



COLORADO
Department of Transportation
Region 2 Permits

5615 Wills Blvd.
Pueblo, CO 81008-2349

September 19, 2022

El Paso County
SH 83

Ryan Howser
El Paso County Planning Dept
2880 International Circle, Suite 110,
Colorado Springs, CO 80910

RE: Flying Horse North
SKP 223 - Sketch Plan

Dear Ryan:

I am in receipt of a referral request for comment on Flying Horse North SKP. The subject property is approximately 1,459 acres with part of the property already constructed including the Filing 1 estate lots and a private golf course. The Flying Horse Development, LLC (owner) requests to develop the remaining land of approximately 912.5 acres with 1571 residential units, a luxury resort hotel 225 rooms (keys) with associated rental units. The proposal also includes some commercial areas and a potential fire station near Black Forest Road and Hodgen Road. We have the following comments:

The traffic impact analysis dated March 2022 has been reviewed by a CDOT traffic operations engineer for review. Their comments follow:

- The project generates 26,500 daily trips with approximately 70% of the trips accessing SH83 at Stagecoach. This location is planned for full movement access.
- Over the last five years the section of highway approaching Stagecoach and the intersection itself has seen an increase in traffic crashes including a fatality. The TIS indicates that signal warrants are met with the project traffic added. The PM peak would exceed capacity if signalized and require double lefts for the WB to SB direction. This in turn would require additional receiving lanes on SH83. Traffic signals are not always the most appropriate intersection control. The analysis indicates that in 2027, the roundabout functions much better with single receiving lanes and the existing approach lane configuration. Roundabouts have a much higher safety record than traffic signals resulting in about a 70% reduction in predicted crashes. Furthermore, the implementation of a roundabout at this location would help to control travel speed through this immediate area.
- As part of the access permit offer, CDOT will require the design and construction of a roundabout to facilitate site access at the intersection of SH83 & Stagecoach. The TIS should be modified to accommodate this requirement
- Therefore, CDOT requests the TIS be amended and resubmitted.

The Master Development Drainage Plan dated March 9, 2022 has been reviewed by a CDOT Hydraulic Engineer, their comments follow:



- No drainage impacts to CDOT. There is a typo however...
- “The pond is planned to store a maximum of 3.98 ac-ft during the 100 year event and have a peak outflow of 752.3 cfs which is slightly lower than the predevelopment peak outflow of 173.0 cfs.”

Permits Review

- CDOT requires a Access Permit be obtained to document the change in land use and for any necessary highway improvements. The applicant may contact this office for additional information.
- Section 2.6(6) of the State Highway Access Code states, “Vehicular use and operation of local roads where they connect to (access) a state highway is the responsibility of the appropriate local authority. The local authority should maintain such state highway access locations in conformance with the Code to the extent feasible and practicable within statutory and public funding limitations. The local authority may fund any necessary improvements by obtaining contributions from the primary users of the access or as off-site subdivision improvements necessary for the public safety pursuant to sections 30-28-133 and 133.1, C.R.S., and sections 31-23-201 to 227, C.R.S., or other available public funds and local requirements.
- 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 Mr. Todd Ausbun at (719) 696-1403 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. Ausbun.

If you have any questions, please contact me in Pueblo at (719) 251-7803 or email valerie.vigil@state.co.us

Sincerely,

Valerie Vigil

Valerie Vigil
CDOT R2 Permits Program Manager

Xc: Todd Frisbie, City of CS
Ferguson
Bauer
Stecklein
Ausbun
Gonzales/Regalado/Guagliardo

