



COLORADO

Department of Transportation

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

February 16, 2022

Debbie Flynn, Planner
Town of Monument
645 Beacon Lite Rd.
Monument, CO 80132

I-25/HWY 105/Jackson Creek Pkwy
Town of Monument

RE: Monument Junction Phase One
DA-34-2021- PUD Plan 2nd Submittal

Dear Debbie,

I am in receipt of a referral request for comment for Monument Junction Phase I PUD 2nd Submittal. The northerly boundary of the parcel abuts SH 105, which has an Access Category of NRA. The westerly boundary borders I-25 and I-25 exit ramp 160 (Freeway Category). The development data: ±83.977 acres propose 715 dwellings (single family detached homes/townhomes/multifamily/commercial/office/services), 48,000 SF Commercial lots and 9.277 acres open space/trails. The development will be split into 3 phases. The parcel 7114400008 (84.05 acres) is in a portion of Sections 14 and 23, TS 11S, R 67 W of the 6th PM in the Town of Monument, County of El Paso, State of Colorado. The property is currently owned by Elite Properties of America Inc. We have the following comments:

Environmental

The Noxious Weed Management Plan date 1/19/2022 and the Landscape Maintenance Plan dated 01/21/2022 was sent to a CDOT Environmental Engineer their comment follows:

- Just west of Tract A, west of Lot 18, near Jackson Creek Parkway, are there additional flows expected in this drainage? This culvert drains to CDOT property and PMJM conservation owned property for PMJM.
- The noxious weeds plan only references control of weeds through herbicide use. How long will maintenance treatment be?
- CDOT recommends re-seeding with native seeds to reduce the cost associated with herbicide use. If weeds compete with native plants, then usually there are less weeds.
- CDOT is concerned that increased water conveyance to Jackson creek, and our associated parcels at Jackson Creek may be adversely impacted from additional stormwater releases, (including sheet flow). Such releases may not be substantial, however, consistent releases from new infrastructure may increase scour and additional erosion impacts in the stream and thus impact CDOT's commitments to protecting habitat for the PMJM as per our USFWS commitments

Hydraulics

The Preliminary/Final Drainage Report dated August 2021 was sent to a CDOT Hydraulics Engineer their comment follows:

- No expected impact to state facilities at this time.



Traffic

The Monument Junction Traffic Impact Study dated January 7, 2021, has been reviewed by the CDOT North Traffic Program Manager their comments are as follows:

- The TIS recommends and CDOT Traffic concurs, that a EB to SB right turn deceleration lane is warranted.
- The right turn volume is very high and would benefit from a free right turn movement. If the intersection is to be widened and/or the traffic signal replaced, CDOT will also require a free right to a yield condition for this right turn movement.

Access

CDOT does not oppose proposed Monument Junction Phase I PUD Site Plan. Our comments follow:

- Direct access will not be granted to the development from any state highways, access shall be allowed from local or surrounding roadways.
- An Access Permit is required per Section 1.4 (1) as the property abuts a state highway and there will be a change in use to the currently vacant land.
- The future development will be required to provide escrow for a future intersection control device to be located at SH 105 and Jackson Creek Parkway. The same will be true for each filing within this subdivision.
- Access Permit will be required for connection to State Highway 105 and Jackson Creek Parkway as a tool to document the collection of escrow funds.
- Right-of-Way donation/dedication may be required in the future for widening of Hwy 105 and/or for a pond.
- It may be a permit detention requirement that the development secure land for a future detention pond from property owner James A Maguire for a portion of parcel 71141000021.
- CDOT will also require analyses of both the ramp and JCP intersections for the appropriate intersections control device. This may include the possibility of a future roundabout. If signal, mast arms would be required to replace span wire.

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) 546-5758 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 by phone or email with any questions.

Sincerely,

Michelle Regalado

Michelle Regalado
CDOT R2 Access Management Trainee



Xc: Jennifer Irvine
Kari Parsons
Elizabeth Nijkamp
Gilbert La Force
Ferguson
Stecklein
Cosyleon
Bauer
Ausbun
Vigil/Gonzales/file

