



COLORADO

Department of Transportation

Region 2

Traffic & Safety - Access Permits

SH-083A /MA Subdivision Tract A Rezone to RM-12 & RM 30
El Paso County

October 7, 2026

Kari Parsons-Senior Planner
El Paso County Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE: MA Subdivision Tract A-SH083A Rezone to RM-12 & RM 30 / Monument Academy Residential PUD

Kari,

I am in receipt of a referral request for comments for MA Subdivision Tract A Rezone to RM-12 located west of Jane Lundeen Drive, south of Walker Road, and east of State Highway 83 El Paso County, State of Colorado, (Parcel #6115011001) The submittals have been reviewed by CDOT. After review of all submitted documents, we have the following comments:

Traffic

- The September 10, 2026 TIS seems to be missing Figures 1-13, Traffic Counts and Synchro Reports in the appendix. Please provide an updated TIS appendix.
- Based on the 2050 traffic projections with the new land use, improvements at CO 83 & Walker are required. Both the eastbound and westbound directions require the addition of the through lanes. The length of the additional through lanes must be long enough to diminish the "false capacity" created with the added lanes and operations of the roundabout to the east of CO 83 will need to be included in the analysis.
- An alternative to a traffic signal may be a roundabout, though more analysis would be needed.

Hydraulics

- Please provide drainage plans and updated report.
- On page 8 - section III b, the text indicates the spillway releases peak flows towards Sand Creek. This should be CO 83.
- Analysis should be provided that the roadside ditch has capacity for the spillway flows. If the pond is overtopped, it should be demonstrated that the flows will not overtop CO 83.
- Include culvert analysis for the 24" CMP under CO 83.
- Include riprap sizing for pond spillway and pond outfall pipe.

Access

- No direct access will be granted from CO 83. Access will be gained from the state highway at Walker Rd via the local road way system from Pinehurst Circle and Jane Lundeen Drive.
- The State Highway Access Code requires an access permit if the proposed vehicle volumes increase by 20 percent or more, the development is adjacent to the state highway, and/or significant changes in the use of the property are made which will affect access operation, traffic volume and/or vehicle type.
- State Highway improvements are required.
- A CDOT Access Permit will be required for each phase of development.



CDOT respectfully requests that El Paso County holds the approval and recordation of any Final Plats until such time CDOT has an executed Access Permit and Notice to Proceed, in accordance with the State Highway Access Code.

Please contact me at 719-924-2930 or kimberly.blanchard@state.co.us with any questions.

Sincerely,

Kimberly Blanchard
CDOT R2 Access Management Trainee

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Lancaster / file

