



COLORADO

Department of Transportation

Region 2

Traffic & Safety

US-024G and Stapleton Road
El Paso County

April 4, 2025

Ryan Howser, Principal Planner (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. Our comments are as follows:

Hydraulics

- All hydraulics comments have been addressed.

Access

- The access comments from the review letter dated March 14, 2025 remain the same. They are as follows:
 - 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.**

Please contact me at 719-248-0318 or teresa.guagliardo@state.co.us with any questions.

Sincerely,

Teresa Guagliardo
CDOT R2 Access Manager

Xc: Bill Guman, William Guman & Associates, Ltd. (bill@guman.net)
Jason Pock, Owner (jpock@westsideinv.com)
Werdel / Roerkohl / Lancaster / file

