



# COLORADO

## Department of Transportation

Region 2

Traffic & Safety - Access Permits

November 14, 2024

25A/F-W/MP 157.40  
El Paso County

Ryan Howser, Project Manager  
El Paso County Planning & Community Development  
2880 International Circle, Suite 10, Colorado Springs, CO 80910  
P (719) 520-6049 E ryanhowser@elpasoco.com

RE: Urban Landing PUDSP Combined PUD/Preliminary Plan

Dear Ryan,

We are in receipt of a referral request for Urban Landing. The development is located on the southeast corner of Struthers Road and Spanish Bit Drive, El Paso County, State of Colorado. The developer for Urban Edge by Classic Homes; proposes a single-family residential development of approximately 49 lots on 6.57 acres. Proposed access to the development is two full-movement accesses onto Spanish Bit Drive. The property has the tax schedule No. 7136001045, currently owned by Elite Properties of America Inc. After review of submittals, we have the following comments:

### HYDRAULICS

The Preliminary Drainage Report for Urban Landing dated 10/24/2024 has been reviewed by a CDOT Hydraulic Engineer; all comments for preliminary design have been resolved. Their comments are as follows:

- Plan Comment:
  - For the final design submittal, include detailed design plans of the pond.
- Report Comments:
  - For the final design submittal, include design point comparison for the flow into the existing culvert beneath Struthers.
  - For the final design submittal, include analyses of the Struthers culvert for existing/proposed/pond overtopping events. Based on the pond analyses included, there appears to be an increase of runoff into CDOT ROW when the spillway is utilized. Analysis needs to be included to verify that I-25 will not be impacted and what erosion protection is warranted. If there are increases to CDOT ROW, analysis of the I-25 culvert would be needed as well.
- This is the Preliminary Report, these comments can be addressed with the Final Design as compared to a revised Preliminary report.



## ACCESS

The submittals for Urban Landing received October 30, 2024 have been reviewed by CDOT Access Management. Our comments follow:

- CDOT does not anticipate that the development would likely interfere or impact CDOT infrastructure or interchange, a CDOT Access Permit will not be required at this time.
- Provide Final Drainage Report for assessment of impact to CDOT infrastructure.

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 Adam Lancaster at 719-562-5540 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. Lancaster.

If you have questions, please contact me at (719) 562-5537 or [michelle.regalado@state.co.us](mailto:michelle.regalado@state.co.us).

Sincerely,

*Michelle Regalado*

Michelle Regalado  
Assistant Access Manager

xc: Lancaster/file

