



July 26, 2024

## CCES RESPONSES

025/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

Dear Ryan,

I am in receipt of a referral request for Urban Landing located on Spanish Bit Dr and Struthers Road. in the Gleneagle community. The property is bounded on the west by Stuthers Road and Interstate 25 (Cat F-W, MP 157.40), in the Gleneagle community, El Paso County, State of Colorado. The developer proposes to build a development of 49 single-family lots on 6.57 acres. The site is proposing two full-movement access points onto local road 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:

### TRAFFIC

The Traffic Impact Study for Urban Landing dated May 2024 has been reviewed by CDOT Access Management. Comments are as follows:

- No comment at this time.

### HYDRAULICS

The Preliminary Drainage Report for Urban Landing, not dated, has been reviewed by a CDOT Hydraulic Engineer. Comments are as follows:

- Plan Comment:
  - As the design progresses, include detailed design plans of the pond. **Noted, we plan to provide detailed plans for the pond along with future Final Plat submittal.**
- Report Comments:
  - For the next submittal, include design point comparison for the flow into the existing culvert beneath Struthers. **This project will be providing a full spectrum detention facility on-site to be released at the existing Struthers crossing. Our future final drainage report will address and compare final design flows at this location.**
  - For the next submittal, include analyses of the Struthers culvert for existing/proposed/pond overtopping events. This will help to determine if there are any impacts to CDOT ROW from either outfall velocity or Struthers road overtopping. **See response above.**



- This is the Preliminary Report, these comments can be addressed with the Final Design as compared to a revised Preliminary report. **Thank you. We plan to provide a FDR for County and CDOT review upon future Final Plat submittal.**

## ACCESS

The submittals for Urban Landing received July 18, 2024 have been reviewed by CDOT Access Management. Comments are as follows:

- 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. **Noted**
- Provide Final Drainage report for assessment of impact to CDOT infrastructure. **FDR will be provided with future Final Plat submittal for review.**

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. **Noted**
- 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. **Noted**

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

Sincerely,

Michelle Regalado  
Access Management

xc: Local Agency  
Lancaster/file

