



COLORADO

Department of Transportation

Region 2 Permits
5615 Wills Blvd Suite A
Pueblo, CO 81008-2349

August 23, 2023

HWY 105/Jackson Creek Pkwy
Town of Monument

Lekishia Bellamy (lekishiabellamy@elpasoco.com)
El Paso County Planning & Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE: CDR HWY 105/JCP Construction Drawing Review

Dear Lekishia,

I am in receipt of a referral request for comment for CDR Hwy 105/JCP Construction Drawing Review. The northerly boundary of the parcel abuts SH 105, which has an Access Category of NRA. The westerly boundary borders I-25 and I-25 exit ramp (Cat F-W). The ±83.977 acre development proposes 715 dwellings single family detached homes, townhomes, multifamily, commercial, office, services, 48,000 SF Commercial lots and 9.277 acres open space/trails. The development will be split into 3 phases. The parcel 7114400008 is located in the Town of Monument, County of El Paso, State of Colorado. The property is currently owned by Elite Properties of America Inc. We have the following comments:

Hydraulics

The Final Drainage Report dated July 2023 was reviewed by a CDOT Hydraulics Engineer. Their comment are as follows:

Two outstanding comments that haven't been addressed:

- Sheet 19 - The pond spillway discharges directly into CDOT ROW. Given the median barrier at the ramp, provide analyses that the inlets along the barrier can meet spread/depth criteria when the pond overtops.
- Sheet 19 - There does not appear to be 1 foot of freeboard above the 100-yr WSEL at the emergency spillway. Based on the results shown in the plans, 1 foot is shown from the spillway invert to the crest of embankment. The FDR indicates the depth over the spillway is 0.51, indicating less than 1 foot of freeboard is provided.
- Final Drainage Report is not approved by CDOT and must be revised.

Traffic

The State Highway 105/Jackson Creek Parkway - Phase 2 Construction Plans dated February 2023 revised 5/11/2023 have been reviewed by the CDOT North Program Traffic Manager. Their comments are as follows:

- Sheet 17 - The "dotted" marking is 2' segment with 4' gap. Add two arrow in the WB to SB left turn lane at the I-25 Ramp.
- Sheet 18 - Are the TRUCKS over 26k signs still appropriate?



- Sheet 19 - Who owns the fiber that needs relocated - If CDOT we need a meeting to discuss the relocation plan..

Access

Our comments follow:

- Direct access will not be granted to the development from any state highways, access shall be allowed from local or surrounding roadways.
- An Access Permit is required per Section 1.4 (1) as the property abuts a state highway and there will be a change in use to the currently vacant land.
- The future development will not be required to provide escrow for a future intersection control device to be located at SH 105 and Jackson Creek Parkway since signalized intersection will be built with Phase 2.
- CDOT has partnered with the Town of Monument and is currently working on an Intergovernmental Agreement (IGA) for the installation and maintenance of a stormwater detention pond to be located on the southeast corner of highway 105 and Interstate 25 Exit Ramp. The execution of this IGA is required prior to the issuance of an Access Permit.
- An Access Permit will be required for connection to State Highway 105 and Jackson Creek Parkway as a tool to document the changes to the intersection.
- All Drainage appurtenances for detention and release shall be located and fully maintained outside CDOT right-of-way.
- All storm sewer appurtenances will be the responsibility of the Town of Monument under the division of authority.
- Each access shall be constructed in a manner that shall not cause water to enter onto the roadway or shoulder and shall not interfere with the existing drainage system in the right-of-way or any adopted municipal system and drainage plan.

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 be obtained by contacting Mr. Lancaster.

Please contact me should you have questions or concerns.

Respectfully,

Michelle Regalado

Michelle Regalado
CDOT R2 Access Management Trainee

Xc: Marc A Whorton, PE Classic Consulting
Elizabeth Nijkamp/Gilbert La Force
Lancaster/file

