



# COLORADO

## Department of Transportation

Region 2

Traffic & Safety - Permits

5615 Wills Blvd.

Pueblo, CO 81008

December 4, 2019

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 - 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. CDOT 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, use of 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. 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. The developer is required to apply for a new Colorado Department of Transportation Access Permit. The Developer made application on 06/26/19 and CDOT Access is currently working on the Access Permit Offer.
- b. Additional phases are expected for this development. Additional phase review will be required they come in. Further traffic operation requirements may be needed if warrants are met.
- c. No additional access will be allowed to the development from SH24A according to the unofficial Access Control Plan.
- d. 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 north side of SH24 and the south property line to the access.
- e. Slope mitigation will be required along the right of way.

### ROW:

- a. Right of Way donation may be required to construct the recommended westbound 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.

**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 Drainage Study by Kimly Horn, dated 10/18/19 with comments below.
- 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 CO1. Need to see construction details and calcs 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 backslope to ensure the ditch is not eroded.
- e. Need plans for construction site BMPs so that CDOT ROW isn't inundated with sediment from the construction project site. Significant grading on the project has high potential of erosion.
- f. Grading of ponds need to be refined. Specifically, it looks like the grading of the western pond doesn't tie to existing properly.
- g. 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.
- 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.
- j. time of concentration calculations: Travel time should not be zero, also Initial/overland time lengths should never be more than 300 feet.
- k. Detention Basin calculations spreadsheets: Ratio Peak Outflow to Predevelopment Q should be less than 1 for all storm events.
- l. Hydraulics report need to take into account for the proposed acceleration and deceleration lanes to the development for slopes to the state highway.

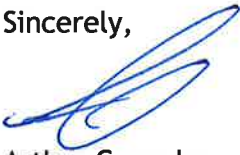
**Additionally,**

- 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 CDOT. Information for obtaining a utility permit can also be obtained by contacting Mr. Ausbun.
- c.



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

Sincerely,



Arthur Gonzales  
Access Manager

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

