



COLORADO

Department of Transportation

Region 2 - Permits
5615 Wills Blvd.
Pueblo CO 81008

July 8, 2020

SH 21B
El Paso County

Gabe Sevigny, Planner I
El Paso County Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE: A Storage Place - Mini Warehouse - PPR1929

Dear Gabe,

I am in receipt of submittal review documents and supporting maps for a proposed expansion of A Storage Place Mini Storage facility. The existing development consisting of 12 buildings on 5.15-acre lot. They propose to add 2 additional storage buildings approximately (1)14,423-sf and (2)4,808-sf for a total additional square footage of 19,231-sf. The development is located at 5835 Omaha Blvd. just east of Powers Boulevard, north of Galley Road and just west of the Paonia Street in El Paso County. Our comments are as follows;

- **CDOT Access Dept. comments are as follows:**
 - An Access Permit will be required between El Paso County and CDOT to record the Traffic and Hydraulic impacts to the connection of Galley Rd at SH21B(Powers Blvd.) in reference to this development. The Permittee will be El Paso County and the proper representative can make application through CDOT Access Department in Pueblo or contact the Access Manager (719)248-0905.
 - Conrad St. southbound will be required to be relocated East when Powers & Galley Rd. interchange is built per State Highway Access Code, March 2002, section 2.13 Interchange Management Plans.
 - Closure of access will be required for the UMB Bank and will need to be relocated to Paonia St. for reasonable access.
- **CDOT Hydraulics Engineer has reviewed the Final drainage Report dated March 2020 by Tera Nova Engineering, Inc. Their comments are as follows:**

In this specific case I do not feel onsite detention is necessary for the following reasons and the following riprap requirements are needed.

1. The increase is negligible, less than 1% in the 5-year storm and in my opinion it is likely that there won't be an increase at all because the infiltration "C" factor of the existing and proposed conditions I believe are in reality very similar if not the same. Therefore, the increase in flow will be negligible.
2. I don't see any evidence of an existing erosion issue at the discharge point of the development.
3. The engineer has designed riprap energy dissipators at the discharge points that so long as they incorporate my prior recommendations will be robust resulting in good energy dissipation.
4. The native soils in the vacant field and in the CDOT ditch are very conducive for infiltration.



5. The width/edge of the 3 riprap pads that are located at the southern end of the site should be a minimum of 3 feet wider on each side of the concrete swale edges. I did not see the detail of the concrete swales that convey runoff to the 3 riprap pads so I cannot determine if the width of the proposed riprap pads is adequate?
6. Change the riprap pad thickness from 6" to 18".

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

Arthur Gonzales
R2 - Access Manager

Xc: Ferguson
Bauer
Stecklein/Lyons
Sword/Regalado/file

