



# COLORADO

## Department of Transportation

Region 2 Permits  
5615 Wills Blvd.  
Pueblo, CO 81008

April 15, 2020

SH83/Walker Rd  
El Paso County

Nina Ruiz, Project Manager / Planner II  
El Paso Planning & Community Development  
2880 International Circle  
Colorado Springs, CO 80910

re: Monument Academy - Updated March/2020 submittals  
Site Dev Plan, Hydraulics - PPR199  
CDR (Road and Roundabout) - CDR201

Dear Nina,

I am in receipt of a referral request for updated comments in regard to the subject development mentioned above. The development is a 42.3-acres multi-phased land use for a charter school, YMCA and undetermined commercial/multi-use.

### Development Information:

Phase one land usage will be an 87,500-SF Private School that will be built in two phases. Phase one equals 57,500-SF for 600-students and phase two will be an additional 30,000-SF for an additional 1,000 students to total 87,500-SF and approximately 1,600 students for Monument Academy Charter School.

Phase two of the development will be for a Family YMCA center with phase one to be 12,000-SF and a potential additional 40,000-SF for expanded services for healthy living center, additional group exercise space and potential aquatics center for a total usage of 52,000-SF YMCA facility.

The remaining 20.75-acres will be for undetermined commercial/residential/multi-use development. Roadway connections are proposed to be east of the intersection of SH83/Walker Rd. via a roundabout on Walker Rd. to the connecting Jane Lundeen Drive and a right in only connection off SH83. The site is located at the south east corner of the intersection at SH83 and Walker Rd. in El Paso County, Colorado. Comments from CDOT staff are as follows;

### Traffic Operations comments:

- a) Comments are pertaining to the review of CDR201 and PPR199 for the Monument Academy Traffic Impact Analysis dated March 2, 2020 prepared by LSC Transportation Consultants, Inc. for PCD and the Monument Academy Roundabout Report dated March 3, 2020.
- b) No Comments

### Hydraulic Comments:

- a) **Detail for SH.C2.2 does not show how the proposed pipe will be connected to the existing pipe. Please revise the detail to show this. The detail provided is for a pipe connection to a manhole. Please address and submit detail back to CDOT.**

### Access comments:

- a) An Access Permit for the intersection of SH83/ Walker road will be required
- b) An Access Permit will be required for the sweeping right in, rather a right turn only northbound quasi "ramp" to the proposed Pinehurst Circle



- c) All roadway design criteria for the accesses to the State Highway System will need to conform to the standards and requirements of the State of Colorado, State Highway Access Code and relevant standards adopted by El Paso County.
- d) 30-foot Right of Way donation designated as CDOT future public right of way will be required to preserve the ultimate configuration of the future 4 lane principle arterial roadway on SH83 along the west boundary of the development. This will be required as part of the Access Permit and a recorded General Warranty Deed and part of future subdivision plat.
- e) Access to the what is believed to be AT&T/US station parcel will need to be granted from the interior roadway system "Jane Lundeen" and the access along SH83 is to be closed with the project Phase I. Once constructed, the access along SH83 to AT&T/Us shall be closed and the right of way established to original conditions to match existing. This will require a CDOT Access Permit for closure documentation.
- f) No left turning movements will be allowed at the proposed Pinehurst Circle connection to SH83
- g) SH83/Walker Rd. Signalized Intersection Improvements will be required as part of the Access Permit for the intersection of SH83/Walker Rd. due to the addition of left turning movements as detailed in March 2, 2020 Monument Academy Traffic Impact Analysis prepared by LSC Transportation Consultant Inc.
- h) Other considerations and requirements are that all escrow funds from previous Access Permits from Walden Way be fulfilled and worksheets be updated from previous Access Permit requirements with regard to the developer's other interests of Walden Way AP#215017. CDOT requests that El Paso County withhold all Certificates of Occupancy for Walden Preserve and Monument Academy developments until such time as this is fulfilled.

Additionally,

- a) 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.
- b) 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.

If you have any questions regarding access, please contact me in Pueblo at 719-546-5732 or (719) 248-0905 preferred.

Sincerely,



Arthur Gonzales  
R2 - Access Manager

Xc: Jeff Hodson, LSC Transportation Consultants, Inc.  
John Schwab, JPS Engineering  
Ferguson/Stecklein  
Bauer  
Whittlef/Biren  
Ausbun  
Sword/Regalado - file

