



COLORADO

Department of Transportation

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

April 19, 2021

SH115
El Paso County

Nina Ruiz (ninaruiz@elpasoco.com)
E.P.C. Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

RE: Hale Sand Pit Expansion
PPR1914 | Site Development Plan
AL1829 | Special Use

Dear Nina,

I am in receipt of a request for comments pertaining to the Hale Sand Pit Expansion Site Development Plan and Special Use. The submittal seeks approval of a site development plan and special use to allow a mineral extraction operation located on a 150-acre tract of land. The property is currently permitted to have a 9.9-acre sand pit (Hale Sand Pit). The proposed development is to expand the Hale Sand Pit to 52.5 acres. The expansion will take place within property line setbacks and outside of the floodplain that traverses the site. The parcel is located south of Highway 24G and east of McClelland Road in the SW ¼ of Sect 24, T 12S, R 63W of the 6th P.M. The property has the tax schedule No. 3200000112 in El Paso County.

Traffic

The Traffic Impact Study for Hale Sand Pit Expansion dated November 20, 2018 has been reviewed by a CDOT Traffic Engineer. Their comment follows:

- No comments. Site generates 20 trips per day.

Hydraulics

The Drainage Report dated December 19, 2019, Grading and Erosion Control Plan dated December 19, 2019, Drainage Compliance Letter dated May 7, 2019, have been reviewed by a CDOT Hydraulics Engineer. Their comment follows:

- No comments. No impact to CDOT drainage facilities.

Materials

The Land Stability Analysis Report dated March 25, 2019 and Geotechnical Report have been reviewed by a CDOT Materials Engineer. Their comment follows:

- No comments.

Access

Approval to allow the Site Development Plan and Special Use of the above mentioned location will not impact CDOT infrastructure. My comments are as follows:



- Section 2.6(3) of the State Highway Access Code, states that if the proposed vehicle volumes increase by 20 percent or more, an updated access permit will be required for the intersection of SH24G and McClelland Road.
- Site Development Plan and Special Use is acceptable.
- CDOT has no comments on the special use of the parcel.

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
CDOT R2 - Access Manager

Xc: Ferguson
Bauer
Whittlef/Biren
Vigil/Regalado/file

