



COLORADO

Department of Transportation

Region 2 Permits
5615 Wills Blvd, Suite A
Pueblo, CO 81008-2349

August 31, 2022

SH24A
EPC

Matthew Fitzsimmons (matthewfitzsimmons@elpaso.com)
El Paso County Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE: Guntzelman Porcelain Pines Subdivision
SP 225 | Preliminary Plan for 6 Residential Lots

Dear Matthew,

I am in receipt of a referral request for comments for Guntzelman Porcelain Pines Subdivision located near state highway 024A. State Highway 24 near MP 291.6 (Chipita Park Road Ramp) colorized as E-X (Express Way Major Bypass). This site proposes subdividing 40.16 acres into seven (7) single-family residential lots. The proposed subdivision of land is located in the NW ¼ of Sec 22, T 13S, R 68W, of the 6th PM in El Paso County, Colorado. The property has the tax schedule No. 8322200018 and 8322200017 both currently owned by Kristian & Crista Guntzelman. After review of all documentation, we have the following comments:

Traffic

The Traffic Memo for Guntzelman Porcelain Pines Subdivision dated 6/27/2022 has been reviewed by a CDOT Traffic Engineer. Their comments follow:

- Site generates less than 100 trips. A CDOT permit is not required.

Hydraulics

The Preliminary Drainage Report for Guntzelman Porcelain Pines Subdivision dated July 2022 has been reviewed by a CDOT Hydraulics Engineer. Their comments follow:

- Revise time of concentration lines and values for basins 1, 2, and 3 for both pre-development and post-development conditions.
 - Time of concentration lines should be drawn to the drainage basin outlet. Additionally, the proposed ditches will change the contours and will change the time of concentration lines and values for the impacted basins.
 - Update pre- and post-development peak flowrates accordingly.
- Verify that the proposed subdivision will not result in increased runoff to Fountain Creek and make design changes as necessary to minimize those impacts.
- Provide plans for the proposed roadside ditches and show proposed contours on the post-development drainage map.

Environmental



The Forestry Management Plan, Natural Features Report, Soils & Geology Report, Water Resources Report, Wildland Fire & Hazard Mitigation Plan and Wildlife Report for Guntzelman Porcelain Pines Subdivision has been reviewed by a CDOT Environmental Engineer. Their comments follow:

- The report discussing wildlife, wetlands and drainage with recommendations is very thorough. Glad there is discussion on PMJM, MSO, and lynx specifically.
- No wetlands were identified.
- No Impacts to CDOT resources.

Materials

The Soils and Geology Study for Mountain Road Guntzelman Porcelain Pines Subdivision dated 3/18/2022 has been reviewed by a CDOT Engineer. Their comments follow:

- Minimal trip generation indicates there is no risk to CDOT roadway facilities.

Access

Approval to allow the Guntzelman Porcelain Pines Subdivision will not impact CDOT infrastructure. My comment follows:

- Section 2.6(3) of the State Highway Access Code, states that if the proposed vehicle volumes increase by 20 percent or more an access permit may be required for the intersection of State Highway 24A and Chipita Park Road (MP 291.6) or SH 24A and Fountain Rd MP293.31).
- This site is outside of CDOT jurisdiction and will not interfere with CDOT infrastructure, a CDOT Access Permit will not be required at this time.

Additionally,

- On-premise and off-premise signing shall comply with the current Colorado Outdoor Advertising Act, sections 43-1-401 to 421, C.R.S., and all rules and regulations pertaining to outdoor advertising. Please contact Mr. Todd Ausbun at (719) 696-1403 for any questions regarding advertising devices.
- Any utility work within the state highway right of way will require a utility permit from the CDOT. Information for obtaining a utility permit can also be obtained by contacting Mr. Ausbun.

Please contact me in Pueblo at (719) 562-5537 or (719) 251-7804 with any questions.

Sincerely,

Michelle Regalado
CDOT R2 Assistant Access Manager

Xc: Ferguson
Bauer
Whittlef/Stecklein/Cosyleon/Pieper
Ausbun
Vigil/Gonzales/Guagliardo/file

