



COLORADO

Department of Transportation

Region 2 Permits

5615 Wills Blvd, Suite A
Pueblo, CO 81008-2349

January 10, 2023

SH024G
El Paso County

Ryan Howser, Project Manager/Planner (ryanhowser@elpasoco.com)
El Paso County Planning & Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE: Solberg Pit Special Use Amendment
AL2218 - Special Use

Dear Ryan,

I am in receipt of a referral request for comments for Solberg Pit Special Use Amendment. The submittal seeks approval of a special use amendment to allow expansion of a mineral extraction operation. The existing operation has a permitted area of approximately 234 acres, and the proposed amendment area is approximately 79 acres, for a total area of approximately 313 acres. The site is located east of State Highway 024G, in the southeast corner of Curtis Road and Garrett Road. It is located within the West ½ of the NW ¼ of Sec 21, T 13S, R 64W of the 6th PM in El Paso County, Colorado. The property has the tax schedule No. 4321000009, 4321000011, 4321000012, and 4321000010, currently zoned A-35, and owned by Solberg Gravel, LLC. After review of all documentation, we have the following comments:

Traffic

The Traffic Impact Study for DRMS - Peyton, Colorado dated May 31, 2022 and the Haul Route Road Survey dated July 25, 2022 have been reviewed by a CDOT Traffic Engineer. Their comments follow:

- The site generates less than a 20% increase to the state highway system; therefore, a CDOT SHAC permit is not required

Hydraulics

The Drainage Report for Solberg Pit dated May 3, 2022 and the Grading & Erosion Control Plan for Pioneer Materials Solberg Pit dated May 3, 2022 have been reviewed by a CDOT Hydraulics Engineer. Their comments follow:

- No impacts to CDOT drainage.

Environmental

The Weed Management Plan dated August 2022, Wildlife Report dated August 9, 2022, and other submitted documents have been reviewed by a CDOT Environmental Manager. Their comments were as follows:

- No impacts to CDOT's natural resources.

Materials

The Soils and Geology Report for Solberg Pit dated July 28, 2022 has been reviewed by a CDOT Materials Engineer. Their comments were as follows:



- No material-related impacts to CDOT

Access

The Solberg Pit Special Use Amendment will not impact CDOT infrastructure at this time. Our comments follow:

- Section 2.6(3) of the State Highway Access Code, states that if the proposed vehicle volumes increase by 20 percent or more at the intersection of SH024G and Garrett Road and/or SH094A and Curtis Road, an access permit will be required.
- A CDOT Access Permit will not be required for this development 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) 546-5440 or by email at teresa.guagliardo@state.co.us with any questions.

Sincerely,

Teresa Guagliardo

Teresa Guagliardo
CDOT R2 Access Management Trainee

Xc: Ferguson
Ausbun/Cosyleon/Pieper/Stecklein/Whittlef
Vigil/Gonzales/Regalado/file

