



COLORADO

Department of Transportation

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

October 30, 2022

SH24G/Stapleton Rd.
El Paso County

Ryan Howser, Project Manager
E. P. C. Planning & Community Development
2880 International Circle
Colorado Springs, CO. 80910

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

Dear Ryan,

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. After review of all documentation, we have the following comments:

Traffic

The Traffic Impact Analysis dated July 20, 2022 has been reviewed by a CDOT Traffic Engineer. Their comment follows:

- No further comments.

Hydraulics

The Master Development Drainage Plan & Preliminary Drainage Report for Waterbury Filings No. 1 & 2 dated March 2022 and the Grading, Erosion & Sediment Control Plan for Waterbury Filings No. 1 & 2 dated July 20, 2022 have been reviewed by a CDOT Hydraulics Engineer. Their comments follow:

PLAN COMMENTS

- Note: The construction set was not resubmitted in this submittal. The construction set from the previous submittal (October 2021) was reviewed and compared to the inputs in the H&H calculations.
- Basin forebays are located concerningly close to the outlets. Consider revising the layout of the detention basins to prevent short-circuiting the basin. Refer to the CDOT Drainage Criteria Manual (DDM) Chapters 12 and 16 for further guidance.

REPORT COMMENTS



- Ensure all inputs on the Detention Basin Outlet Structure Design sheets (pages 175, 181, and 187 of the drainage report) match the construction plans and resolve all inconsistencies.
- EDBs should only discharge at or below predevelopment rates. Ensure that the ratio of the peak outflow to predevelopment flowrates are less than or equal to 1.0 for all ponds (see Routed Hydrograph Results on the Detention Basin Outlet Structure Design sheets). Revise the outlet structure design as necessary to meet this criterion. The following insufficiencies were noted:
 - Pond 1 ratio peak outflow to predevelopment Q is greater than 1.0 for 5-year and 10-year. (Page 175 of drainage report)
 - Pond 2 ratio of peak outflow to predevelopment Q is greater than 1.0 for the 10-year event. (Page 181 of drainage report)
 - Pond 3 ratio of peak outflow to predevelopment Q is greater than 1.0 for the 10-year event. (Page 187 of the drainage report)
- There are duplicate items in the appendix (drainage maps and HECRAS profiles).

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.
- 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 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 or (719) 546-5732 or (719) 248-0905 with any questions (email is best).

Sincerely,



Arthur Gonzales
CDOT R2 - Access Manager

AG:tg

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

