



COLORADO

Department of Transportation

Region 2

Traffic & Safety - Permits Unit

5615 Wills Blvd.

Pueblo, CO 81008

February 7, 2019

I-25
El Paso County

El Paso County Development Services Division
Attn: Kari Parsons
2880 International Circle, Suite 110
Colorado Springs, CO 80910-3127

RE: VR1818 Gleneagle Golf Course Residential Infill Dev Fil no. 2 - **REVISED**

Hi Kari,

I am in receipt of a referral request for comment for the development of the Gleneagle Golf Course Residential Fil No.2. The existing parcels is a Golf Course and the change in use is to construct 12 single family residential lots on 7.621 acres. The property is located in Colorado Springs, CO. north of the intersection of the Northgate and Struthers Rd which is a three legged signalized intersection. Our comments are as follows;

- Hydraulics comments are:
 - a. That Sheets 2 and 3 of grading plan - please provide outlet protection such as a riprap pad at the outfall into the existing ditch (STA: 0+00)
 - b. 5-yr and 100- year 1-hour point rainfall not specified in the report or in the intensity calculations. Please show what numbers were used. These numbers should line up with NOAA Atlas 13 numbers for rainfall depth.
 - c. Please check Runoff Volume numbers in UD Detention spreadsheet. NOAA Atlas 13 shows differing 1-hr precipitation numbers.
 - d. UD-Detention calculations show a peak outflow slightly greater than the predeveloped flowrate for the 5, 10 and 500-year storm events. Please ensure this meets City/County criteria. Also please ensure no downstream receiving waters are impacted by this increased release.
 - e. Sheets 2 and 3 - Does the City/County allow bends in storm lines without a manhole?
 - f. Sheet 3 of grading plan, please show HGL and EGL for 5 and 100-year storm in profile.
 - g. Sheet 3 of grading plan, please show HGL and EGL for 5 and 100-year storm in profile.
 - h. Section D on sheet 4 of the grading plan shows an 18-inch outlet pipe. Should be 24" per other details and calculations.
 - i. Sheet 5 - Erosion control detail sheet is blank.
- Traffic Operations are:
 - a. CDOT requests the opportunity to review a current traffic impact study, to include impacts to the intersection of Northgate Blvd. and Struthers Rd.

CDOT has no comments.

Please contact me in Pueblo at (719) 546-5732 with any questions.



Sincerely,

Arthur Gonzales
Access Manager

Xc: Andrew/Stecklein
Bauer
Sword/Ausbun - file

