



## COLORADO

### Department of Transportation

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

November 19, 2021

SH24G/Stapleton Rd.  
El Paso County

**Kari Parsons**, Project Manager/Planner II  
E. P. C. Planning & Community Development  
2880 International Circle  
Colorado Springs, CO. 80910

RE: Waterbury Filings Nos.1 and 2 PUD PP - PUDSP215

Dear Kari,

**LSC Responses to Comments (3/11/2022): See below.**

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.

#### Traffic

The Traffic Impact Study dated September 28, 2021 has been reviewed by a CDOT Traffic Engineer. Their comments follow:

- Previous comments have stated the estimated signal escrow costs are based on the construction price of \$650k and not \$350k. Table 5 of the most recent TIS is required to be updated to reflect the escrow amount of \$40,430 to the intersection of SH24G and Stapleton Dr. **The signal escrow amount in the TIS is still incorrect and needs to be updated.**

**LSC Response: The table has been updated as requested.**

#### 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.
- The Development shall coordination 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 will be collected and recorded.

**LSC Response: Access comments noted.**

#### Hydraulics



The Master Development Drainage Report and Final Drainage Report for subject development dated September 2021 has been reviewed by a CDOT Hydraulics Engineer. Their comments follow:


- The title of the drainage report says it's the MDDP and Final Drainage Report for Waterbury Filings 1 and 2. If this is in fact the final drainage report for these two filings, there needs to be more detail provided. CDOT cannot verify that the discharge from the pond as indicated in the report match what is actually be constructed. Please provided detailed pond construction plans for each pond to conform with the calculations shown in the appendix of the report.
- FEMA FIRM map is not included in the appendix. Please provide FIRM map in the appendix, showing the project footprint to give the reviewer a better understanding of the project's impact on the regulatory floodplain.
- The Pond 1 Routed Hydrograph Results (page 129 of 302) should show a Ratio Peak Outflow to Predevelopment of 1.0 for all storm events. Please revise the outlet structure design to lower the discharge for the events that are above 1.0.
- The Pond 2 Routed Hydrograph Results (page 138 of 302) should show a Ratio Peak Outflow to Predevelopment of 1.0 for the 10-year and 25-year storm events. Please revise the outlet structure design to lower the discharge for these two events.
- The Pond 3 Routed Hydrograph Results (page 147 of 302) should show a Ratio Peak Outflow to Predevelopment of 1.0 for the 10-year storm event. Please revise the outlet structure design to lower the discharge for this event.

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. Todd Ausbun at (719) 696-1403 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. Ausbun.

Please contact me in Pueblo at [Arthur.gonzales@state.co.us](mailto: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

Xc: Victoria Chavez, Elizabeth Nijkamp, Jeff Rice - El Paso County  
Ferguson  
Stecklein  
Bauer  
Whittlef/Biren  
Ausbun  
Vigil/Regalado/file

