



# COLORADO

## Department of Transportation

Region 2

Traffic & Safety

US-024G and Stapleton Road  
El Paso County

January 27, 2025

Ryan Howser, Principal Planner ([ryanhowser@elpasoco.com](mailto:ryanhowser@elpasoco.com))  
El Paso County Planning & Community Development  
2880 International Circle  
Colorado Springs, CO 80910

RE: Waterbury Filing No. 1  
Final Plat (SF237)

Ryan,

I am in receipt of a referral request for comments for Waterbury Filing No. 1. The proposed subdivision is located approximately 2,000 feet west of the intersection of US Highway 24 and Stapleton Road in El Paso County, Colorado. The subdivision is bordered on the west by single-family residential sites and Eastonville Road. Adjacent parcels to the southwest and east of this project are also large residential lots. The proposed subdivision of land has the Tax Schedule No. 4200000148, 4200000366, 4200000368, and 4200000417 on ±418 acres. The submittals for Waterbury Filing No. 1 have been reviewed by CDOT. Our comments are as follows:

### Traffic

- TIS has been updated to reflect the escrow for US-24 and Stapleton Road.

### Hydraulics

- Report Comments
  - **Repeat comment:** 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.
    - A peak flow of 188 cfs was used for the East channel analysis. The peak inflow is 269 cfs, and the peak outfall in the 100-yr event is 37 cfs. If the spillway is utilized, an additional 200 cfs will be realized into the channel directly upstream of CDOT facilities.
    - Do the channel and the US24 culvert have capacity for this scenario?

Address the hydraulics comments above and resubmit documents as necessary.

### Access

- Section 2.6 (Change in Land Use and Access Use) of the State Highway Access Code states the requirements of a new access permit. It states in part that if any significant changes are made or will be made in the use of the property which will affect access operation, traffic volume increases by 20% and or vehicle type, the permittee or property owner will coordinate with the local authority and the Department to determine if a new access permit and modifications to the access are required.
- **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 Gabe Martinez at (719) 251-7830 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. Martinez.

Please contact me at (719) 546-5440 or [teresa.guagliardo@state.co.us](mailto:teresa.guagliardo@state.co.us) with any questions.

Sincerely,

*Teresa Guagliardo*  
Teresa Guagliardo  
CDOT R2 Access Management

Xc: Meyers, Patrol 53  
Whittlef / Werdel / Roerkohl / Lancaster / file

