



COLORADO

Department of Transportation

Region 2

Traffic & Safety - Access Permits

July 20, 2025

094A/El Paso County

Joe Letke, Project Manager (joeletke@elpasoco.com)
El Paso County Planning & Community Development
2880 International Circle, Suite 10
Colorado Springs, CO 80910

RE: SF2521 Kristin Estates Final Plat

Dear Joe,

I am in receipt of a referral request for Kristin Estates Minor Subdivision located near the northeast corner of the intersection of Highway 94 and N Log Road addressed 23218 Highway 94, near the Town of Ellicott, in El Paso County, State of Colorado. State Highway 94 is classified as a Non-Rural Principal Highway NR-A, near MP 16.588. The posted speed limit is 50 mph EB and WB is 65 mph. The Kristin Estates minor subdivision would divide the 60.04 acre parcel into 10 residential lots (eight (8) 5-acre lots, one (1) 7.5 acre lot and one (1) 9-acre lot). **The access to the subdivision is an existing 60-foot ingress/egress access easement from State Highway 94.** The property parcel 3412000026 is currently owned by GWH LLC (Michael Butler). After review of submittals, we have the following comments:

TRAFFIC

The Traffic Study Letter for Kristin Estates, dated January 31, 2023, has been reviewed by the CDOT Traffic Unit, their comments are as follows:

- Trip Generation is low impact; highway improvements will not be required at this time.

HYDRAULICS

Final Drainage Report for Kristin Estates, dated May 22, 2025, has been reviewed by a CDOT Hydraulic Engineer. Their comments are as follows:

Report Comments

- PDF p 55 - The summary table includes existing offsite cumulative flows. Should these be revised for proposed cumulative flows?
- PDF p 59 - The detention spreadsheet shows that the 50-yr event will utilize the spillway. This is not discussed in the report.
- PDF p 71 - FYI the design discharge does not match the basin summary sheets.
- PDF p 72 - The design discharge for Culvert B is 21.36 cfs, which corresponds to DP OP4, however DP P4 is directly upstream of the culvert. How is the 13.12 cfs of Basin P4 accounted for with the culvert?
- PDF p 73 - The design discharge for the pond outlet pipe is 12.8 cfs. This corresponds to peak outflow for the 25-yr event on the pond design table (pdf p 59). Why was the 25-yr event used?



- PDF p 77 - The summary table includes existing offsite cumulative flows. It cannot be confirmed that there is no increase at DP P2 when including the offsite flows and pond overtopping.

Revise the Final Drainage Report and resubmit.

ACCESS

The submittals for Kristin Estates, received on June 27, 2025, have been reviewed by CDOT Access Management. Our comments follow:

- Traffic will increase the existing access traffic volume by more than 20 percent. A CDOT access Permit will be required.
- An on-line State Highway Access Permit Application with instructions as well as the State Highway Access Code (SHAC) can be found at: www.codot.gov/accesspermits.
 - Include the following with your application: letter of intent, a copy of the recorded Warranty Deed, a site plan, a property map showing the entire ownership of the property, copy of the recorded subdivision if within a subdivision, copy of any lease agreements, a copy of any easements. The submittals can be uploaded during the on-line application submittal or emailed to: michelle.regalado@state.co.us
- The access permit will include access for all parcels adjacent to the private access 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. 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.

If you have questions, please contact me at (719) 251-7804 or michelle.regalado@state.co.us.

Sincerely,

Michelle Regalado

Michelle Regalado
CDOT R2 Assistant Access Manager

xc: Lancaster/file

