



COLORADO

Department of Transportation

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

May 5, 2023

SH24G/Stapleton Rd.
El Paso County

Ryan Howser, Project Manager
E. P. C. Planning & Community Development
2880 International Circle
Colorado Springs, CO. 80910

RE: Waterbury Filings No. 1 - SF237

Dear Ryan,

I am in receipt of a referral request for comments for Waterbury Filings number 1 and 2. The preliminary plan for Filing Nos. 1 and 2 consists of 61.9 Acres of 159.9 acres in Parcel 4200000417. The preliminary plan proposes 201 detached, single-family dwelling units for a density of 3.25 DU/ Acre. This is within the approved density range for Waterbury at 3-5 DU/Acre. In addition to the 201 residential lots, Filings 1 and 2 include 11.24 acres of public rights-of-way, and 14.04 Acres of open space/ landscaped areas. The parcel is approximately 2,000 feet west of the intersection of highway 24 and Stapleton Rd. It is bordered on the west by single family residential sites and Eastonville Road adjacent to the existing 4- Way Ranch filing 1 development. Filings 1 and 2 of this Preliminary Plan are located in the southwest corner of the Waterbury project with primary access from Stapleton Drive and SH24. The project site is located in El Paso County in Peyton, CO, approximately 12 miles east of downtown Colorado Springs, northeast of Falcon, Colorado in eastern El Paso County. After review of all documentation, we have the following comments:

Traffic

The Traffic Impact Analysis dated July 20, 2022 has been reviewed by a CDOT Traffic Engineer. Their comment follows:

- No further comments.

Hydraulics

The Master Development Drainage Plan & FINAL Drainage Report for Waterbury Filings No. 1 & 2 dated February 2023 and the Grading, Erosion & Sediment Control Plan for Waterbury Filings No. 1 & 2 dated December 20, 2022 have been reviewed by a CDOT Hydraulics Engineer. Their comments follow:

- Drainage Point 29 indicates that 4 offsite basins will discharge to FSD Pond 3. The total contributing area is over 82 acres. This is included in the UD BMP sheets, however the basin maps and basin summary tables suggest that only 24 acres are tributary to FSD Pond 3. If the intent that the pond is sized for the future, but only the proposed conditions are included in the report, it is not clear. Please resolve discrepancy.
- Verify inputs on the Detention Basin Outlet Structure Design sheets match the construction plans.



- The HEC-RAS model does not appear to account for the pond overtopping scenarios (100% of 100-year flows passing through emergency overflow). Potential downstream impacts of the proposed ponds to CDOT facilities are unclear.
- FYI: Verify drainage areas between the report text, summary tables, and basin maps.

Access

- Section 2.6 of the State Highway Access Code states in part a new or updated access permit will be required for the intersection of SH24 and Stapleton Rd. Make Application to CDOT Access Department.
- An Access Permit is required for this development. The Development shall coordinate with El Paso County Engineering to determine Permittee/Applicant requirements for the Access Application to CDOT.
- As part of the CDOT Access Permit, the escrow in the amount of \$40,430 will be collected for future intersection improvements.

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. 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.

Please contact me in Pueblo at arthur.gonzales@state.co.us or (719) 546-5732 or (719) 248-0905 with any questions (email is best).

Sincerely,



Arthur Gonzales
CDOT R2 - Access Manager

AG:tg

Xc: Joshua Palmer, Victoria Chavez, Elizabeth Nijkamp, Jeff Rice - El Paso County
Hall
Stecklein
Meyers
Whittlef/Biren
Lancaster/Regalado/Guagliardo/file

