



COLORADO
Department of Transportation

Region 2
Traffic & Safety - Permits
5615 Wills Blvd.
Pueblo, CO 81008

February 26, 2020

SH24A
El Paso County

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

RE: Pearson's Ministries - dba Legacy Church - Hydraulics and Site Development
Plan_PPR1933 - (Updated Hydraulics Comments see page 2) (Update Cross over
comments see page 2)

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 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.
 - d. Additional Comments from TIS Cross Over Review:
 - e. The total required westbound right turn deceleration length is 820 feet (a 600-foot deceleration lane plus a 220-foot taper length, with an 18.5 to 1 ratio). The total required westbound right turn acceleration length is 1,180 feet (a 960-foot acceleration length plus a 220-foot taper length, 18.5 to 1 ratio) as described in the letter.
 - f. The existing westbound left turn lane along US-24 Westbound at the Green Mountain Falls Road intersection will be required to be lengthened; storage length may be excluded from the length of the deceleration lane due to the storage provided in the median.
 - g. The existing eastbound left turn lane along US-24 Eastbound at the Lucky 4 Road intersection will be required to be lengthened; storage length may be excluded from the length of the deceleration lane due to the storage provided in the median.

CDOT Hydraulics:

- a. Previous comments have been fulfilled.
- b. Study did not appear to address comments regarding the septic system but does not affect CDOT infrastructure.

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

