



COLORADO
Department of Transportation

Region 2

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

August 24, 2018

SH 24G
El Paso County

Attn: Leonard Kendall
El Paso County Development Services Division
2880 International Circle, Suite 110
Colorado Springs, CO 80910-3127

RE: PPR1836, Largent Subdivision Big O Tires site development

Dear Leonard,

I am in receipt of the subject development referral for the site development review. The site is generally located at the northeast corner of US24/Old Meridian Road in El Paso County, Colorado. Previous comments from CDOT dated June 14, 2018 are still valid and those comments are reiterated below;

- The CDOT Region 2 Hydraulics Unit has reviewed the Drainage Report (05/24/17), Storm Water Management Plan (04/25/18), Grading Erosion Plan (05/24/18), Vicinity Map (01/25/18) from JPS Engineering and appears the proposed drainage plan will not have an adverse impact on State property or infrastructure, and is in compliance with CDOT standards, no comments.
- The Region 2 Traffic Operations Engineer has reviewed the May 5, 2017 TIS and the updated May 17, 2018 TIS and have the following comments.
 - a. The Sight Distance analysis shown on Figure 11 shows sight distance based on 2019 geometry. Future widening of Hwy 24 will reduce the distance between the access point and the east-to-southbound right-turning movement off Hwy 24.
 - b. The WB-50 turning movement in Figure 10 will likely be affected by highway widening as well.
 - c. In the event of future widening, the department may restrict movements or remove access between Old Meridian Road south and Hwy 24 in accordance with Section 2.6(7) of the State Highway Access Code.
- After discussion and email conversations between CDOT and El Paso County there will need to be a Right-of-Way (ROW) dedication of 225 LF for future expansion of US-24. This 225 LF will need to measure Right-of-Way to Right-of-Way not to include any City or County set back ordinances. An additional 40ft ROW reservation will be required for the no build area beyond ROW to the south.

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.

Sincerely,
Arthur Gonzales
R2 Access Manager

