



COLORADO

Department of Transportation

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

October 22, 2021

SH 83
El Paso County

Ryan Howser/ryanhowser@elpasoco.com
El Paso County Planning & Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE: Eagle Forest
Filing 1 Final Plat

Dear Ryan,

I am in receipt of a referral request for comment for Eagle Forest Filing 1 Final Plat located in Black Forest on Shoup Rd approximately 5 miles east of State Highway 83A. The submittal proposes a 9 lot residential subdivision between 3.1 and 5 acres each with a large open space tract (1 is built). Access will be from one access point, Eagle Forest Drive (EFD), a proposed public road to be dedicated to EPC, that intersects with Shoup Rd. The proposed subdivision of land is located in the SE ¼ of Sec 8, TS 12S, R 65W, of the 6th PM in El Paso County, Colorado. The property has the tax schedule No. 5208000071 and is currently owned by Eagle Forest Development LLC. After review of all documentation we have the following comments:

Traffic

The Traffic Impact Study for Eagle Forest dated January 13, 2021 has been reviewed by CDOT Traffic Operations Management. Their comments follow:

- The trip generation does not meet the threshold for an access permit.

Access

Approval to allow the subdivision will not impact CDOT infrastructure at this time. My comment follows:

- Section 2.6(3) of the State Highway Access Code, states that if the proposed vehicle volumes increase by 20 percent or more an access permit will be required for the intersection of State Highway 83 and Shoup Road.

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.

Please contact me in Pueblo at (719) 562-5537 or (719) 251-7804 with any questions.

Sincerely,



Michelle Regalado
CDOT R2 Access Management Trainee

Xc: Ferguson
Bauer
Whittlef
Ausbun
Vigil/Gonzales/Guagliardo/file

