



COLORADO

Department of Transportation

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

July 2, 2024

SH 24G/Frontage Rd (Motel Rd.)
El Paso County

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

RE: Self-Storage - Platte Frontage Rd. (PPR2418)

Dear Scott,

I am in receipt of a request for comments for Platte Self Storage. The proposed development will be to convert a Garden Supply commercial lot to a Self-Storage/RV/Boat Storage Facility. The proposed draft exhibit proposes the construction of 9 single story self-storage building (622-mini storage units), 168 RV/boat storage spaces, and 58,000 SF warehouse buildings with future expansion of 5 single self-storage buildings on approximately 63,300-SF in phase 1. Phase 2 calls for 2 Canopy structures and subdivision to 5 parcels (4 lots and 1 tracts) on 17.22-acres at Parcel #5418000075. Questions pertaining to water pond is unknown. The commercial subdivision of the lots is located within El Paso County, Colorado. After review of all documentation, we have the following comments:

Traffic

- TIS is approved and requires the removal of the existing RIRO mid-block access to State Highway 024G and turned into a right turn lane collector to the intersection of 24G and Motel Rd. The removal of the existing access shall include, but not be limited to, the return of highway right-of-way slopes, ditches, and fences to match existing adjacent conditions, including removal of asphalt aprons and culverts. Any asphalt removed from the highway shall result in a smooth finished edge [thus the only access to the south frontage road (Motel Road)] will be to the east at the intersection with Hathaway Drive/Motel Road (Frontage Road).
- The existing asphalt turn-lane apron shall be sawcut and removed to form a straight line west-to-east leaving a 4-foot shoulder for the creation of the extended right-turn lane to the south to access Motel Road.
- The existing roadway solid striping shall be removed to include the solid median triangle and lane dash lines to be replaced with a solid white shoulder line and 8-inch-wide dotted lines for the extended right-turn lane per CDOT Standards.
- Additional pavement markings including right-turn arrows are required of this construction per CDOT Standards.
- Existing signage shall be removed and become property of the Permittee to dispose of ((1) right-turn lane must turn right near the asphalt removal section and (1) stop sign)). Additional delineator posts are required of this permit and the signage for the beginning of the right-turn lane.



- Fill slopes and cut slopes shall be constructed to current Department minimum standards.
- The median shall be regarded to match the adjacent, surrounding areas. Drainage shall be considered while regrading not to allow for ponding of storm water drainage flows.
- The existing subgrade or base course material below the asphalt mat shall be removed and become property of the Permittee to be disposed of.
- Seeding and mulching is required of this permit to re-establish the roadway median vegetation.

Hydraulics

- Each access shall be constructed in a manner that shall not cause water to enter onto the roadway or shoulder and shall not interfere with the existing drainage system in the right-of-way or any adopted municipal system and drainage plan.
- The highway drainage system is for the protection of the state highway right-of-way, structures, and appurtenances. It is not designed nor intended to serve the drainage requirement of abutting or other properties beyond undeveloped historical flow. Drainage to the state highway right-of-way shall not exceed the undeveloped historical rate of flows.
- All drainage appurtenances required for detention and release shall be located and fully maintainable outside the state highway right-of-way.

Access

- Two CDOT Access Permit will be required for this development. (1) for the closure work at the right in/right out and (2) for the actual access connection on the Frontage Rd (Motel Rd.).
- SH24G is Categorized as EX-Expressway, and a single point of access can be granted off the Frontage Road (Motel Rd.). The approximate mile marker for this development is at MM311.018, right along the frontage road.
- 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.
- Roadway improvements will be required and detailed in the terms and conditions of the access permit(s).

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. Adam Lancaster at (719) 562-5540 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. Lancaster.

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



Sincerely,


Arthur Gonzales
CDOT R2 - Access Manager

Xc: /file

