



COLORADO

Department of Transportation

Region 2

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

January 24, 2020

SH24A
El Paso County

Lindsay Darden, Project Manager / Planner El
Paso Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

RE: Pearson's Ministries - dba Legacy Church - Hydraulics and Site Development
Plan_PPR1933

Dear Lindsay,

I am in receipt of a request for comments pertaining to the Pearson's Ministries - dba Legacy Church - Site Development Plan_PPR1933. COOT understands that the development land use is for a Church and church related functions to include the build and or remodel of some existing buildings and existing cabins. The current 19,000-sqft building will be converted to the main church facility with parking lot. The parcel is a 148-acre site that will be graded to allow for improvements in drainage by adding 2 drainage ponds and upgraded storm infrastructure. Possible future development will include community center and retreat cabins. The development is located between mile marker 289 and 290 on US Hwy 24A, in Green Mountain Falls, CO. Comments are as follows:

Access:

- a. No additional access will be allowed to the development from SH24A according to the unofficial Access Control Plan.
- b. Recommendations from the Traffic Impact Study by Kimly Horn dated 06/20/19 will be required. The requirement is a right turn accel/decel lane along the WB lane of SH24.
- c. Slope mitigation may be required along the right of way.

ROW:

- a. Right of Way donation may be required to construct the recommended WB acceleration/ deceleration lanes along SH24.

Traffic Operations:

- a. The Traffic Impact Study by Kimly Horn dated 06/20/ 19 should include analysis of adjacent crossover intersections with SH24 (Lucky 4 Rd and Green Mtn Falls).
- b. Recommendations and conclusions from said TIS will be required, design criteria and guidelines will need to be taken from the State Highway Access Code for the



westbound continuous accel/decel lane to 10460 West Highway 24.

- c. Auxiliary lane plan shall be submitted to CDOT for review prior to the construction of roadway improvements.

CDOT Hydraulics:

- a. A request for the Final Stamped Drainage Study be provided to CDOT as part of the Access Permit Process.
- b. Update to the Final Drainage Report by Kimley Horn, dated Nov 22, 2019 with **comments below need addressing**.
- c. Existing 24" pipe draining to the southwest is shown connecting to a pipe that appears to be proposed by this project, sheet 4. Details are missing, please provide.
- d. Riprap rundown shown at the outlet of the proposed pipe run C01. Need to see construction details and calculations that show the proposed riprap design is adequate. Drainage report mentions that this is a concrete rundown. Which is it? Need to ensure that it extends to the bottom of the CDOT ditch and up the ditch back slope to ensure the ditch is not eroded.
- e. Need plans for construction site BMPs so that CDOT ROW is not inundated with sediment from the construction project site. Significant grading on the project has high potential of erosion.
- f. Looks like there may be a conflict with the proposed septic system and the proposed detention pond and drainage system. Please confirm. The septic system and drainage system are not shown on each other's plans, so there is no way of knowing if there is a conflict. Proposed septic shown in plan, no profiles for the storm system to ensure the no conflicts with the septic system is not shown.
- g. Is there a need for environmental mitigation for Stormwater detention pond being place in location of old septic seepage beds?
- h. Existing channel carrying flows from culver that crosses bend in access road may need to be stabilized. Higher flows from paving of access road could cause this steep channel to erode. Please provide channel lining calculations showing whether or not this channel needs stabilized.
- i. Page 6, under "Major Drainage Basin Characteristics" revise last sentence which states that the property is in the floodplain. Change sentence to: "The Property lies in the FEMA flood plain 08041C0467G, eff 12/7/2018 indicating this parcel of land is in Zone D (area determined to be out of the 100-year and 500-year flood plain)." to "The Property lies in the FEMA FIRM Panel 08041C0467G, eff 12/7/2018 indicating this parcel of land is in Zone D (area determined to be out of the 100-year and 500-year flood plain).
- j. Time of concentration calculations: Travel time should not be zero, also Initial/overland time lengths should never be more than 300 feet.
- k. Hydraulics report need to take into account for the proposed acceleration and deceleration lanes to the development for slopes to the state highway.
- l. A culvert and ditch were added southeast of the east detention basin. This ditch outfall onto the church access road. This concentrated flow outfall condition will cause erosion along the edge of the proposed drive and likely undermine the pavement as well as cause icing issues in winter. Please provide a way for this water to drain either in a ditch along the access road or another culvert under the access road to prevent erosion.
- m. Provide silt fence between proposed septic system and property line to ensure no



sedimentation of CDOT drainage system.

- n. Provide check dams perpendicular to flow within all rundowns and ditches along both sides of the access.

Additionally,

- a. 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.
- b. Any utility work within the state highway right of way will require a utility permit from the COOT. Information for obtaining a utility permit can also be obtained by contacting Mr. Ausbun.

Please contact me in Pueblo at (719) 546-5732 with any questions.

Sincerely,



Arthur Gonzales - R2 Access Manager

Xe: Darden - El Paso County Planning & Community Development
Ferguson/Stecklein
Bauer
Whittlef/Biren
Sword/Regalado/Ausbun - file

