



**COLORADO**  
**Department of Transportation**  
Region 2  
Traffic & Safety - Access Permits

October 29, 2024

Permit No. **224111**  
El Paso County

Ben Wilbor  
12265 Hwy 94  
Colorado Springs, CO 80929

Dear Permittee:

1. Please review the attached State Highway Access Permit (Form #101) and all enclosed attachments.
2. If you choose **NOT** to act on the permit, please notify the Colorado Department of Transportation (CDOT) within 60 days of the date of this transmittal letter, CDOT will consider this permit withdrawn and reapplication will be required.
3. If you wish to **APPEAL** the Terms and Conditions of the permit, please refer to the attached Form 101, Pages 2 and 3 for an explanation of the appeal procedures.
4. If you **ACCEPT** the Permit and its Terms and Conditions and are authorized to sign as legal owner of the property or as an authorized representative, please sign and date the DocuSign Access Permit form #101 on the line marked "PERMITTEE". Your signature confirms your agreement to all the listed Terms and Conditions. The file will be returned electronically to the permit Author for final signatures and completion. The executed DocuSign envelope will be returned to you electronically through email once the CDOT permit author has signed, executing the permit. Keep in mind that a permit does not grant access, permission to construct or perform any work in the CDOT right-of-way. Access and permission to construct will be granted with a Notice to Proceed to construct. This states that we have an agreement to grant access at the given location to you.
5. Once the digital signature is complete you will receive a link to pay the permit fee through PayPal. The link is to pay the permit fee of \$0.00. Disregard this prompt, closures with a new access do not have a permit fee.
6. As described in the attached Terms and Conditions, you must make a written request to obtain a Notice to Proceed. DO NOT begin any work within the State Highway Right-of-Way without a validated Access Permit and Notice to Proceed. Use of this permit without the Colorado Department of Transportation's validation shall be considered a violation of State Law and the permit will be revoked.

If you have any questions, please contact me at:

Region 2 Traffic Section  
5615 Wills Blvd, Suite A  
Pueblo, CO 81008  
(719) 251-7804  
michelle.regalado@state.co.us

<b>COLORADO DEPARTMENT OF TRANSPORTATION</b>			CDOT Permit No.
<b>STATE HIGHWAY ACCESS PERMIT</b>			<b>224111</b>
			State Highway No / Mp / Side <b>094A / 5.57 / R-S</b>
Permit Fee <b>\$.00</b>	Date of Transmittal <b>10/29/2024</b>	Region / Section / Patrol / Name <b>2 / 04 / 67 / Meyer</b>	Local Jurisdiction <b>El Paso County</b>

<p>The Permittee(s):</p> <p><b>Ben Wilbor</b> 12265 Hwy 94 Colorado Springs, CO 80929 P (719) 453-0181 E rillax2@gmail.com</p>	<p>The Applicant(s):</p> <p><b>Kimley-Horn &amp; Associates - Jim Houk</b> 2 N Nevada Ave, Suite 900 Colorado Springs, CO 80903 (719) 284-7280 E jim.houk@kimley-horn.com</p>
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is hereby granted permission to have an access to the state highway at the location noted below. The access shall be constructed, maintained and used in accordance with this permit, including the State Highway Access Code and any attachments, terms, conditions and exhibits. This permit may be revoked by the Issuing Authority if at any time the permitted access and its use violate any parts of this permit. The issuing authority, the Department and their duly appointed agents and employees shall be held harmless against any action for personal injury or property damage sustained by reason of the exercise of the permit.

Location:

**094A ±3,009-feet east from MP 5.00 (R-S)**  
**12265 Hwy 94, Colorado Springs EPC**

Access to Provide Service to:

Code	Land Use	AADT	PHV_AM	PHV_PM
1000	RV, Boat and Vehicle Storage parking Lot - 860 spaces	156	10	14
<b>TOTAL</b>		<b>156</b>	<b>10</b>	<b>14</b>

Additional Information:

**Please See Attached Term & Conditions**

**MUNICIPALITY OR COUNTY APPROVAL**  
Required only when the appropriate local authority retains issuing authority.

Signature	Print Name	Date	Title
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Upon the signing of this permit the permittee agrees to the terms and conditions and referenced attachments contained herein. All construction shall be completed in an expeditious and safe manner and shall be finished within 45 days from Initiation. The permitted access shall be completed in accordance with the terms and conditions of the permit prior to being used.

**The permittee shall notify Ron Young with the Colorado Department of Transportation, at (719) 289-8718 at least 48 hours prior to commencing construction within the State Highway right-of-way.**

The person signing as the permittee must be the owner or legal representative of the property served by the permitted access and have full authority to accept the permit and its terms and conditions.

<b>Permittee Signature:</b> 	Print Name <b>BEN WILBOR</b>	Date <b>12-3-24</b>
<b>Applicant Signature:</b> (if applicable) 	Print Name <b>Jim Houk</b>	Date <b>12.02.24</b>

This permit is not valid until signed by a duly authorized representative of the Department.  
**COLORADO DEPARTMENT OF TRANSPORTATION**

Signature	Print Name	Title	Date (of issue)
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## State Highway Access Permit Form 101, Page 2

The following paragraphs are excerpts of the State Highway Access Code. These are provided for your convenience but do not alleviate compliance with all sections of the Access Code. A copy of the State Highway Access Code is available from your local issuing authority (local government) or the Colorado Department of Transportation (Department). When this permit was issued, the issuing authority made its decision based in part on information submitted by the applicant, on the access category which is assigned to the highway, what alternative access to other public roads and streets is available, and safety and design standards. Changes in use or design not approved by the permit or the issuing authority may cause the revocation or suspension of the permit.

### APPEALS

1. Should the permittee or applicant object to the denial of a permit application by the Department or object to any of the terms or conditions of a permit placed there by the Department, the applicant and permittee (appellant) have a right to appeal the decision to the [Transportation] Commission [of Colorado]. To appeal a decision, submit a request for administrative hearing to the Transportation Commission of Colorado within 60 days of transmittal of notice of denial or transmittal of the permit for signature. Submit the request to the Transportation Commission of Colorado, 4201 East Arkansas Avenue, Denver, Colorado 80222-3400. The request shall include reasons for the appeal and may include changes, revisions, or conditions that would be acceptable to the permittee or applicant.
2. Any appeal by the applicant or permittee of action by a local issuing authority shall be filed with the local authority and be consistent with the appeal procedures of the local authority.
3. In submitting the request for administrative hearing, the appellant has the option of including within the appeal a request for a review by the Department's internal administrative review committee pursuant to [Code] subsection 2.10. When such committee review is requested, processing of the appeal for formal administrative hearing, 2.9(5) and (6), shall be suspended until the appellant notifies the Commission to proceed with the administrative hearing, or the appellant submits a request to the Commission or the administrative law judge to withdraw the appeal. The two administrative processes, the internal administrative review committee, and the administrative hearing, may not run concurrently.
4. Regardless of any communications, meetings, administrative reviews or negotiations with the Department or the internal administrative review Committee regarding revisions or objections to the permit or a denial, if the permittee or applicant wishes to appeal the Department's decision to the Commission for a hearing, the appeal must be brought to the Commission within 60 days of transmittal of notice of denial or transmittal of the permit.

### PERMIT EXPIRATION

1. A permit shall be considered expired if the access is not under construction within one year of the permit issue date or before the expiration of any authorized extension. When the permittee is unable to commence construction within one year after the permit issue date, the permittee may request a one year extension from the issuing authority. No more than two one-year extensions may be granted under any circumstances. If the access is not under construction within three years from date of issue the permit will be considered expired. Any request for an extension must be in writing and submitted to the issuing authority before the permit expires. The request should state the reasons why the extension is necessary, when construction is anticipated, and include a copy of page 1 (face of permit) of the access permit. Extension approvals shall be in writing. The local issuing authority shall obtain the concurrence of the Department prior to the approval of an extension, and shall notify the Department of all denied extensions within ten days. Any person wishing to reestablish an access permit that has expired may begin again with the application procedures. An approved Notice to Proceed, automatically renews the access permit for the period of the Notice to Proceed.

### CONSTRUCTION

1. Construction may not begin until a Notice to Proceed is approved. (Code subsection 2.4)
2. The construction of the access and its appurtenances as required by the terms and conditions of the permit shall be completed at the expense of the permittee except as provided in subsection 2.14. All materials used in the construction of the access within the highway right-of-way or on permanent easements, become public property. Any materials removed from the highway right-of-way will be disposed of only as directed by the Department. All fencing, guard rail, traffic control devices and other equipment and materials removed in the course of access construction shall be given to the Department unless otherwise instructed by the permit or the Department inspector.
3. The permittee shall notify the individual or the office specified on the permit or Notice to Proceed at least two working days prior to any construction within state highway right-of-way. Construction of the access shall not proceed until both the access permit and the Notice to Proceed are issued. The access shall be completed in an expeditious and safe manner and shall be finished within 45 days from initiation of construction within the highway right-of-way. A construction time extension not to exceed 30 working days may be requested from the individual or office specified on the permit.
4. The issuing authority and the Department may inspect the access during construction and upon completion of the access to ensure that all terms and conditions of the permit are met. Inspectors are authorized to enforce the conditions of the permit during construction and to halt any activities within state right-of-way that do not comply with the provisions of the permit, that conflict with concurrent highway construction or maintenance work, that endanger highway property, natural or cultural resources protected by law, or the health and safety of workers or the public.

5. Prior to using the access, the permittee is required to complete the construction according to the terms and conditions of the permit. Failure by the permittee to abide by all permit terms and conditions shall be sufficient cause for the Department or issuing authority to initiate action to suspend or revoke the permit and close the access. If in the determination of the Department or issuing authority the failure to comply with or complete the construction requirements of the permit create a highway safety hazard, such shall be sufficient cause for the summary suspension of the permit. If the permittee wishes to use the access prior to completion, arrangements must be approved by the issuing authority and Department and included in the permit. The Department or issuing authority may order a halt to any unauthorized use of the access pursuant to statutory and regulatory powers. Reconstruction or improvement of the access may be required when the permittee has failed to meet required specifications of design or materials. If any construction element fails within two years due to improper construction or material specifications, the permittee shall be responsible for all repairs. Failure to make such repairs may result in suspension of the permit and closure of the access.

6. The permittee shall provide construction traffic control devices at all times during access construction, in conformance with the M.U.T.C.D. as required by section 42-4-104, C.R.S., as amended.

7. A utility permit shall be obtained for any utility work within highway right-of-way. Where necessary to remove, relocate, or repair a traffic control device or public or private utilities for the construction of a permitted access, the relocation, removal or repair shall be accomplished by the permittee without cost to the Department or issuing authority, and at the direction of the Department or utility company. Any damage to the state highway or other public right-of-way beyond that which is allowed in the permit shall be repaired immediately. The permittee is responsible for the repair of any utility damaged in the course of access construction, reconstruction or repair.

8. In the event it becomes necessary to remove any right-of-way fence, the posts on either side of the access shall be securely braced with an approved end post before the fence is cut to prevent any slacking of the remaining fence. All posts and wire removed are Department property and shall be turned over to a representative of the Department.

9. The permittee shall ensure that a copy of the permit is available for review at the construction site at all times. The permit may require the contractor to notify the individual or office specified on the permit at any specified phases in construction to allow the field inspector to inspect various aspects of construction such as concrete forms, subbase, base course compaction, and materials specifications. Minor changes and additions may be ordered by the Department or local authority field inspector to meet unanticipated site conditions.

10. 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 on the right-of-way or any adopted municipal system and drainage plan.

11. By accepting the permit, permittee agrees to save, indemnify, and hold harmless to the extent allowed by law, the issuing authority, the Department, its officers, and employees from suits, actions, claims of any type or character brought because of injuries or damage sustained by any person resulting from the permittee's use of the access permit during the construction of the access.

#### CHANGES IN ACCESS USE AND PERMIT VIOLATIONS

1. It is the responsibility of the property owner and permittee to ensure that the use of the access to the property is not in violation of the Code, permit terms and conditions or the Act. The terms and conditions of any permit are binding upon all assigns, successors-in-interest, heirs and occupants. If any significant changes are made or will be made in the use of the property which will affect access operation, traffic volume and or vehicle type, the permittee or property owner shall contact the local issuing authority or the Department to determine if a new access permit and modifications to the access are required.

2. When an access is constructed or used in violation of the Code, section 43-2-147(5)(c), C.R.S., of the Act applies. The Department or issuing authority may summarily suspend an access permit and immediately order closure of the access when its continued use presents an immediate threat to public health, welfare or safety. Summary suspension shall comply with article 4 of title 24, C.R.S.

#### MAINTENANCE

1. The permittee, his or her heirs, successors-in-interest, assigns, and occupants of the property serviced by the access shall be responsible for meeting the terms and conditions of the permit, the repair and maintenance of the access beyond the edge of the roadway including any cattle guard and gate, and the removal or clearance of snow or ice upon the access even though deposited on the access in the course of Department snow removal operations. Within unincorporated areas the Department will keep access culverts clean as part of maintenance of the highway drainage system. However, the permittee is responsible for the repair and replacement of any access-related culverts within the right-of-way. Within incorporated areas, drainage responsibilities for municipalities are determined by statute and local ordinance. The Department will maintain the roadway including auxiliary lanes and shoulders, except in those cases where the access installation has failed due to improper access construction and/or failure to follow permit requirements and specifications in which case the permittee shall be responsible for such repair. Any significant repairs such as culvert replacement, resurfacing, or changes in design or specifications, requires authorization from the Department.

**TERMS & CONDITIONS**

Access Permit No: **224111**  
 UDON South - Vehicle Storage Project (east access removal)  
 Ben Wilbor/Kimley Horn - Jim Houk

October 29, 2024  
 SH 094A, MP 5.57, R-S  
 El Paso County

1. **READ ALL STANDARD REQUIREMENTS ON THE ATTACHED FORM 101 AND OTHER TERMS AND CONDITIONS ON THESE ATTACHED SHEETS.**
2. This Permit hereby replaces all previous access permit(s) for this ownership, which now become null and void except Access Permit #224109 & 224110.
3. A NOTICE TO PROCEED TO CONSTRUCTION, CDOT Form 1265, is required before beginning the construction of the access or use of the access. Prior to NOTICE TO PROCEED (NTP) issuance, the Permittee shall provide all documents required of these terms & conditions, including, but not limited to, the following:
  - a. A written request for a NOTICE TO PROCEED that includes the access permit number
  - b. Construction Plan Set
  - c. Traffic Control Plan
4. The purpose of this Access Permit is issued to allow the removal of an existing access to State Highway **094A**. The removal of the existing access shall include, but not 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. The removal of the access shall be completed to the satisfaction of the CDOT Inspector.

This access permit was prompted by UDON South Storage to be located at 12265 Hwy 94, Colorado Springs, EPC, parcel 4400000237, 40 acres.

5. The access is located on the right/south side of State Highway **094A**, a distance of 3,009-feet east from milepost 5.0 (MP 5.57) with a known address of 12265 Hwy 94, Colorado Springs, EPC.
6. This section of State Highway **094A** is a Category **NR-A** highway with a posted speed limit of 65 MPH eastbound and 60 MPH westbound within the development limits.
7. **If in the future, the traffic volumes increase by greater than 20% of the permitted number and/or any significant changes are made or will be made in the use of the property which will affect access operation, traffic volume and or vehicle type, the Permittee or current property owner is required to apply for a new Access Permit and may be required to construct highway improvements.**
8. **This access will be closed.**
9. The following document(s), exhibits and/or criteria were used to establish this Access Permit:
  - a. The Application for Access Permit (CDOT Form 137) signed by the permittee on 09/12/2024 and accepted on 10/15/2024.
  - b. All attachments included with the application
  - c. State Highway Access Code, Volume 2, CCR-601-1; Effective date March 2002
  - d. The State Highway Access Category Assignment Schedule, as revised
  - e. The Colorado Department of Transportation (CDOT) M&S Standard Plans
  - f. The Colorado Department of Transportation (CDOT) Standard Specifications
  - g. Vicinity Map
  - h. Preliminary Construction Plans from Kimley-Horn, dated 4/16/2024, signed and sealed by Kevin R Kofford, PE # 57234, dated 08/28/2024.

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- i. Approved Traffic Memo prepared by Kimley-Horn, signed and sealed by Jeffrey R Planck, PE # 53006, dated 08/13/2024.
  - j. Approved Drainage Report prepared by Kimley-Horn, signed and sealed by Kevin R Kofford, PE # 57234, dated 08/29/2024.
10. No additional access will be allowed to the southside of State Highway 094A between milepost 5.41 and milepost 5.63 along the northerly property boundary except for the access located at MP 5.45 Access Permit #224109.

Physical separation and delineation along the property frontage with fencing, is required when necessary to ensure that access will be limited to permitted locations.

11. This Access Permit is issued in accordance with the 2002 State Highway Access Code (2CCR 601-1) and is based in part upon the information submitted by the Permittee. This Access Permit is only for the use and purpose stated in the Application and on the Permit. Any changes, based upon existing and/or anticipated future conditions in traffic volumes, drainage, types of traffic, or other operational aspects may render this permit void, requiring a new Application for Access Permit to be submitted for review by the Department and/or Issuing Authority.
12. By accepting this permit, the Permittee agrees to save, indemnify, and hold harmless to the extent allowed by law, the Issuing Authority, the Department, its officers, and employees from suits, actions, claims of any type or character brought because of injuries or damage sustained by any person resulting from the Permittee's use of the Access Permit during the construction of the access.
13. The following improvements are required to be designed and installed as detailed in this document:
- a. Remove existing access..
  - b. Remove any pavement for access.
  - c. Remove gate and install fence across the access.
  - d. Grade area to match adjacent grades for drainage and restore vegetation.

Any highway improvements shall be designed and constructed by the Permittee at no cost to the Department. Failure by the Permittee to provide such warranted improvements may result in the revoking of the Access Permit and closure of the access approach.

14. Additional Department permits are required for work involving all utilities and landscaping within the right-of-way.
15. The Permittee is responsible for obtaining any necessary additional federal, state and/or local government agency permits or clearances required for construction of the access. Approval of this Access Permit does not constitute verification of this action by the Permittee.
16. The Permittee is hereby advised that other utilities may exist within the proposed permit area and shall implement all measures to protect any existing utilities from damage.
17. Installation or removal of any right-of-way fence by the Permittee shall be consistent with right-of-way fence law in section 35-46-111 C.R.S. and Section 4.9 of the State Highway Access Code. The Permittee is required to obtain a highway right-of-way fence agreement for a special fence if the Permittee desires to remove the existing standard highway fencing in the area. The Permittee shall contact the CDOT Right-of-Way Unit for information regarding the fence agreement.

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It is the responsibility of the Permittee to prevent all livestock from entering the State Highway right of way at this access location. Any livestock that does enter the highway right of way shall be the sole responsibility of the Permittee.

Any existing or proposed cattle guard shall be located outside of CDOT right-of-way and within the permittee/owner's property boundaries and all repairs are the sole responsibility of the property owner.

18. Any damage to existing highway facilities shall be repaired immediately at no cost to the Department and prior to continuing other work. Any mud or other material tracked or otherwise deposited on the roadway shall be removed daily or as ordered by the Department Inspector.
19. The Permittee is required to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG) that have been adopted by the U.S. Architectural and Transportation Barriers Compliance Board (Access Board) and incorporated by the U.S. Attorney General as a federal standard. These guidelines are defining traversable slope requirements and prescribing the use of a defined pattern of truncated domes as detectable warnings at street crossings. The new Standards Plans and can be found on the Design and Construction Project Support web page at: <https://www.codot.gov/business/designsupport/standard-plans>.
20. The local jurisdiction may have established by ordinance or resolution more stringent design standards and/or require additional permitting. The more stringent standards shall apply.
21. Backing maneuvers within and into the State Highway right-of-way are strictly prohibited. All vehicles shall enter and exit the highway right-of-way in a forward movement. Backing into the right-of-way shall be considered a violation of the Terms and Conditions of the Access Permit and may result in the revocation of the Permit by the Department and/or Issuing Authority.
22. Any landscaping or potentially obstructing objects such as but not limited to advertising signs, structures, trees, bushes, and landscape elements shall be designed, placed, and maintained at a height not to interfere with the sight distance needed by any vehicle using the access. No vertical elements are allowed within the clear zone as determined by the Department. The Department will require any object or landscaping to be maintained. If the objects are deemed by the Department to be a traffic hazard, it shall be removed by the Permittee at no cost to the Department.
23. The Department retains the right to perform any necessary maintenance work in this area.

### CONSTRUCTION

24. All submittals, documents, plans, and other items that must be completed shall be submitted and approved by the Department before a NOTICE TO PROCEED to construction will be issued. Prior to NOTICE TO PROCEED issuance the Permittee shall also provide following:
  - a. Construction plan set and specifications prepared by a Colorado Licensed Professional Engineer (Engineer) and submitted to the Department for approval. The plans must include, but not limited to, pavement striping and signing, layout of auxiliary lanes, utility locations, present and proposed right-of-way lines, present and proposed traffic control devices, cross sections on 50-foot intervals (NO CONTOURS), typical roadway sections, and final stabilization/seeding requirements. A NTP checklist will be sent after the permit offer is accepted and the permit fee is paid.

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### TRAFFIC CONTROL, SIGNING, & STRIPING

25. Two-way traffic shall be always maintained throughout the work area on the state highway.
26. Signing, paving markings, and striping for the safe and proper operation and control of the access are the responsibilities of the Permittee in accordance with the approved plans.
27. All traffic control devices (permanent or temporary) within the highway or other public right-of-way or access that serve the public shall conform to the M.U.T.C.D.
28. Any construction within state highway right-of-way shall have an approved work zone traffic control plan with required installed temporary traffic control and only be performed during the approved hours and days.
  - a. This plan shall utilize temporary traffic control devices as necessary to ensure the safe and expeditious movement of traffic around and through the work site as well as ensure the safety of the work force.
  - b. A Certified Traffic Control Supervisor or a Colorado Licensed Professional Traffic Engineer should prepare the traffic control plan. The plan shall be in conformance with the latest Manual on Uniform Traffic Control Devices (MUTCD) and other applicable standards.
  - c. The plan must be submitted and approved by the CDOT Access Inspector at least five working days prior to beginning construction within the highway right of way.
  - d. All work that requires temporary traffic control shall be supervised by a licensed professional traffic engineer or by a certified traffic control supervisor. The traffic control supervisor shall, at a minimum, inspect the temporary traffic control daily and shall provide inspection records upon request.
  - e. The contractor, in accordance with the Department's standards, shall certify flagging personnel, when required.
  - f. The approved traffic control plan will be attached to the Permit with the NOTICE TO PROCEED TO CONSTRUCTION and must be available on site throughout the duration of the construction.
29. Prior to removing any existing highway signs within the limits of the construction activities or if any traffic control devices are within 50-feet of the construction area, the Permittee/Contractor must contact the CDOT Access Inspector for guidance and direction.

### DRAINAGE

30. 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. Design, installation, and maintenance of any drainage facilities shall be consistent with Sections 2.7, 4.9, and 4.11 of the State Highway Access Code.

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. Drainage to the state highway right-of-way shall not exceed the undeveloped historical rate of flow.

31. If applicable, drainage shall be according to the approved drainage report.



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32. The Permittee shall provide, install, and maintain, at their own expense, drainage structures for access that will become an integral part of the existing drainage system. Drainage structures under the access should extend beyond the access radius to accommodate the side slopes with the specified end treatment.
33. If applicable, the Permittee shall install drainage features per the approved plan and/or detail to include culverts, cross pans, ditches, etc. Flared end sections or other protective end treatments are required for culverts larger than 18-inch diameter.
34. All existing drainage structures shall be extended, modified, or upgraded as applicable to accommodate all new construction and safety standards. This shall be done in accordance with the Department's standard specifications.
35. If a storm sewer is available, it shall be used to the extent possible.
36. If a cross-pan is required, it shall be reinforced concrete, a minimum of 8-feet wide and 8-inches thick, in accordance with the Department's standard specifications.
37. Any work in area adjacent to open water (streams, drainage, ponds, etc.) will require adequate erosion control measures in accordance with Section 107.25 of the Department's standard specifications.
38. Any other discharges may require Colorado Discharge Permit(s) or separate permits from CDPHE or the appropriate agency before work begins. For additional information and forms, go to the CDPHE website at: <http://www.cdphe.state.co.us/wq/PermitsUnits/wqcdpmt.html>.
39. The Permittee is responsible for all environmental compliance, including but not limited to air borne pollutants, discharges, and erosion control measures during the construction phase. The developer is responsible for MS4 compliance; best management practice during construction should include clean project ingress and egress.
40. Any environmental discoveries shall be mitigated in conformance with Section 107.23 of the Standard Specifications for Road and Bridge Construction, latest edition. A surface survey must be performed, and a written clearance provided to the Department prior to a NOTICE TO PROCEED to Construction being issued. It is the responsibility of the Permittee to assure that no such sites are present prior to commencement of any construction activities. All identified sites shall be mitigated to the satisfaction of the appropriate agency prior to proceeding with work activities. Wetland mitigation shall be completed in conformance with the policies, procedures and regulations of the Corps of Engineers, Federal Highway Administration and the State of Colorado as may be applicable.

**UTILITIES**

41. It is the responsibility of the permittee to comply with the Subsurface Utility Engineering (SUE) requirements as defined in the ASCE 38 (American Society for Civil Engineering).
42. The Permittee is responsible for any utilities and/or traffic control devices disrupted by the construction of this access and all expenses incurred for repair. There are existing utilities on the highway right-of-way by permit. Owners of those utilities must be contacted. Any work necessary to protect existing permitted utilities, such as encasements, bulwarks, etc. will be the responsibility of the Permittee.

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- a. Non-Destructive Air-vacuum Excavation (potholing) to expose the utilities being surveyed to determine their exact depth and location may be necessary before any work commences. A core hole saw cut is the recommended method of entry through pavement for potholing. Flowfill is required for backfill of the core hole under the pavement or on the roadway.
- b. The vacuum excavation technique is used not only to expose utilities but also for other uses that are benefited by the non-invasive/non-destructive, environmentally friendly technology such as dewatering or drill fluid/saw cutting fluid removal.
- c. The Contractor shall utilize a spotter to assist in the visual inspection of all excavation work as it progresses near existing CDOT Intelligent Transportation Systems fiber optic line conduits, pull boxes and manholes. The Contractor shall provide a spotter to aid equipment operators when construction activities are near marked or unmarked fiber lines.
- d. The spotter shall observe all excavation work as it progresses to ensure that no damage occurs to existing underground fiber lines. When the spotter has visual sight of the underground conduit, the spotter shall notify the equipment operator of the proximity to the conduit and begin to guide the excavation work. The spotter shall guide all excavation work around the conduit to ensure no damage occurs.

### OTHER DESIGN ELEMENTS

43. Other design elements shall be consistent with Section 4.9 of the State Highway Access Code.

### SURVEY

44. Survey Markers or Monuments

- a. Survey markers or monuments must be preserved in their original positions. Notify the CDOT Survey Unit immediately upon damage to or discovery of any such markers or monuments at the work site.
- b. Any survey markers or monuments disturbed during the execution of this permit shall be repaired and/or replaced immediately to the satisfaction of the CDOT Survey Unit at the expense of the Permittee.
- c. All survey procedures and minimum tolerances shall be in conformance with the Department Survey Manual and the "Manual of Instruction for the Survey of Public Lands of the United States" 1972 and section 38-53-101 et seq, C.R.S.
- d. Monuments shall conform to Department Standard M-629-1.

### INSURANCE

45. The Permittee or the contractor shall be required to provide comprehensive general liability and property damage insurance naming the Department and the Issuing Authority (if applicable) as an additional insured party, in the amounts of not less than \$1,000,000 per occurrence and automobile liability insurance of \$1,000,000 combined single limit bodily injury and property damage for each accident, during the period of access construction. For contractors having more than one (1) employee they shall also have Workers Compensation per statute and employers' liability in amounts not less \$1,000,000. The permittee or contractor shall carry property insurance policies covering their own properties with a waiver of subrogation endorsement. The insurance certificate shall also list the Access Permit number.

### MISCELLANEOUS

46. All costs associated with the removal of this access are the responsibility of the Permittee. This includes the design, construction, utility relocation, testing of materials and inspection.

## TERMS & CONDITIONS

Access Permit No: **224111**  
UDON South - Vehicle Storage Project (east access removal)  
Ben Wilbor/Kimley Horn - Jim Houk

October 29, 2024  
SH 094A, MP 5.57, R-S  
El Paso County

47. A pre-construction meeting shall be held with the CDOT Access Inspector prior to any construction within the state highway right-of-way AT LEAST 5 DAYS BEFORE STARTING WORK. To schedule a meeting, contact the Access Inspector.
48. The Department or Issuing Authority may suspend any work due to non-compliance with the provisions of this permit, adverse weather or traffic conditions, concurrent highway construction or maintenance in conflict with permit work or any condition deemed unsafe for workers or the public. The work may be resumed upon notice from the Department or Issuing Authority.
49. If necessary, minor changes, corrections and/or additions to the Permit may be ordered by the Department or local authority, to meet unanticipated site conditions. Changes may not be in violation of the State Highway Access Code. All major changes to the permit must be approved in writing by the Department prior to commencement of any work on or within the State Highway right-of-way.
50. Under no circumstances shall the removal of a private driveway by a private interest interfere with the completion of a public highway construction project.
51. No construction traffic is allowed to enter the highway along pioneered pathways through the ditches. Ditches may not be used for any construction purposes unless allowed under appropriate legal permits.
52. Equipment and vehicles cannot be parked in the clear zone; this includes when occupied by construction personnel; the clear zone shall be kept clear of vehicles, equipment, and stockpile to prevent accidents.
53. All workers within the State Highway right of way shall comply with their employer's safety and health policies/procedures and all applicable US Occupational Safety and Health Administration (OSHA) regulations - including but not limited to the applicable sections of 29 CFR Part 1910 - Occupational Safety and Health Standards and 29 CFR Part 1926 - Safety and Health Regulations for Construction.
54. Personal protective equipment (e.g., head protection, footwear, high visibility apparel, safety glasses, hearing protection, respirators, gloves, etc.) shall be worn as appropriate for the work being performed and as specified in regulation. At a minimum, all workers in the State Highway right of way, except when in their vehicles, shall wear the following personal protective equipment:
  - a. Head protection that complies with the ANSI Z89.1-2014 standard
  - b. At all construction sites or whenever there is danger of injury to feet, workers shall comply with OSHA's PPE requirements for foot protection per 29 CFR 1910.136, 1926.95, and 1926.96. If required, such footwear shall meet the requirements of ASTM F 2412-05 and ASTM F 2413-05
  - c. High visibility apparel as specified in the Traffic Control provisions of this permit (at a minimum, ANSI/ISEA 107-1999, Class 2)
  - d. Where any of the above-referenced ANSI standards have been revised, the most recent version of the standard shall apply.

## TERMS & CONDITIONS

Access Permit No: **224111**  
UDON South - Vehicle Storage Project (east access removal)  
Ben Wilbor/Kimley Horn - Jim Houk

October 29, 2024  
SH 094A, MP 5.57, R-S  
El Paso County

55. All work is to conform to the plans referenced by this permit on file with the Colorado Department of Transportation or as modified by this Permit or per the Notice to Proceed. If discrepancies arise, this permit and the valid Notice to Proceed shall take precedence over the plans. The Department plan review is only for the general conformance with the Department's design and code requirements. The Department is not responsible for the accuracy and adequacy of the design, dimensions, elevations, or any other elements, which shall be confirmed and correlated at the work site. The Department through the approval of this document assumes no responsibility for the completeness and/or accuracy of the plans.
56. The Department's standards, specifications, and regulations shall override the plans incorporated in this permit should an oversight, omission, or conflict occur. The Department assumes no liability or responsibility whatsoever for the accuracy, completeness, or correctness of the Permittee's plans. Any plan errors are the sole responsibility of the Permittee and/or the Engineer. The Colorado Department of Transportation inspection is not an approval of the grade or alignment of the work. The contractor and/or the Engineer are responsible for the proper grade and alignment.
57. The access shall be completed in an expeditious and safe manner and shall be finished within 45 days from initiation of construction within State Highway right-of-way.
58. Any long-term suspension of work shall be approved by the Department.
59. You must obtain approval from the Department Inspector to commence work within the right-of-way following any suspension of construction.
60. If the permit has expired and no other extensions are available to you, a new access permit application must be submitted to the Department.
61. **A Fully Executed Complete Copy of this Permit, valid Notice to Proceed to Construction, and approved Traffic Control Plan must always be on the job site with the contractor during the construction.** Failure to comply with this or any other construction requirement may result in the immediate suspension of the work by order of the Department Inspector or the Issuing Authority.

### CLOSE OUT AND WARRANTY

62. Upon completion of the access removal, notify CDOT Access Inspector for a final inspection and to request a Conditional Letter of Acceptance.
63. There is a 2-year warranty period for all construction elements per Section 2.5(6) of the State Highway Access Code. The 2-year warranty period begins with the date of the Conditional Letter of Acceptance.
64. If all construction elements are accepted at the conclusion of the 2-year warranty period, a Final Letter of Acceptance will be issued.
65. All required conditions of this permit, including any access improvements, shall be complete prior to the herein-authorized use of this access.

## TERMS & CONDITIONS

Access Permit No: **224111**  
UDON South - Vehicle Storage Project (east access removal)  
Ben Wilbor/Kimley Horn - Jim Houk

October 29, 2024  
SH 094A, MP 5.57, R-S  
El Paso County

## CONTACT INFORMATION

### CDOT Access Unit

Ron Young, Access Inspector  
(719) 289-8718  
[ronaldr.young@state.co.us](mailto:ronaldr.young@state.co.us)

### CDOT Right-of-Way Unit

TJ Thiebaut, Real Estate Specialist  
(719) 546-5413  
[thomas.thiebaut@state.co.us](mailto:thomas.thiebaut@state.co.us)

### CDOT Survey Unit

Greg Jones, Professional Land Surveyor  
(719) 248-9045  
[gregorya.jones@state.co.us](mailto:gregorya.jones@state.co.us)

# COLORADO DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ACCESS PERMIT APPLICATION

Issuing authority application acceptance date:

- Instructions:
- Contact the Colorado Department of Transportation (CDOT) or your local government to determine your issuing authority.
  - Contact the issuing authority to determine what plans and other documents are required to be submitted with your application.
  - Complete this form (some questions may not apply to you) and attach all necessary documents and Submit it to the issuing authority.
  - Submit an application for each access affected.
  - If you have any questions contact the issuing authority.
  - For additional information see CDOT's Access Management website at <http://www.dot.state.co.us/AccessPermits/index.htm>
- Please print or type**

1) Property owner (Permittee) <b>Ben Wilbor</b>		2) Applicant or Agent for permittee (if different from property owner) <b>Jim Houk (Kimley-Horn)</b>	
Street address <b>12265 State Highway 94</b>		Mailing address <b>2 North Nevada Avenue, Suite 900</b>	
City, state & zip <b>Colorado Springs, CO 80929</b>	Phone # <b>719-453-0181</b>	City, state & zip <b>Colo. Springs, CO 80903</b>	Phone # (required) <b>719-284-7280</b>
E-mail address <b>rillax2@gmail.com</b>		E-mail address if available <b>Jim.Houk@Kimley-Horn.com</b>	
3) Address of property to be served by permit (required) <b>12265 State Highway 94, Colorado Springs, CO 80929</b>			
4) Legal description of property: If within jurisdictional limits of Municipality, city and/or County, which one? county <b>El Paso</b> subdivision _____ block _____ lot _____ section _____ township _____ range _____			
5) What State Highway are you requesting access from? <b>094A (SH-94)</b>		6) What side of the highway? <input type="checkbox"/> N <input checked="" type="checkbox"/> S <input type="checkbox"/> E <input type="checkbox"/> W	
7) How many feet is the proposed access from the nearest mile post? <b>2,620</b> feet <input type="checkbox"/> N <input type="checkbox"/> S <input type="checkbox"/> E <input checked="" type="checkbox"/> W from: <b>MP 6</b>		How many feet is the proposed access from the nearest cross street? <b>2,600</b> feet <input type="checkbox"/> N <input type="checkbox"/> S <input type="checkbox"/> E <input checked="" type="checkbox"/> W from: <b>Franceville Coal Mine</b>	
8) What is the approximate date you intend to begin construction?			
9) Check here if you are requesting a: <input type="checkbox"/> new access <input type="checkbox"/> temporary access (duration anticipated: _____ ) <input type="checkbox"/> improvement to existing access <input type="checkbox"/> change in access use <input checked="" type="checkbox"/> removal of access <input type="checkbox"/> relocation of an existing access (provide detail)			
10) Provide existing property use <b>rural residential</b>			
11) Do you have knowledge of any State Highway access permits serving this property, or adjacent properties in which you have a property interest? <input type="checkbox"/> no <input type="checkbox"/> yes, if yes - what are the permit number(s) and provide copies: _____ and/or, permit date: _____			
12) Does the property owner own or have any interests in any adjacent property? <input type="checkbox"/> no <input type="checkbox"/> yes, if yes - please describe: _____			
13) Are there other existing or dedicated public streets, roads, highways or access easements bordering or within the property? <input type="checkbox"/> no <input type="checkbox"/> yes, if yes - list them on your plans and indicate the proposed and existing access points.			
14) If you are requesting agricultural field access - how many acres will the access serve?			
15) If you are requesting commercial or industrial access please indicate the types and number of businesses and provide the floor area square footage of each.			
business/land use	square footage	business	square footage
<b>commercial service:</b>			
<b>860 spaces for vehicle, boat, and RV</b>			
16) If you are requesting residential development access, what is the type (single family, apartment, townhouse) and number of units?			
type	number of units	type	number of units
17) Provide the following vehicle count estimates for vehicles that will use the access. Leaving the property then returning is two counts.			
Indicate if your counts are <input type="checkbox"/> peak hour volumes or <input type="checkbox"/> average daily volumes.	# of passenger cars and light trucks at peak hour volumes	# of multi unit trucks at peak hour volumes	
# of single unit vehicles in excess of 30 ft.	# of farm vehicles (field equipment)	<b>Total count of all vehicles</b> <b>0</b>	

18) Check with the issuing authority to determine which of the following documents are required to complete the review of your application.

- a) Property map indicating other access, bordering roads and streets.
- b) Highway and driveway plan profile.
- c) Drainage plan showing impact to the highway right-of-way.
- d) Map and letters detailing utility locations before and after development in and along the right-of-way.
- e) Subdivision, zoning, or development plan.
- f) Proposed access design.
- g) Parcel and ownership maps including easements.
- h) Traffic studies.
- i) Proof of ownership.

1- It is the applicant's responsibility to contact appropriate agencies and obtain all environmental clearances that apply to their activities. Such clearances may include Corps of Engineers 404 Permits or Colorado Discharge Permit System permits, or ecological, archeological, historical or cultural resource clearances. The CDOT Environmental Clearances Information Summary presents contact information for agencies administering certain clearances, information about prohibited discharges, and may be obtained from Regional CDOT Utility/Special Use Permit offices or accessed via the CDOT Planning/Construction-Environmental-Guidance webpage <http://www.dot.state.co.us/environmental/Forms.asp>.

2- All workers within the State Highway right of way shall comply with their employer's safety and health policies/procedures, and all applicable U.S. Occupational Safety and Health Administration (OSHA) regulations - including, but not limited to the applicable sections of 29 CFR Part 1910 - Occupational Safety and Health Standards and 29 CFR Part 1926 - Safety and Health Regulations for Construction.

Personal protective equipment (e.g. head protection, footwear, high visibility apparel, safety glasses, hearing protection, respirators, gloves, etc.) shall be worn as appropriate for the work being performed, and as specified in regulation. At a minimum, all workers in the State Highway right of way, except when in their vehicles, shall wear the following personal protective equipment: High visibility apparel as specified in the Traffic Control provisions of the documentation accompanying the Notice to Proceed related to this permit (at a minimum, ANSI/ISEA 107-1999, class 2); head protection that complies with the ANSI Z89.1-1997 standard; and at all construction sites or whenever there is danger of injury to feet, workers shall comply with OSHA's PPE requirements for foot protection per 29 CFR 1910.136, 1926.95, and 1926.96. If required, such footwear shall meet the requirements of ANSI Z41-1999.

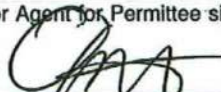
Where any of the above-referenced ANSI standards have been revised, the most recent version of the standard shall apply.

3- The Permittee is responsible for complying with the Revised Guidelines that have been adopted by the Access Board under the American Disabilities Act (ADA). These guidelines define traversable slope requirements and prescribe the use of a defined pattern of truncated domes as detectable warnings at street crossings. The new Standards Plans and can be found on the Design and Construction Project Support web page at: <http://www.dot.state.co.us/DesignSupport/>, then click on *Design Bulletins*.


If an access permit is issued to you, it will state the terms and conditions for its use. Any changes in the use of the permitted access not consistent with the terms and conditions listed on the permit may be considered a violation of the permit.

**The applicant declares under penalty of perjury in the second degree, and any other applicable state or federal laws, that all information provided on this form and submitted attachments are to the best of their knowledge true and complete.**

**I understand receipt of an access permit does not constitute permission to start access construction work.**

Applicant or Agent for Permittee signature 	Print name Jim Hawk	Date 8.29.24
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If the applicant is not the owner of the property, we require this application also to be signed by the property owner or their legally authorized representative (or other acceptable written evidence). This signature shall constitute agreement with this application by all owners-of-interest unless stated in writing. If a permit is issued, the property owner, in most cases, will be listed as the permittee.

Property owner signature 	Print name Ben Wilcox	Date 8/28/24
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## Project Narrative

To: Arthur Gonzales, Access Manager  
Colorado Department of Transportation

From: Jim Houk  
Kimley-Horn and Associates, Inc.

Date: September 12, 2024

Subject: UDON South Storage – Colorado Springs, CO

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## PROJECT DESCRIPTION

The proposed UDON South Storage project is located at 12265 State Highway 94, Colorado Springs, CO 80929 (Tax Schedule # 4400000237). The proposed UDON South Storage Project consists of an RV, boat, and vehicle storage parking lot with associated drive aisles, a proposed access driveway, internal roads, ADA parking with sidewalk, stormwater pond with associated infrastructure, and landscaping. The Site Plan included with this submission shows the location, dimensions, and size of the property. The site is currently zoned Commercial Service (CS). The current property use is rural residential. This submission is to get proposed driveway access to Highway 94 reviewed through El Paso County. The project proposes to close two (2) existing access driveways that connect to Highway 94 and adding one (1) new 35' wide asphalt driveway access. This is necessary for large RV's and camper vehicles to safely access the proposed storage facility.

The proposed UDON South Project is anticipated to be open 24 hours a day, 7-days a week to allow registered storage members access to their vehicles at their convenience and leisure.

Jim Houk.  
Kimley-Horn and Associates, Inc.



**EL PASO COUNTY - COLORADO**

4400000237  
12265 HIGHWAY 94

Total Market Value  
\$533,155

**OVERVIEW**

Owner:	UDON HOLDINGS LLC
Mailing Address:	5755 MARK DABLING BLVD STE 245 COLORADO SPRINGS CO, 80919
Location:	12265 HIGHWAY 94
Tax Status:	Taxable
Zoning:	CS
Plat No:	-
Legal Description:	NE4NW4 SUBJ TO 20.0 FT EASEMENT + R/W TO EL PASO CO MUTUAL TELEPHONE CO BK 2881-687 SEC 18-14-64

**MARKET & ASSESSMENT DETAILS**

	Market Value	Assessed Value
Land	\$214,088	\$26,000
Improvement	\$319,067	\$25,020
Total	\$533,155	\$51,020

**DOUBLE WIDE (1)**

Market Value \$300,568

Assessment Rate	6.700	Above Grade Area	930
Bldg #	1	First Floor Area	930
Style Description	DOUBLE WIDE	Above First Floor Area	0
Property Description	MANUFACTURED HOME	Lower Level Living Area	0
Year Built	1971	Total Basement Area	-
Dwelling Units	1	Finished Basement Area	
Number of Rooms	5	Garage Description	Attached
Number of Bedrooms	3	Garage Area	285
Number of Baths	2.00	Carport Area	-

**FARM UTILITY BUILDING (2)**

Market Value \$7,362

Assessment Rate	26.400	Sprinkler	N
Bldg #	2	Elevator	
Use	FARM UTILITY BUILDING	Occup 1	404
Year Built	1976	Occup 2	
Area	1314	HVA 1	None
Class	C	HVA 2	
Quality	Low	Wall Height	8
Stories	1	Land Size	
Perimeter	172	Neigh #	201
# Units			

**ARCH-RIB QUONSET FARM IMPLEMENT (3)**

Market Value \$10,160

Assessment Rate	26.400	Sprinkler	N
Bldg #	3	Elevator	
Use	ARCH-RIB QUONSET FARM IMPLEMENT	Occup 1	558
Year Built	2000	Occup 2	
Area	1380	HVA 1	Forced Air
Class	S	HVA 2	
Quality	Average	Wall Height	10
Stories	1	Land Size	
Perimeter	152	Neigh #	201
# Units			

**FARM UTILITY BUILDING (4)**

Market Value **\$977**

Assessment Rate	26.400	Sprinkler	N
Bldg #	4	Elevator	
Use	FARM UTILITY BUILDING	Occup 1	404
Year Built	1976	Occup 2	
Area	522	HVA 1	None
Class	S	HVA 2	
Quality	Low	Wall Height	8
Stories	1	Land Size	
Perimeter	94	Neigh #	201
# Units			

**LAND DETAILS**

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	SINGLE FAMILY RESIDENTIAL	6.700	30 Acres	\$154,098
2	WELL AND SEPTIC CONVERSION VALUE	6.700	0 SQFT	\$5,000
3	SPECIAL PURPOSE	27.900	10 Acres	\$54,990

**SALES HISTORY**

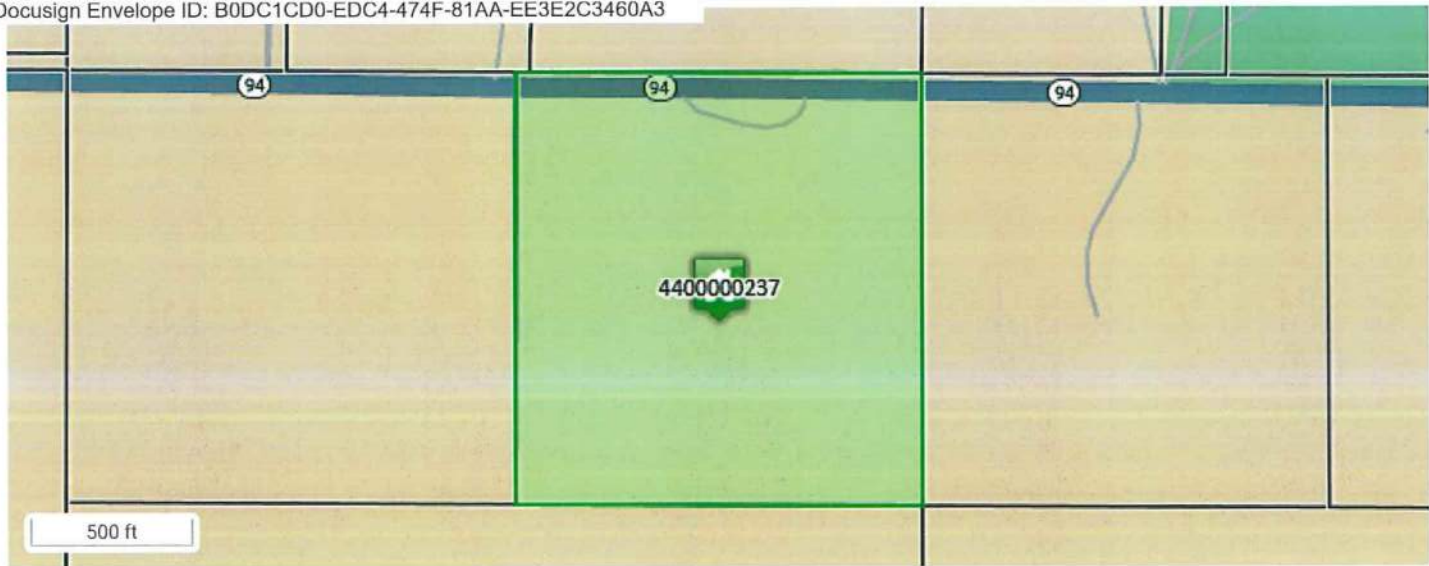
	Sale Date	Sale Price	Sale Type	Reception
+	12/03/2019	\$0	-	219151478
+	03/03/2016	\$0	-	216021951
+	11/02/2015	\$0	-	215119197
+	07/07/2015	\$0	-	215071241
+	06/29/2015	\$0	-	215068131
+	06/29/2015	\$0	-	215067990
+	06/22/2015	\$0	-	215064537
+	10/09/2014	\$0	-	214092758
+	10/09/2014	\$0	-	214092756
+	06/16/1998	\$0	-	98082306

**TAX ENTITY AND LEVY INFORMATION**

County Treasurer Tax Information

Tax Area Code: **KBE** Levy Year: **2023** Mill Levy: **52.004**

Taxing Entity	Levy	Contact Name/Organization	Contact Phone
EL PASO COUNTY	6.862	FINANCIAL SERVICES	(719)520-6400
EPC ROAD & BRIDGE (UNSHARED)	0.330	-	(719)520-6498
ELLCOTT SCHOOL DISTRICT #22	27.004	CHRISTINA VETROMILE	(719)683-2700
PIKES PEAK LIBRARY DISTRICT	3.061	RANDALL A GREEN	(719)531-6333
ELLCOTT FIRE PROTECTION DISTRICT	14.747	MICHAEL HENLEY	(719)683-7211
ELLCOTT METRO DISTRICT	0.000	GEORGIA MCREA	(719)683-4190



Disclaimer

We have made a good-faith effort to provide you with the most recent and most accurate information available. However, if you need to use this information in any legal or official venue, you will need to obtain official copies from the Assessor's Office. Do be aware that this data is subject to change on a daily basis. If you believe that any of this information is incorrect, please call us at (719) 520-6600.

K:\005\_Col\11802103\_100N South C400 Plan\Drawings\50P\_50P\_50P.dwg 08/23/2024 10:16am



© 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
 5000 WEST 12TH AVENUE, SUITE 200  
 DENVER, COLORADO 80202

PROJECT NO. 2024-001  
 SHEET NO. 3 OF 8

DATE: 08/23/2024

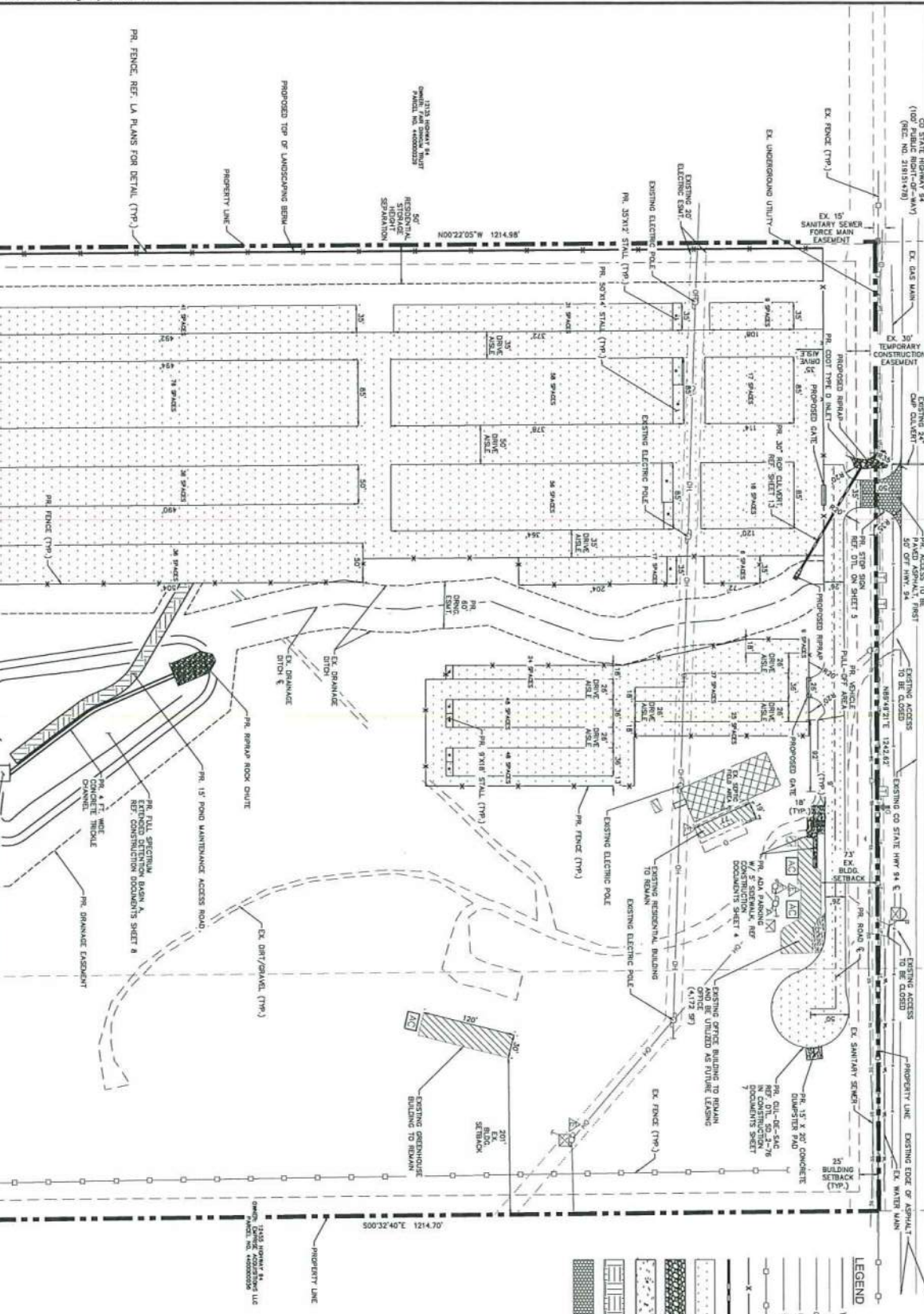
ISSUED: 08/23/2024

SITE PLAN

SHEET 3 OF 8

UDON SOUTH - PCD FILE # PPR2422

UDON SOUTH - PCD FILE # PPR2422



**LEGEND**

- W.L. EXISTING WATER LINE
- G EXISTING GAS LINE
- U EXISTING UNDERGROUND ELECTRIC UTILITY
- S EXISTING SANITARY SEWER
- F EXISTING FENCE
- ST PROPOSED STUMP PILE
- GRV PROPOSED GRAVEL
- GRP PROPOSED GRASS
- CON PROPOSED CONCRETE
- PMW PROPOSED POND MAINTENANCE ROAD
- ASP PROPOSED ASPHALT

**NOTE:**

1. ALL EXISTING INFRASTRUCTURE TO REMAIN UNLESS OTHERWISE SPECIFIED
2. ALL PROPOSED PAVING AREAS, DRIVE ASBESTOS, AND DRIVE SURFING TO BE GRADUALLY TRANSFERRED TO BE GRADUALLY UNLESS OTHERWISE SPECIFIED
3. CUL/FIELD DITCHES TO DETERMINE FINAL GAS/ELECTRIC UTILITY, TRANSMISSION AND SERVICE LINE LOCATION, CONTACT FIELD ENGINEER AND UTILITIES DEPARTMENT TO OBTAIN TYPICAL CROSS SECTION AND ANY QUESTIONS. 719-488-5644 (ELECTRIC) WITH ANY QUESTIONS.

**ESTIMATED PAVING DATA:**

ESTIMATED PAVING DATA	NO. OF STALLS
16.0' X 8.0'	181
26.0' X 12.0'	225
50.0' X 14.0'	176
<b>TOTAL:</b>	<b>582</b>

\*NOTE: IF ONLY AN ESTIMATION, TOTAL PAVING COUNTS BEING FROM 582 TO NO MORE THAN 600. THIS IS BASED ON THE ASSUMPTION THAT ALL POTENTIAL STALLS WOULD BE INCLUDED BUT WILL BE ADJUSTED TO VEHICLES, WAYS, BAYS, AND TRAILERS.

**TYPICAL PAVING STALL DIMENSIONS:**

**PROPOSED TOP OF LANDSCAPING BENCH**

**PROPERTY LINE**

**PROPOSED 15' ROAD MAINTENANCE ACCESS ROAD**

**EXISTING OFFICE BUILDING TO REMAIN**

**EXISTING RESIDENTIAL BUILDING**

**EXISTING GREENHOUSE BUILDING TO REMAIN**

**EXISTING SANITARY SEWER**

**EXISTING WATER LINE**

**EXISTING GAS LINE**

**EXISTING UNDERGROUND ELECTRIC UTILITY**

**EXISTING FENCE**

**PROPOSED STUMP PILE**

**PROPOSED GRAVEL**

**PROPOSED GRASS**

**PROPOSED CONCRETE**

**PROPOSED POND MAINTENANCE ROAD**

**PROPOSED ASPHALT**

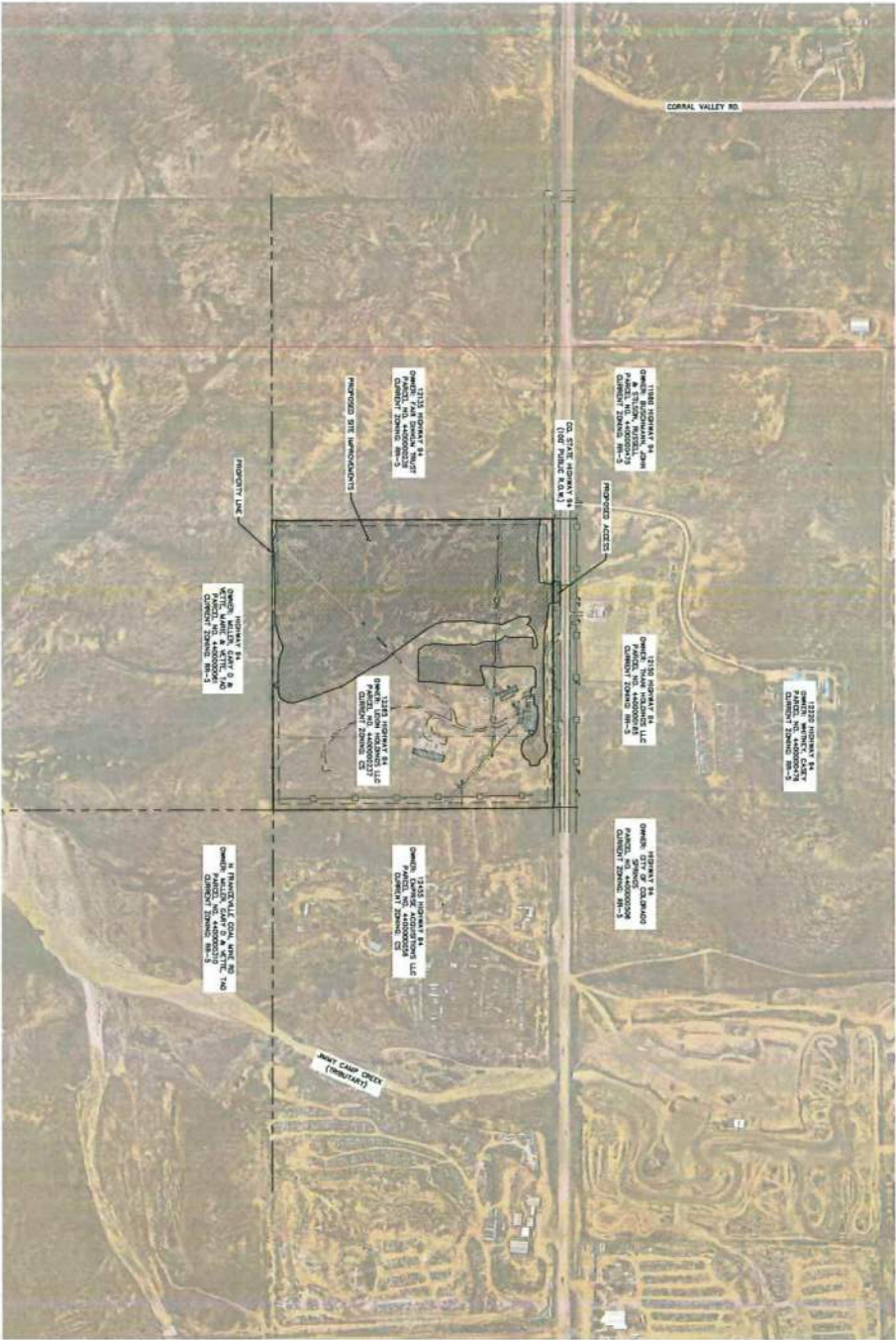
UDON SOUTH - PCD FILE # PPR2422

ISSUED: 08/23/2024

SITE PLAN

SHEET 3 OF 8

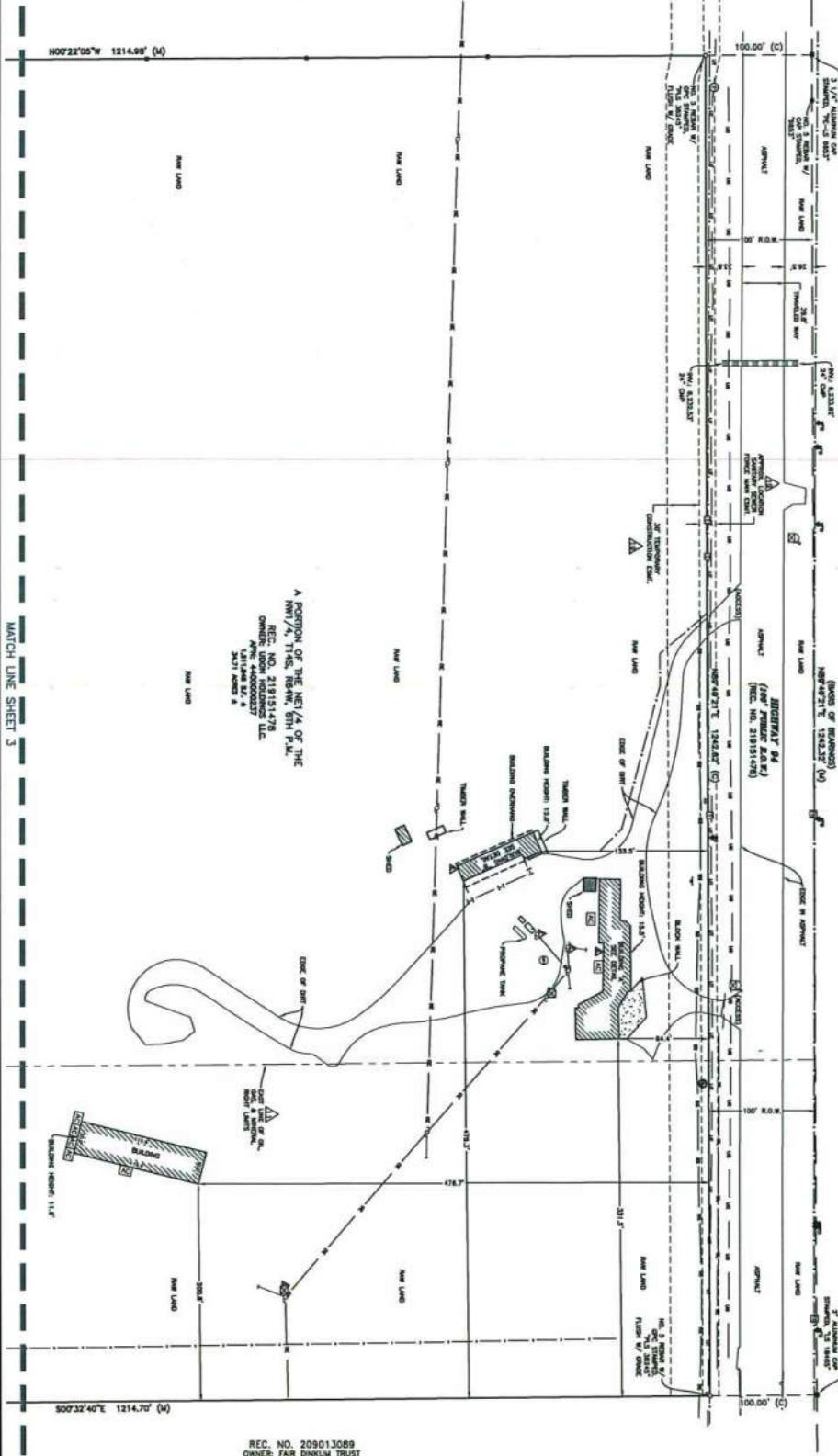
UDON SOUTH - PCD FILE # PPR2422





REC. NO. 209013089  
OWNER: FAIR DINKUM TRUST  
APH: 4400000239

N07°22'05"W 1214.98' (M)



A PORTION OF THE NE 1/4 OF THE NW 1/4, T14S, R64W, 6TH P.M.

REC. NO. 219151478  
OWNER: FAIR DINKUM TRUST  
APH: 4400000239

REC. NO. 209013089  
OWNER: FAIR DINKUM TRUST  
APH: 4400000239

- LEGEND**
- |   |                  |     |          |
|---|------------------|-----|----------|
| ○ | TRAIL (MOUNTAIN) | --- | BOUNDARY |
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| ○ | TRAIL (MOUNTAIN) | --- | BOUNDARY |



MATCH LINE SHEET 3

**ALTA/NSPS LAND TITLE SURVEY**  
A PORTION OF THE NW1/4 OF SECTION 18,  
TOWNSHIP 14 SOUTH, RANGE 64 WEST, OF THE 6TH P.M.,  
EL PASO COUNTY, COLORADO

Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.

No.	Description	By	Date

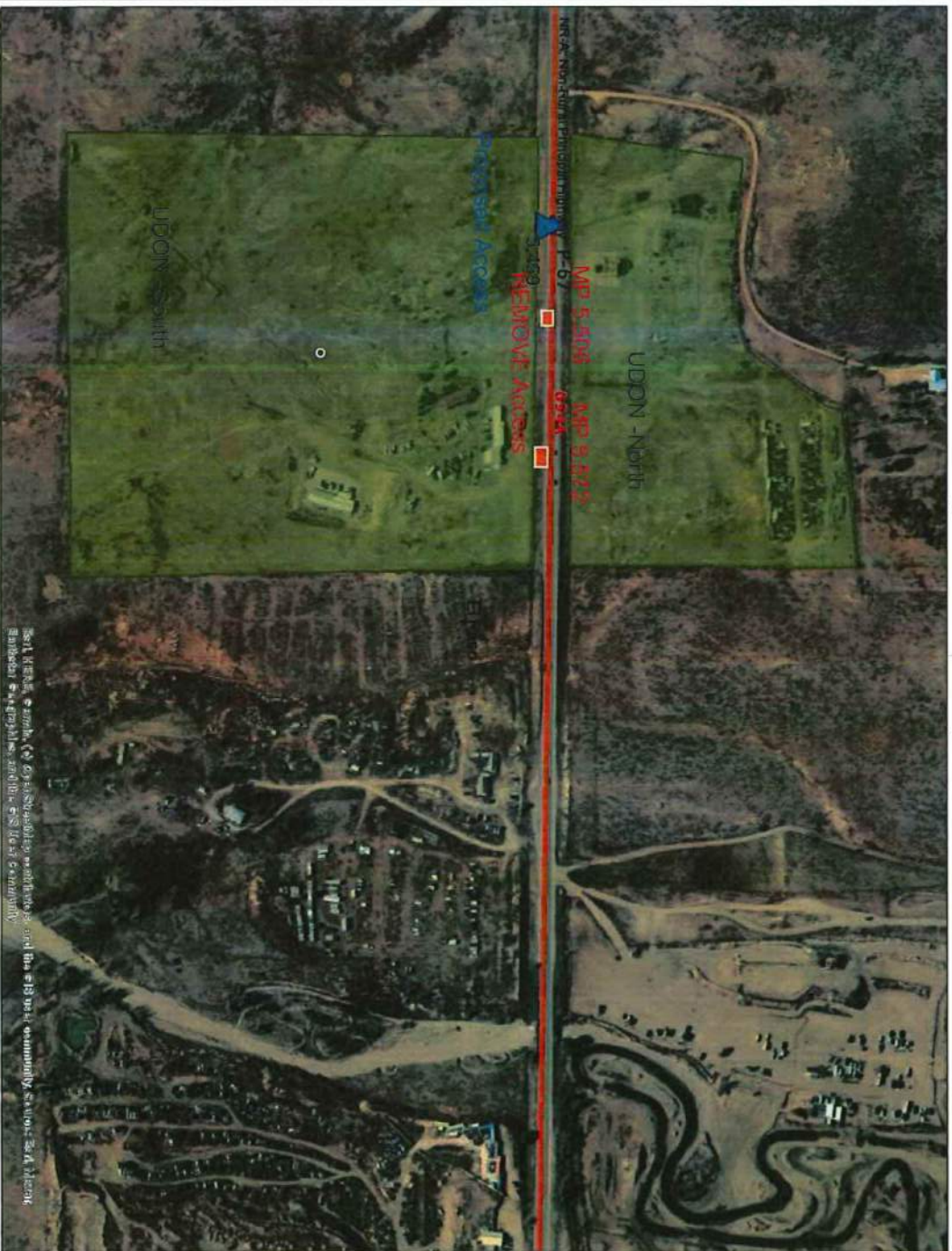
**Clark**  
Land Surveyors, Inc.  
177 S. Tebury Dr., Unit 1 • Pueblo West, CO 81007 • 719.582.1270  
www.clarksls.com

Project No. 200051  
Drawn By: DMC  
Checked By: SLM  
Date: 5/28/2020  
Sheet 2 of 3





# 224109 UDON Vehicle Storage 12265 Hwy 94 MP 5.459 EPC



Best Results: Search for GreenShaded waypoints and the #18 use community saved SA Metric Bandwidth for graphics and the #18 use community saved SA Metric

Created:  
Date: 10/22/2024  
Time: 1:33:11 PM



## Legend

Find Route Point

Override 1

Find Route Line

Milepoints

Highways: Access Categories

FW: Interstate System; Freeway Facis

EX: Expressway, Major Bypass

RA: Regional Highway

RB: Rural Highway

NRA: Non-Rural Principal Highway

NRB: Non Rural Arterial

NRC: Non Rural Arterial

Highways

Frontage Roads

Major Roads

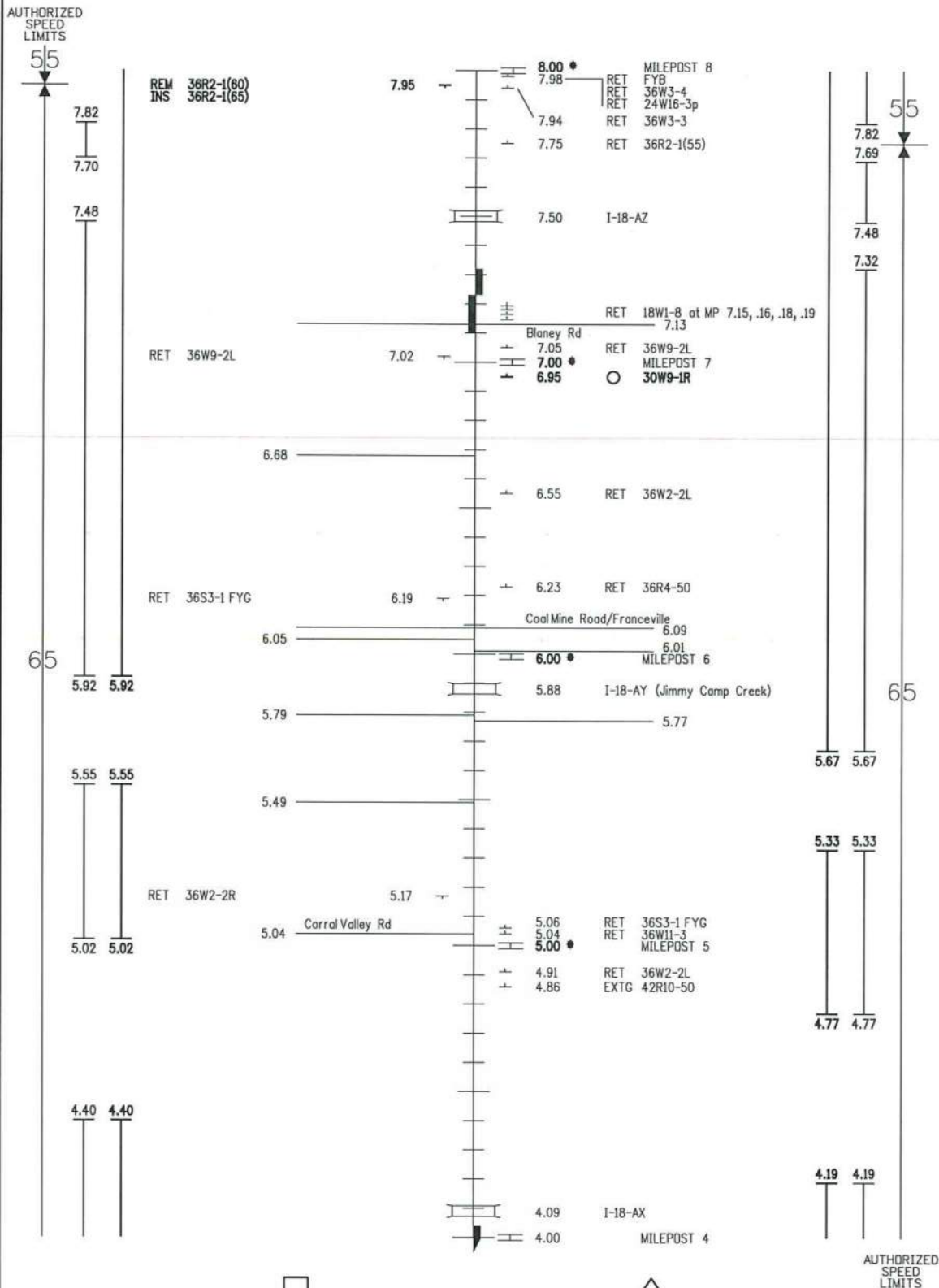
Local Roads

Rail Lines

Counties



AUTHORIZED SPEED LIMITS AND RECOMMENDED TRAFFIC CONTROL DEVICES



I = REC NO-PASSING ZONE  
 I = EXTG NO-PASSING ZONE



O MISSING DO NOT REINSTALL  
 \* MISSING ON 12-15-10  
 SIGNLOG ON 12-15-10

Date Sent to Region: 1-26-11

FILE	MEMO	SHEET	Implemented with changes as marked
880.094.01A	6646	2	Date: _____ By: _____

SH 94A FROM SH 24G IN COLORADO SPRINGS TO SH 40H SE/O LIMON

SUPERSEDES SHEET 2, MEMO 5937, 5-1-97

## Clearances Information Summary

**PURPOSE** - This summary is intended to inform entities external to CDOT that may be entering the state highway right-of-way to perform work related to their own facilities (such as Utility, Special Use or Access Permittees), about some of the more commonly encountered environmental permits/clearances that may apply to their activities. This listing is not all-inclusive - additional environmental or cultural resource permits/clearances may be required in certain instances. Appropriate local, state and federal agencies should be contacted for additional information if there is any uncertainty about what permits/clearances are required for a specific activity. **IMPORTANT – Please Review The Following Information Carefully – Failure to Comply With Regulatory Requirements May Result In Suspension or Revocation of Your CDOT Permit, Or Enforcement Actions By Other Agencies.**

**CLEARANCE CONTACTS** - As indicated in the permit/clearance descriptions listed below, the following individuals or agencies may be contacted for additional information:

- Colorado Department of Public Health and Environment (CDPHE): General Information – (303) 692-2035  
Water Quality Control Division (WQCD): (303) 692-3500  
Environmental Permitting Website <https://www.colorado.gov/pacific/cdphe/all-permits>
  - CDOT Water Quality Program Manager: (303) 757-9343 <https://www.codot.gov/programs/environmental/water-quality>
  - CDOT Asbestos Project Manager: Phil Kangas, (303) 512-5519
  - Colorado Office of Archaeology and Historic Preservation: (303) 866-5216
  - U.S. Army Corps of Engineers, District Regulatory Offices: Omaha District (NE CO), Denver Office (303) 979-4120  
<http://www.nwo.usace.army.mil/Missions/RegulatoryProgram/Colorado.aspx>
- Sacramento Dist. (Western CO), Grand Junction Office (970) 243-1199  
<http://www.spk.usace.army.mil/Missions/Regulatory.aspx> Albuquerque  
District (SE CO), Pueblo Office (719)-543-9459  
<http://www.spa.usace.army.mil/Missions/RegulatoryProgramandPermits.aspx>
- CDOT Utilities, Special Use and Access Permitting: (303) 757-9654 <https://www.codot.gov/business/permits>

**Wildlife Resources** - Disturbance of wildlife shall be avoided to the maximum extent practicable. Entry into areas of known or suspected threatened or endangered species habitat will require special authorization from the CDOT permitting office. If any threatened or endangered species are encountered during the progress of the permitted work, work in the subject area shall be halted and the CDOT Regional Permitting Office and Region Planning and Environmental Manager shall be contacted immediately. Authorization must be provided by CDOT prior to the continuation of work. Information about threatened or endangered species may be obtained from the CDOT website, <http://www.codot.gov/programs/environmental/wildlife/guidelines>, or the Colorado Parks and Wildlife (CPW) website, <http://www.cpw.state.co.us/learn/Pages/SOC-ThreatenedEndangeredList.aspx>. Additional guidance may be provided by the appropriate Region Planning and Environmental Manager (RPEM).

**Cultural Resources** - The applicant must request a file search of the permit area through the Colorado Office of Archaeology and Historic Preservation (OAHP), Denver, to ascertain if historic or archaeological resources have previously been identified (<http://www.historycolorado.org/oaHP/file-search>). Inventory of the permit area by a qualified cultural resources specialist may be necessary, per the recommendation of CDOT. If archaeological sites/artifacts or historic resources are known to exist prior to the initiation of the permitted work or are encountered as the project progresses, all work in the subject area shall be halted and the CDOT Regional Permitting Office and Region Planning and Environmental Manager shall be contacted immediately. Authorization must be provided by CDOT prior to the continuation of work. Additional guidance may be provided by the Regional Permitting Office and RPEM. **Contact Information:** Contact the OAHP for file searches at (303) 866-5216.

**Paleontological Resources** - The applicant must request a fossil locality file search through the University of Colorado Museum, Boulder (<https://cumuseum.colorado.edu/research/paleontology/vertebrates/policies>), and the Denver Museum of Nature and Science (<http://www.dmns.org/science/collections/earth-science-collections/>) to ascertain if paleontological resources have been previously identified in or near the permit area. Inventory of the permit area by a qualified paleontologist may be necessary, per the recommendation of CDOT. If fossils are encountered during the permitted work, all work in the subject area shall be halted and the CDOT Regional Permitting Office and Region Planning and Environmental Manager shall be contacted immediately. Authorization must be provided by CDOT prior to the continuation of work. Additional guidance may be provided by the Regional Permitting Office in the Permit Special Provisions. **Contact Information:** See the museum websites listed above for Paleontological Collections Manager contact information. Contact the CDOT Paleontologist for further information at [nicole.peavey@state.co.us](mailto:nicole.peavey@state.co.us) or (303) 7579632. The CDOT Paleontologist will not conduct a comprehensive file search independently of the museums.

**Hazardous Materials, Solid Waste** - The Solid Wastes Disposal Sites and Facilities Act C.R.S. 30-20-100, et al, and Regulations Pertaining to Solid Waste Disposal Sites and Facilities (6 CCR 1007-2), prohibit solid waste disposal without an approved Certificate of Designation (a landfill permit). The Colorado Hazardous Waste Act C.R.S. 25-15-301 et al, and the Colorado Hazardous Waste Regulations (6 CCR 1007-3) prohibit the transfer, storage or disposal (TSD) of hazardous waste except at permitted TSD sites. There are no permitted landfills or TSD sites within the State Highway Right of Way. Therefore, all solid or hazardous wastes that might be generated by the activities of entities entering the State Highway Right of Way must be removed from the ROW and disposed of at a permitted facility or designated collection point (e.g., for solid waste, a utility or construction company's own dumpster). If pre-existing solid waste or hazardous materials contamination (including oil or petroleum contaminated soil, asbestos, chemicals, mine tailings, etc.) is encountered during the performance of work, the permittee shall halt work in the affected area and immediately contact the CDOT Regional Permitting Office for direction as to how to proceed. **Contact Information:** Theresa Santangelo-Dreiling, CDOT Hazardous Materials Management Supervisor: (303) 512-5524.

**Asbestos Containing Materials, Asbestos Contaminated Soil** - All work on asbestos containing materials (ACM) must comply with the applicable requirements of the CDPHE Air Pollution Control Division's (APCD) Regulation 8. Disposal of ACM, and work done in asbestos-contaminated soil, must comply with the CDPHE Hazardous Materials and Waste Management Division's (HMWMD) Solid

**Info:** CDPHE APCD and HMWMD Regulations can be accessed via the CDPHE Environmental Permitting Website listed above. Additional information **concerning clearance on CDOT projects** is available from the CDOT Asbestos Project Manager (303) 5125519, or Theresa Santangelo-Dreiling, Hazardous Materials Management Supervisor: (303) 512-5524.

**Transportation of Hazardous Materials** - No person may offer or accept a hazardous material for transportation in commerce unless that person is registered in conformance with the United States Department of Transportation regulations at 49 CFR, Part 171. The hazardous material must be properly classed, described, packaged, marked, labeled, and in condition for shipment as required or authorized by applicable requirements, or an exemption, approval or registration has been issued. Vehicles requiring a placard, must obtain authorization and a State HAZMAT Permit from the Colorado Public Utilities Commission. **Contact Information:** For authorization and more info call the Federal Motor Safety Carrier Administration, US DOT for inter- and intra-state HAZMAT Registration (303) 969-6748. Colorado Public Utilities Commission: (303) 894-2868.

**Discharge of Dredged or Fill Material – 404 Permits Administered By the U.S. Army Corps of Engineers, and Section 401 Water Quality Certifications Issued by the CDPHE WQCD** - Corps of Engineers 404 permits are required for the discharge of dredged or fill materials into waters of the United States, including wetlands. There are various types of 404 permits, including nationwide permits, which are issued for activities with relatively minor impacts. For example, there is a nationwide permit for utility line activities (nwp #12). Depending upon the specific circumstances, it is possible that either a "general" or "individual" 404 permit would be required. If an individual 404 permit is required, section 401 water quality certification from the CDPHE WQCD is also required. Contact the appropriate Corps District Regulatory Office for information about what type of 404 permit may be required (contact information above). Contact the CDPHE Water Quality Control Division at (303) 692-3500.

**Working on or in any stream or its bank** - In order to protect and preserve the state's fish and wildlife resources from actions that may obstruct, diminish, destroy, change, modify, or vary a natural existing stream or its banks or tributaries, it may be necessary to obtain a Senate Bill 40 certification from the Colorado Department of Natural Resources. A stream is defined as 1) represented by a solid blue line on USGS 7.5' quadrangle maps; and/or 2) intermittent streams providing live water beneficial to fish and wildlife; and/or 3) segments of streams supporting 25% or more cover within 100 yards upstream or downstream of the project; and/or 4) segments of streams having wetlands present within 200 yards upstream or downstream of the project measured by valley length. The CPW application, as per guidelines agreed upon by CDOT and CPW, can be accessed at <https://www.codot.gov/programs/environmental/wildlife/guidelines>.

**Stormwater Construction Permit (SCP) and Stormwater Discharge From Industrial Facilities** - Discharges of stormwater runoff from construction sites disturbing one acre or more - or certain types of industrial facilities, such as concrete batch plants - require a CDPS Stormwater Permit. **Contact Information:** Contact the CDPHE Water Quality Control Division at (303) 692-3500. Website: <https://www.colorado.gov/pacific/cdphe/wq-construction-general-permits> and <https://colorado.gov/pacific/cdphe/wq-commerce-andindustry-permits>.

**Construction Dewatering (Discharge or Infiltration) and Remediation Activities** - Discharges of water encountered during excavation or work in wet areas may require a Construction Dewatering or Remediation Activities Discharge Permit. **Contact Information:** For Construction Dewatering and Remediation Activities Discharge Permits, contact the CDPHE WQCD at (303) 6923500. For Applications and Instructions (CDPHE website): <https://www.colorado.gov/pacific/cdphe/wq-construction-general-permits>.

**Municipal Separate Storm Sewer System (MS4) Discharge Permit** - Discharges from the storm sewer systems of larger municipalities, and from the CDOT highway drainage system that lies within those municipalities, are subject to MS4 Permits issued by the CDPHE WQCD. For facilities that lie within the boundaries of a municipality that is subject to an MS4 permit, the owner of such facility should contact the municipality regarding stormwater related clearances that may have been established under that municipality's MS4 permit. All discharges to the CDOT highway drainage system or within the Right of Way (ROW) must comply with the applicable provisions of the Colorado Water Quality Control Act, the Water Quality Control Commission (WQCC) Regulations (<https://www.colorado.gov/pacific/cdphe/wqcc-regulations-and-policies-and-water-quality-statutes>) and the CDOT MS4 Permit # COS000005 (<https://www.codot.gov/programs/environmental/water-quality/documents>). Discharges are subject to inspection by CDOT and CDPHE. Contact the CDPHE Water Quality Control Division at (303) 692-3500 for a listing of municipalities required to obtain MS4 Permits, or go to <https://www.colorado.gov/pacific/cdphe/wq-municipal-ms4-permits>. For CDOT-related MS4 regulations, go to: <https://www.codot.gov/programs/environmental/water-quality/stormwater-programs.html>.

**General Prohibition – Discharges** - All discharges are subject to the provisions of the Colorado Water Quality Control Act and the Colorado Discharge Permit Regulations. Prohibited discharges include, but are not limited to, substances such as wash water, paint, automotive fluids, solvents, oils or soaps and sediment. **Contact Information:** Contact the CDPHE Water Quality Control Division at (303) 692-3500.

**General Authorization - Allowable Non-Stormwater Discharges** - Unless otherwise identified by CDOT or the WQCD as significant sources of pollutants to the waters of the State, the following discharges to stormwater systems are allowed without a Colorado Discharge Permit System permit: landscape irrigation, diverted stream flows, uncontaminated ground water infiltration to separate storm sewers, discharges from potable water sources, foundation drains, air conditioning condensation, irrigation water, uncontaminated springs, footing drains, water line flushing, flows from riparian habitats and wetlands, and flow from firefighting activities. Allowable non-stormwater discharges can be found under Illicit Discharge PDD at: <https://www.codot.gov/programs/environmental/water-quality/stormwater-programs.html>. **Contact Information:** The CDPHE Water Quality Control Division (telephone #'s listed above).

**Erosion and Sediment Control Practices** - For activities requiring a Stormwater Construction Permit, erosion control requirements will be specified in that permit. In situations where a stormwater permit is not required, all reasonable measures should be taken to minimize erosion and sedimentation according to CDOT Standard Specifications 107.25, 208, 213 and 216 (<https://www.codot.gov/business/designsupport/2011-construction-specifications/2011-Specs/2011-specs-book>). All disturbances require a stabilization plan, native seeding or landscape design plan according to applicable CDOT Standard Specifications 212-217 and 623. The CDOT Erosion Control and Stormwater Quality Guide (available from the Bid Plans Office at (303) 757-9313) should be used to design erosion controls and restore disturbed vegetation.

...med from the construction area, removed from the State Highway Right of Way, and disposed of at permitted facilities that specifically accept such wastes. Disposal of drilling fluids into storm drains, storm sewers, roadside ditches or any other type of man-made or natural waterway is prohibited by Water Quality Control and/or Solid Waste regulations. Small quantities of drilling fluid solids (less than 1 cubic yard of solids) may be left on-site after either being separated from fluids or after infiltration of the water, provided: 1) the drilling fluid consists of only water and bentonite clay, or, if required for proper drilling properties, small quantities of polymer additives that are approved for use in drinking water well drilling; 2) the solids are fully contained in a pit, and are not likely to pose a nuisance to future work in the area, 3) the solids are covered and the area restored as required by CDOT permit requirements (Utility, Special Use, or Access Permits, etc.). **Contact Information:** Contact CDPHE (telephone #'s listed above).

**Noxious Weeds and Invasive Species Management Plan** – Noxious Weeds and Invasive Species guidance can be found by contacting the Colorado Department of Agriculture (<https://www.colorado.gov/pacific/agconservation/noxiousweeds>) and the Colorado Division of Parks and Wildlife (<http://cpw.state.co.us/aboutus/Pages/RS-NoxiousWeeds.aspx>). In either case, management plans involving the control of noxious weeds associated with the permitted activity and cleaning of equipment will be required.

**Concrete Washout** - Waste generated from concrete activities shall NOT be allowed to flow into the drainage ways, inlets, receiving waters, or in the CDOT ROW. Concrete waste shall be placed in a temporary concrete washout facility and must be located a minimum of 50 feet from state waters, drainageways, and inlets. Concrete washout shall only be performed as specified by the CDOT Environmental Program and shall be in accordance to CDOT specifications and guidelines. **Contact Information:** Contact CDPHE or find additional information on the CDOT website: <https://www.codot.gov/business/designsupport/2011-construction/specifications/2011-Specs> and refer to the specifications and their revisions for sections 101, 107 and 208.

**Spill Reporting** - Spills shall be contained and cleaned up as soon as possible. Spills shall NOT be washed down into the storm drain or buried. All spills shall be reported to the CDOT Illicit Discharge Hotline at (303) 512-4446 (4H2O), as well as the Regional Permitting Office and Regional Maintenance Supervisor. Spills on highways, into waterways, any spill in the highway right-of-way exceeding 25 gallons, or that may otherwise present an immediate danger to the public shall be reported by calling 911, and shall also be reported to the CDPHE at 1-877-518-5608. More information can be found at <https://www.colorado.gov/pacific/cdphe/emergencyreporting-line>.

**About This Form** - Questions or comments about this Information Summary may be directed to Dan Roussin, Program Administrator, CDOT Access Management Unit, at (303) 757-9841, [daniel.roussin@state.co.us](mailto:daniel.roussin@state.co.us)