



COLORADO

Department of Transportation

Region 2

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

October 16, 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: Appaloosa - VR1813, Vacate and Replat of the I-2 (Limited Industrial) site, Revised 10/16/18

Dear Len,

I am in receipt of the subject property referral with the intent to vacate and replat, existing zoned lots that are I-2 (Limited Industrial). The request is the development of the Appaloosa Subdivision, Filing No. 2, Lots 1, 2, & 3 and to use the 4.67-acre site for commercial services. The site is generally located at the near the intersection of Terminal Ave. and Amelia Street near the south east corner of US24/Platte Ave. and Amelia Street in El Paso County, Colorado. Comments from CDOT staff are as follows;

Traffic:

- Right-of-way should be preserved in agreement with the US 24 PEL study.
- 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:

- The development is following the water quality and detention requirements set forth by the Colorado Springs Drainage Criteria Manual.
- 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.
- Please provide riprap from the site outlet all the way to the existing CDOT culvert apron.

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
Nelson/Sword/Ausbun/file

