



COLORADO

Department of Transportation

Region 2 Permits
5615 Wills Blvd.
Pueblo, CO 81008

February 12, 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 - Feb/2020 - Update Site Dev Plan and CDR (Road and Roundabout)
REVISED Hydraulics and Traffic Operations comments:

Dear Nina,

I am in receipt of a referral request for comments in regard to the subject development mentioned above. The development land usage is a multi-use development of 64.10-acres. The land usages are a middle/high school of 600 students (85,000-SF-two phases), a YMCA facility of (40,000-SF future) and 20.75-acres of commercial/residential developmental. Roadway connections are proposed to be at the intersection SH83/Walker Rd, SH83/and future interior road of Pinehurst Circle and Walker Rd./Jane Lundeen. 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;

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 to the proposed Pinehurst Circle
- c. All comments are subject to change upon review of additional information and revised/updated submittals
- d. 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.
- e. Right of Way donation designated as CDOT future public right of way will need to take place to preserve the ultimate configuration of the future 4 lane principle arterial roadway along the west boundary of the development. This is not detailed in the Site Plan, **please revise**
- f. 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 138b by CDOT for the closure.**
- g. No left turning movements will be allowed at the proposed Pinehurst Circle connection to SH83, **FYI**



- h. 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, **please revise and submit update.**

Other considerations:

- i. CDOT requires 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 is fulfilled.

Traffic Operations comments:

- a. Comments are pertaining to the review of Traffic Impact Study dated Jan in regard to the Traffic Impact Study dated January 10, 2020 prepared by LSC Transportation consultants, Inc.
- a. Figure 11 refers to another project along I-70 and not Monument Academy, **please revise**
- b. Modification of the Hwy 83/Walker Rd/Hwy 105 signal shall include installation of left turn signal heads for east and westbound left-turn movements when the left turn lanes are installed, **this will be required as part of the access permit to Walker Rd. and phase 1.**
- c. **CDOT will not require** an eastbound right turn acceleration along Walker Rd from Hwy 83.
- d. The proposed east & west left turn lanes at Hwy 83 & Walker Rd would be required with Phase 1 as described in the Traffic impact Study dated January 10, 2020, **please revise and provide plan sheets for review**
- e. **FUTURE CONCERNS:** El Paso County has identified Highway 83 south of SH83/Highway 105/Walker Rd intersection for potential widening to 4 lanes in the future. Additional thru lanes would exacerbate the potential weave between Pinehurst Circle and SH83/Highway 105/Walker Rd. on Highway 83 a right in will be allowed and would likely need to be closed/removed or reconfigured in the future, **FYI**
- f. With the close proximity to I-25, it is unlikely Highway 83 will ever become a freeway. However, the ever-growing traffic volumes and critical nature of the link between Denver and Colorado Springs may create a desire to provide a robust secondary option in the form of an expressway. This potentially may create a desire at the intersection of Highway 83 and Highway 105/Walker Rd to eliminate signal phases (such as left turns) or the entire signal with a grade-separated interchange and utilizing right-in/right-out access points such as the one proposed at Pinehurst Circle and Highway 83, **FYI**

Hydraulic comments:

- a. Comments are from the review of Master Development Drainage Plan & Final Drainage Report, dated February 8, 2019 (Revised July 12, 2019), prepared by JSP Engineering.
- b. **Extend** proposed riprap at outlet of Pond M3 to connect to the new extension of the existing CDOT cross culvert, **please address and communicate back to CDOT.**
- c. Include in the construction work, clean existing 24" culvert that receives outflow from Pond M3, **please address and communicate back to CDOT.**



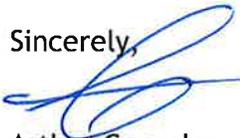
- d. Provide engineering details on the proposed collar joining the proposed extension of the existing CDOT 24" cross culvert, **please address and communicate back to CDOT.**
- e. Extend proposed riprap at the pipe on the southern end of the project that discharges to CDOT ROW all the way to the proposed extension of the existing CDOT 24" CDOT cross culvert, **please address and communicate back to CDOT.**
- f. Provide engineering details on the proposed collar joining the proposed extension of the existing CDOT 24" cross culvert, **please address and communicate back to CDOT.**
- g. Grading and Erosion Plan: Show grading of channel that drains to Pond M3 (channel M2.3A), **please address and communicate back to CDOT.**
- h. Drainage Report, Forebay size required = .011 ac-ft., size provided in UD-BMP spreadsheet = 0.005, reviewer calculated = .007. Please increase forebay size to meet minimum required. Not verified in the latest drainage submittal, **please address and communicate back to CDOT.**

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.

Sincerely,



Arthur Gonzales
R2 - Access Manager

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

