



**COLORADO**  
Department of Transportation

Region 2

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

May 8, 2019

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: Appaloosa - SH24 Sub Lot 2 - PPR\_EA18246 Revised 05/08/10

Dear Len,

I am in receipt of the subject property referral with the land use determination to be office and light industrial. I understand the land use is **construction offices, mobile home manufacturing/sales and a landscaping company**. The request is for the development of the Appaloosa Subdivision, Filing No. 1A Lots 1, 2, & 3 and the above mentioned use of the 4.67-acre site. The site is generally located at the near the intersection of Terminal Ave. and Amelia Street, Amelia Street intersects with US24/Platte Ave. in El Paso County, Colorado. Comments from CDOT staff are as follows;

**Traffic:**

- a. Right-of-way should be preserved in agreement with the US 24 PEL study along SH24/Platte Ave.
- b. The traffic study dated 02/21/19 by LSC Transportation Consultants, Inc. did not make mention of the impacts or traffic counts referencing the intersection of Amelia Street and State Highway 24/Platte Ave. CDOT requests an updated memo to include these impacts.
- c. How does the mobile home manufacturing/sales intend to get these large vehicles onto Amelia St. and into the site off of SH24 without incident?
- d. The Amelia Street access to Hwy 24 is extremely close to the existing traffic signal. The department may remove this access in accordance with Section 2.6(7) of the State Highway Access Code.

**Drainage:**

- a. The development is following the water quality and detention requirements set forth by the Colorado Springs Drainage Criteria Manual.
- b. They are also replacing a portion of a concrete channel that looks to be failing within a Zone AE floodplain along the eastern edge of the property. I'm assuming they are working with the City's floodplain manager on this portion of the project. There is no hydraulic information for this channel within the report, but they are simply replacing the channel in kind. These improvements shouldn't change the hydraulics for the culvert under SH 24.
- c. Please provide riprap from the site outlet all the way to the existing CDOT culvert apron.

**Access:**

- a. A CDOT Access Permit may be required to record the potential impacts to the intersection of Amelia Street and Hwy 24 and the drainage issues incurred.
- b. Roadway improvement may need to take place.



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.

If you have any questions regarding access, please contact me in Pueblo at 719-546-5732.

Sincerely,

Arthur Gonzales  
R2 - Access Manager

Xc: Andrew/Stecklein  
Bauer  
Biren  
Sword/Ausbun-file

