



COLORADO

Department of Transportation

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

August 31, 2023

SH 083A/MP 27.60
Town of Monument/EPC

Christian Haas
El Paso County Planning & Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE: AL2318 - Special Use - Monument Glamping II

Dear Christian,

I am in receipt of a referral request for Monument Glamping II located at 14545 Hwy 83 (R-A MP 27.60), Town of Monument, in the County of El Paso, State of Colorado. The project proposes to construct 12 Glamping Units with personal bathrooms on 5.9-acres. The property will have a septic and leach field. **There will be one full movement access points on state highway 083A. In preparation of the future improvements and in compliance with the Access Control Plan for state highway 083A, they will be required to establish and record a cross lot access easement.** The property has the tax schedule No. 6100001112, currently owned by Randy & Linda Amann. After review of submittals we have the following comments:

TRAFFIC

The Traffic Generation Analysis for Monument Glamping II dated March 7, 2023 has been reviewed by the CDOT Traffic Unit Manager, their comments are as follows:

- Trip generation is acceptable.
- The intended access does not comply with the access control plan for state highway 083A. The approved plan indicates cross lot access to Walden Way.

HYDRAULICS

Final Drainage Report for Monument Glamping II has not been reviewed by a CDOT Hydraulurgy Engineer. There comments are as follows:

- Provide a Drainage Letter/Report
 - Drainage to the state highway right-of-way shall not exceed the undeveloped historical rate of flow.
 - Provide plans and hydraulic analysis of existing detention basin.
 - Describe hydrology & hydraulics methods, including intensity equations, within the body of the report.

ACCESS

The submittals for Monument Glamping II have been reviewed by CDOT Access Management. Access to the property is within the CO 83 Access Control Plan Intergovernmental Agreement among the City of



Colorado Springs, the County of El Paso and the State of Colorado Department of Transportation. Our comments follow:

- A CDOT Access Permit (223018) was issued in May of 2023. The Notice to Proceed has not yet been issued.
- Dedication of a 30-foot access easement parallel with state highway 083A shall be established and recorded with El Paso County before the Notice to Proceed issuance.
- See attached Exhibit D and Exhibit E of the Highway 83 Access Control 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 also be obtained by contacting Mr. Lancaster.

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

Sincerely,

Michelle Regalado

Michelle Regalado
CDOT R2 Assistant Access Manager

xc: Jeff Liljegren, Planner II, Town of Monument
Lancaster/file



Exhibit - D Access Control Plan Table^{1, 2}

Colorado State Highway 83 (El Paso County)

August 2021

Access # (Map #)	Milepost ³	Side of Road	Access Description	Existing Land Use	Existing Configuration	Ultimate Configuration	Notes/Conditions for Change ⁴
55 (11)	27.608	East	Private Driveway	Rural Residential	Full movement (un-signalized)	Closed	<p>Access may be restricted to right-in, right-out or ¾ movement if:</p> <ul style="list-style-type: none"> • Adequate improvements have been made to ensure U-turns can be safely completed at nearby intersections, and • An operational and/or safety issues are identified through the completion of a traffic study; or • The adjacent property redevelops, or • As part of roadway improvement project that adds capacity or a median to CO 83. <p>Access will be closed if:</p> <ul style="list-style-type: none"> • A cross access easement(s) is obtained with adjacent property(ies); and • Internal connectivity to/from Walden Way (Access #51) is developed.
56 (11)	27.741	East	Private Driveway	Civic (Monument Academy High School)	Right-in Only	Right-in Only	None.
57 (11)	27.873	East	Private Driveway	Utility Access	Full movement (un-signalized)	Closed	Access to be closed when serving parcel is vacated.
Milepost 28							
58 (11)	28.132	East	Walker Road	Transportation (Public Roadway)	Full movement (signalized)	Full Movement⁵	Access design may be changed to better accommodate U-turns if nearby accesses are restricted to less than full movement.

1. The current State Highway Access Code shall govern any unresolved discrepancies regarding access decisions.

2. All access points are subject to consolidation upon the combining or subdividing of any lots under a single ownership or controlling interest.

3. All access locations +/- 50 feet (0.01 mile) unless otherwise noted.

4. The type, number, and storage length of lanes may be determined by a separate traffic study to be completed at the time of the actual design and implementation of the access plan and to ensure that the design does not create operational and/or safety issues.

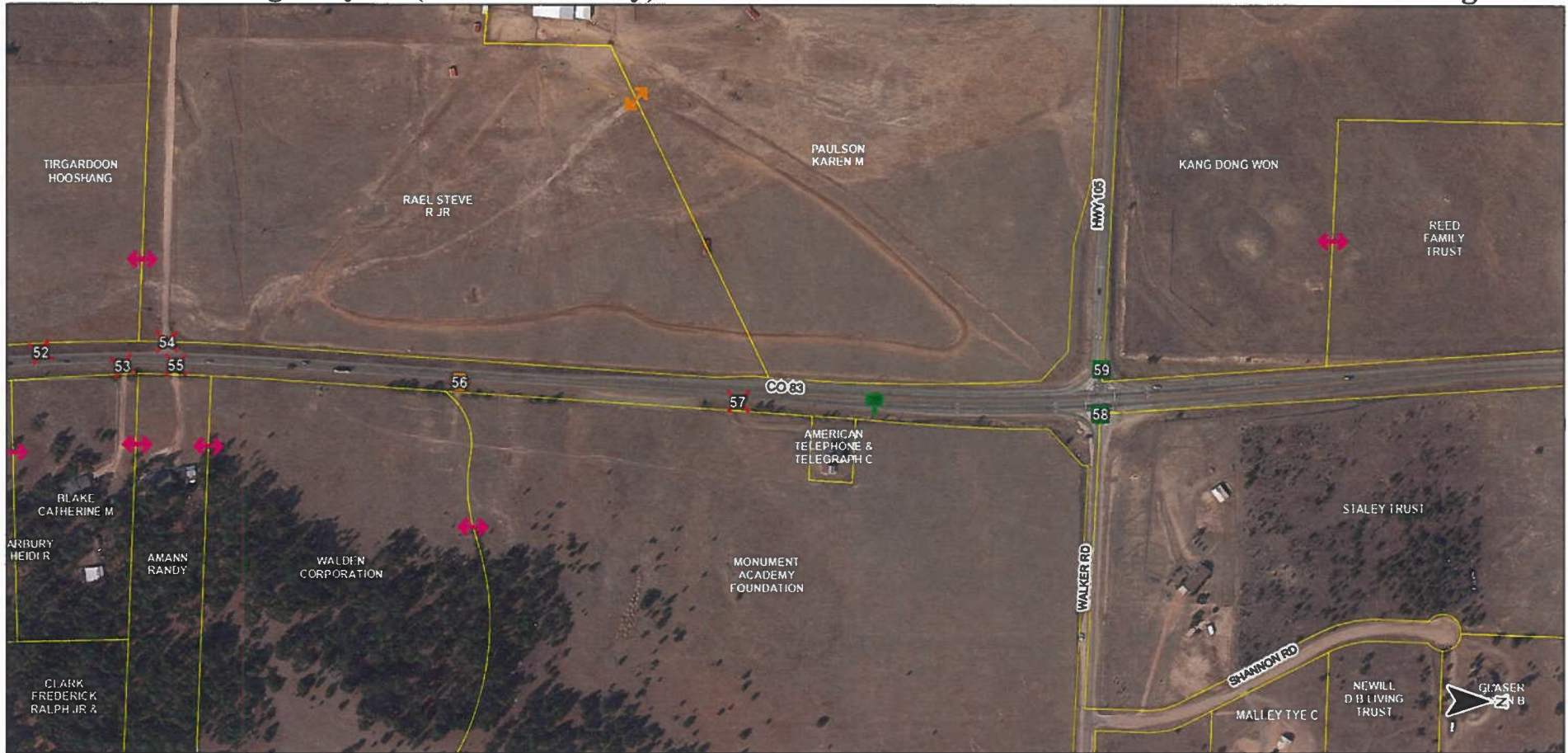
5. Full movement access with potential to become/remains signalized or change to other full movement control, such as a roundabout. The design of any intermediate/final intersection control changes will be completed under a separate study to ensure that the design complies with the recommendations of the access control plan and does not create operational and/or safety issues.

6. A ¾ movement configuration means that vehicles can turn right into the access, turn right out of the access, and turn left into the access.

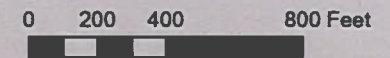
Exhibit -E: Access Control Plan Maps

Colorado State Highway 83 (El Paso County)

August 2021



CO-83 Access Control Plan Page 11 of 14



Legend

- | | | | |
|--|--|--|--|
| | Milepoints | | Right-In, Right-Out |
| | Parcels | | Emergency Access Only |
| | Full Movement (Signalized or Potential Roundabout) | | Right-In Only |
| | Full Movement (Unsignalized) | | Proposed Cross/Shared Property Access* |
| | Access Closed | | Existing Cross/Shared Property Access* |
| | 3/4 Movement (No Left Out) | | Proposed Future Roadway |

Notes

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 5. Full movement access with potential to become/remains signalized or change to other full movement control, such as a roundabout. The design of any intermediate/final intersection control changes will be completed under a separate study to ensure that the design complies with the recommendations of the access control plan and does not create operational and/or safety issues.
 6. A 3/4 movement configuration means that vehicles can turn right into the access, turn right out of the access, and turn left into the access.
- *Arrows represent two properties that already have shared access or could have shared access in the future. The placement of the arrows in the figure are not meant to identify the location of any future shared access. The location of future shared access would be determined through a cooperative and public effort between the property owners and/or CDOT and the County.