



# COLORADO

## Department of Transportation

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

April 7, 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  
CDR - 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 (Freeway Category). 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 in a portion of Sections 14 and 23, T5S 11N, R 67 W of the 6<sup>th</sup> PM 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:

### Environmental

CDOT Environmental Engineer comment follows:

- Comments regarding the stormwater quality facility at the SE corner of Highway 105 and the I-25 On and Off ramps. The new facility will tie into the existing RCP - It is expected that flows will increase into the existing Jackson Creek. What environmental analysis has been done to rectify increased flows and what's being done to protect PMJM habitat from scour in this CDOT property? This property is Part of CDOT's mitigation property for PMJM impacts when the intersection was constructed. Additional wetland delineations are likely required in the CDOT property and at the RCP outlet since this is habitat. USFWS Critical habitat for the PMJM is at the RCP outlet.
- If riprap is the desired solution for the RCP outlet for energy dissipation, the project proponent will need to know the exact sq. footage, as this would be permanent impacts to the PMJM habitat when the Project Proponent consults with the USFWS.

### Hydraulics

The Preliminary/Final Drainage Report dated August 2021 was sent to a CDOT Hydraulics Engineer their comment follows:



Plan Comments:

- 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.
- 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, less than 1 foot is provided.
- Provide outlet protection necessary at the outlet of the existing 36" RCP culvert. Based on velocities reported in the drainage report (over 9 fps), outlet protection would be warranted.

Report Comments:

- The input for the "Depth to Invert of Outlet Pipe" is 2.5 ft on the MHFD-Detention Detention Basin Outlet Structure Design sheet, while the plans indicate that this depth is 0.7 ft. Please resolve this discrepancy as necessary.
- Final Drainage Report is not approved and must be revised.

Traffic

The State Highway 105/Jackson Creek Parkway - Phase 2 Construction Plans dated February 2023 has been reviewed by the CDOT North Program Traffic Manager, their comments are as follows:

- Please see attached plans.

Access

Our comments follow:

- Direct access will not be granted to the development from any state highway, 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 if signalized intersection is built with Phase 2 as indicated in State Highway 105/Jackson Creek Parkway - Phase 2 Construction Plans dated February 2023.
- 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.
- Right-of-Way donation/dedication may be requested in the future for widening of Hwy 105.
- CDOT will require analyses of both the ramp and JCP intersections for the appropriate intersection control device. This may include the possibility of a future roundabout. (If signal, mast arms would be required to replace span wire.)
- All Drainage appurtenances for detention and release shall be located and fully maintained outside CDOT right-of-way. The proposed pond referenced in the Final Drainage Report "CDOT Pond" is denied, CDOT will not allow construction of a pond in CDOT right of way nor will CDOT maintain proposed pond.
- 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  
CDOT R2 Access Management Trainee

Xc: Marc A Whorton, PE Classic Consulting  
Elizabeth Nijkamp/Gilbert La Force  
Hall/Whittlef/Stecklein/Cosyleon/Bauer/Meyer  
Lancaster/Gonzales/Guagliardo/file

