



COLORADO

Department of Transportation

Region 2

Traffic & Safety - Access Permits

March 27, 2024

025 & 105/El Paso County/Monument

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

RE: Waterside PUDSP

Dear Ryan,

I am in receipt of a referral request for Waterside PUDSP located southeast of the intersection of Woodmoor Drive and Deer Creek Road. Near Interstate 25 (FW/MP 161.5) and Colorado 105 (NR-A), in the Woodmoor Community, El Paso County, State of Colorado. The project proposes a 44-unit townhome development on 7.53 acres. **There are two full-movement access locations from Woodmoor Drive; a secondary access easement is provided on the south end of the site.** The property has the tax schedule No. 7111404112 and 7111404193, currently owned by Lake Woodmoor Holdings LLC. After review of submittals, we have the following comments:

TRAFFIC

The Waterside Traffic Impact Study dated January 19, 2024 has been reviewed by CDOT Access Management, their comments are as follows:

- Traffic volumes generated on Dry Creek Rd east of site and Woodmoor Drive south of site will be less than 20% therefore no access permit required.

ACCESS

The submittals for Waterside received on January 23, 2024 have been reviewed by CDOT Access Management. Our comments follow:

- CDOT does not anticipate that the development would likely interfere with or impact CDOT infrastructure a CDOT Access Permit will not be required at this time.
- CDOT would like to review new any traffic, drainage and improvement related submittals for the development including traffic studies, trip generation, drainage reports or letters or ICAT.

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

Sincerely,

Michelle Regalado

Michelle Regalado
Access Management

xc: Lancaster/file

