



COLORADO

Department of Transportation

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

October 24, 2022

I-25 | Baptist Rd.
El Paso County/Town of Monument

Kari Parsons, Project Manager/Planner II (kariparsons@elpasoco.com)
E.P.C. Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

RE: Willow Springs Ranch/Forest Lakes Drive Access
Construction Drawing Review, Traffic Impact Study Review and Drainage Plan Review

Dear Kari,

I am in receipt of a referral request for comments for Willow Springs Ranch/Forest Lakes Drive Access. The development site is located east of Mitchell Avenue, west of the Union Pacific Railroad tracks and North of Baptist Road. The submittal is comprised of approximately 219 acres of undeveloped land. This site proposes approximately 400 single-family and/or attached single-family residential units, numerous open space tracts, roads, parks, detention facilities, and other improvements. The proposed land is located in the SE ¼ of Sec 22, W ½ of Sec 26, and E ½ of Sec 27, T 11S, R 67 W of the 6th PM in the Town of Monument in El Paso County. The property has the tax schedule No. 7126000035, 7127000005, and 7126000041 owned by Willow Springs Ranch LLC. After review of all documentation, we have the following comments:

Hydraulics

The Drainage Letter for Willow Springs Ranch dated February 2, 2022 has been reviewed by a CDOT Hydraulics Engineer. Their comments follow:

- No comments.

Traffic

The submitted Traffic Impact Study dated February 12, 2020 and their comments are as follows;

- The entire project will build 400 single family homes, generating approximately 4,000 vehicle trips. Given the intense land use east of the railroad and the requirements associated with those various developments, the traffic volume is insignificant. However, instead of initializing roadway improvements for the development an Access Permit will be required to document the collection of escrow dollars for the fair pro-rata share for the improvements needed along Baptist Rd.
- The escrow amount is 10.4% of the Intersection Control Device. The cost configuration is as follows; The latest report shows a 4.52% per year average increase in construction costs over the last 10 years, therefore we can increase the \$600,000 by 4.52% for the one year to \$627,120. Which 10.4% of 627,120 is \$65,200 or \$163/unit of escrow id required.

Access

This development will impact CDOT infrastructure. My comment follows:



- **A CDOT access permit for this development will be required.** The Applicant or Developer may contact this office to obtain a CDOT Application.
- Section 1.4(1) of the State Highway Access Code, states in part that no person shall construct any access providing direct vehicular movement to or from any state highway from or to property in close proximity or abutting a state highway without an access permit issued by the designated issuing authority with the written approval of the Department.
- Under Section 2.6 (Change in Land Use and Access Use) of the State Highway Access Code, states the requirements of a new access permit. It states in part that if any significant changes are made or will be made in the use of the property which will affect access operation, traffic volume increases by 20% and/or vehicle type, the permittee or property owner will coordinates with the local authority and the Department to determine if a new access permit and modifications to the access are required. **Since 20% traffic will be increased a CDOT Access Permit is required.**
- The cost configuration was determined to be 10.4% for the cost of the Intersection Control Device to be approximately \$65,000 of \$627,120.
- This escrow collection will be a condition of the Notice to Proceed and will be detailed in the Access Permit Terms and Conditions.

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) 546-5732 or by email arthur.gonzales@state.co.us with any questions.

Sincerely,



Arthur Gonzales
CDOT R2 - Access Manager

Xc: Town of Monument Planning Dept.
Joshua Palmer / Elizabeth Nijkamp, Jeff Rice, El Paso County
Ferguson
Bauer
Whittlef
Stecklein
Ausbun
Vigil/Regalado/Guagliardo/file

