



# COLORADO

Department of Transportation

Region 2

Traffic, Safety & Permits  
5615 Wills Blvd.  
Pueblo, CO 81008

August 28, 2018

SH 83  
El Paso County

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

RE: Flying Horse North Final Plat, Filing 1\_(SF181) (EA-17-019) (SF - Final Plat)

Dear Nina,

I am in receipt of the subject property referral to review the Final Plat documents for Flying Horse North Development. The planned usage of this development of 1417-acres is a planned community of 283 single family lots, 18-hole golf course, open space and recreation. The 1417-acre site is generally located in the Black Forest area bound by State Highway 83 (SH83) and Black Forest Rd. on the east in El Paso County, Colorado. Comments from CDOT staff are as follows;

- Traffic and Access comments
  - a. The CDOT Access Department has been actively involved in this development due to its proximity and proposed Access at the intersection of SH83 and Stagecoach Road. The development has applied for a state Access Permit and is pending.
  - b. It was noticed that a different Traffic Impact Study (TIS) was submitted to El Paso County (dated April 5, 2018) compared to the redirection given to CDOT to use TIS dated July 21, 2016. Clarification is needed.
  - c. **The developer Classic Consulting is to donate Right of Way for the widening of SH83 roadway improvements that is not noted on the final plat.**
  - d. SH83/Stagecoach roadway plans are being reviewed for widening to accommodate the installation of northbound and southbound acceleration/deceleration lanes, comments will be forthcoming.
  - e. It is understood that Stagecoach rd. will be dedicated to El Paso County and will take ownership of once it is constructed to the County standards. That is not designated on plans or plat.
- Drainage comments: In regard to the roadway construction of SH83/Stagecoach
  - a. Do not have enough cover Run-4, Run-3 (Stagecoach), then Run-2 needs to be checked as well. The total pavement section is 17" and then 12" between top outside wall of pipe to bottom of pavement section.
  - b. I am concerned about ditch details, ponding at intersection of Stagecoach and HWY 83, need more details on grading and how that all ties in and works there.
  - c. Does not look like they did any analysis on Storm Run-1 since there was not a basin drawn for it and impervious went up. Should be evaluated.
  - d. Report says design point 4 and 5 are existing and developed flows which are not correct since impervious area is being added for Stagecoach that is flowing to these points. They do not talk about design point 3 which is along Hwy 83.
- Environmental issues have been addressed and are being mitigated within the CDOT Right-of-Way, comments will be forthcoming.



- State of Colorado, State Highway Access Code is the guideline to the development of the access that will be used for Flying Horse North at SH83 and Stagecoach Rd.

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 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 regarding access, please contact me in Pueblo at 719-546-5732.

Sincerely,



Arthur Gonzales  
R2 - Access Manager

Xc: Andrew/Stecklein  
Bauer  
Nelson/Sword/Ausbun/file

