 (Platte Ave.) in Colorado Spring, CO., El Paso County. The developer proposed to develop the site as a grass/sod sales site with a sales office building, gravel surfacing and final landscaping with site grading. All runoff from the site shall be collected and conveyed to a detention pond to the south and detained prior to discharge downstream as detailed in Appaloosa Hwy 24 Subdivision, Filing No. 1A Final drainage report dated March 30, 2019. A Drainage Report, Grading and Erosion Control Plan and associated engineering documents have been previously submitted with the concurrent site development plan PPR1925. Current land use is vacant light industrial land.

Due to the unique situation of the the development and the comment deadlines. The original subdivision known as Appaloosa Highway 24 Subdivision Filing No. 1A has outstanding drainage and traffic comments from CDOT permitting department. This came about from the expired time allowed for comments and the hand off of this subdivision from planner to planner, ultimately being approved with outstanding formal CDOT comments that did not get addressed in the original subdivision review.

Moving forward with comments they will be two part, (1) for El Paso County and (2) for the Sod Guy Sales Lot Development.

(1) For the Subdivision within El Paso County comments are as follows:

- **Access comments:**
 - a. CDOT and El Paso County agreed that an Access Permit between CDOT and EPC could address the issues presented by CDOT without a negative impact to the Sod Suy development.
 - b. This permit will be between El Paso County and CDOT for the connection/intersection of Amelia St. and SH24/Platte Ave.



- c. Additional concerns for the Amelia St. connection to SH24 are detailed below and will be part of the Access Permit terms and conditions between El Paso County and CDOT for the connection of Amelia St. to SH24/Platte Ave..
 - i. Potential drainage issues from the subdivision of Appaloosa Filing No 1A and the Light Industrial developments north of SH24/Platte Ave. along Amelia St.
 - ii. Concerns of traffic impacts to the intersection of the SH24/Amelia St. should be conditions of approval for the developments are listed below:
 - iii. Turning radii of ingress and egressing vehicles to and from Amelia St. onto SH24
 - iv. Queuing from the signalized intersection on SH24/Platte Ave. for westbound traffic may cause safety concerns for ingress/egressing vehicles onto Amelia St.
 - v. Close proximity of Amelia St to the on ramp to SH21/Powers Blvd. is substandard and does not comply with the State Highway Access Code (section 2.13)
 - vi. Previous comments have been that at some time the access of Amelia St. to SH24/Platte Ave. may be closed due to safety concerns listed above, new construction, change in land uses, traffic impacts due to developmental growth and or the allowable access distance to the interchange being substandard.

(2) The Sod Guy Sale Lot comments are as follows:

- **Access comments:**
 - a. The Sod Guy will be required to apply for a Utility Permit to address the potential drainage issues with the tie in to the existing drainage system in CDOT ROW
 - b. Other requirements will be required by El Paso County of the developer as condition of approval.

Additionally,

- a. 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.
- b. 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 with any questions.

Sincerely,



Arthur Gonzales - Access Manager

Xc: Dossey/Darden - El Paso County
Ferguson/Stecklein
Bauer
Whittlef/Biren
Sword/Regalado/Ausbun - file

