



COLORADO

Department of Transportation

Region 2 Permits

5615 Wills Blvd, Suite A
Pueblo, CO 81008-2349

US-024G and Stapleton Road
El Paso County

October 25, 2024

Ryan Howser, Project Manager/Planner II (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 \pm 418 acres.

Traffic

The Traffic Impact Analysis for Waterbury Filing No. 1 dated October 10, 2024 has been reviewed by a CDOT Traffic Engineer. Their comments are as follows:

- TIS has been updated to reflect the correct amount of escrow, \$40,430; however the study indicates the escrow funds are for US24 & Judge Orr rather than Stapleton.
 - The escrow funds will be collected for the Stapleton Road and US-24 intersection.
 - Correct the TIS accordingly.

Hydraulics

The Final Drainage Report for Waterbury Filing No. 1 dated October 2024 and the Grading & Erosion Control Plans, dated October 4, 2024, have been reviewed by a CDOT Hydraulics Engineer. Their comments are as follows:

Plan Comments

- Sheet No. 48 - the spillway for Pond 3 is shown to have 3:1 side slopes and 1 foot of freeboard. The drainage report (pdf p. 237) shows the spillway as having 4:1 side slopes.
 - Revise the plan or report to provide consistency.

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.
 - Address pond overtopping and potential CDOT facilities impact.
- There appears to be some discrepancies between the basin maps, hydrology calculations, and the MHFD-Inputs for Pond 3. The maps/calculations and report narrative include varying tributary areas. On page 210 of the .pdf, there are 71.2 acres included in the tributary area in the spreadsheet. When tabulating the areas in the table on page 64 of



- the .pdf, the area of the basins to Pond 3 totals 76.08 acres. The design point summary for DP29 on page 70 of the .pdf - the contributing basins don't match page 210 (for example, Basins V and X are included on page 210, but not in the basins on page 70) and include basins that are not found (OS11). The total of the basins on does not equal 71.2 acres.
- Resolve discrepancy and modify design as needed.
 - Verify drainage areas between the report text, summary tables, and basin maps and resolve any discrepancies.

Access

The submittals for Waterbury Filing No. 1 have been reviewed by CDOT Access Management. Our comments 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.**

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 with any questions.

Sincerely,

Teresa Guagliardo
Teresa Guagliardo
CDOT R2 Access Management

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

