

# **WAIVER REQUEST**

## ***Monument Junction West Filing No. 1***

***Owner:*** Elite Properties of America, Inc.  
2138 Flying Horse Club Dr.  
Colorado Springs, CO 80921  
(719) 592-9333

***Applicant/  
Consultant:*** Classic Consulting, LLC  
619 N. Cascade Ave., Suite 200  
Colorado Springs, CO 80903  
(719) 785-2802

***Tax Schedule No.*** 71143-05-001, 71144-12-001, 71144-12-002, 71144-12-003,  
71144-13-001 and 71144-14-001

### **Site Description:**

The site is located in a portion of sections 14 and 23, township 11 south, range 67 west of the sixth principal meridian, El Paso County, Colorado. More specifically, located due east of I-25, south of Hwy. 105, west of Jackson Creek Parkway and north of undeveloped property adjacent to the YMCA.

The Final Plat for Monument Junction West Filing No. 1 was recorded in May 2022. This plat includes a total acreage of 44.14 acres including five commercial lots, one lot for an apartment site, one tract for a park/detention pond, one tract for future residential development and four public roads. These public roadways have direct access to Jackson Creek Parkway. Public street plans for these new roadways have been prepared.

**Request:**

Waiver from Town of Monument Roadway Design and Technical Criteria:  
Appendix A, Table 5.2 Curb Return Radii

Criteria requires 30' curb return radii for Local roads intersecting Local roads  
Public street plans propose 20' curb return radii for Local - Local intersections

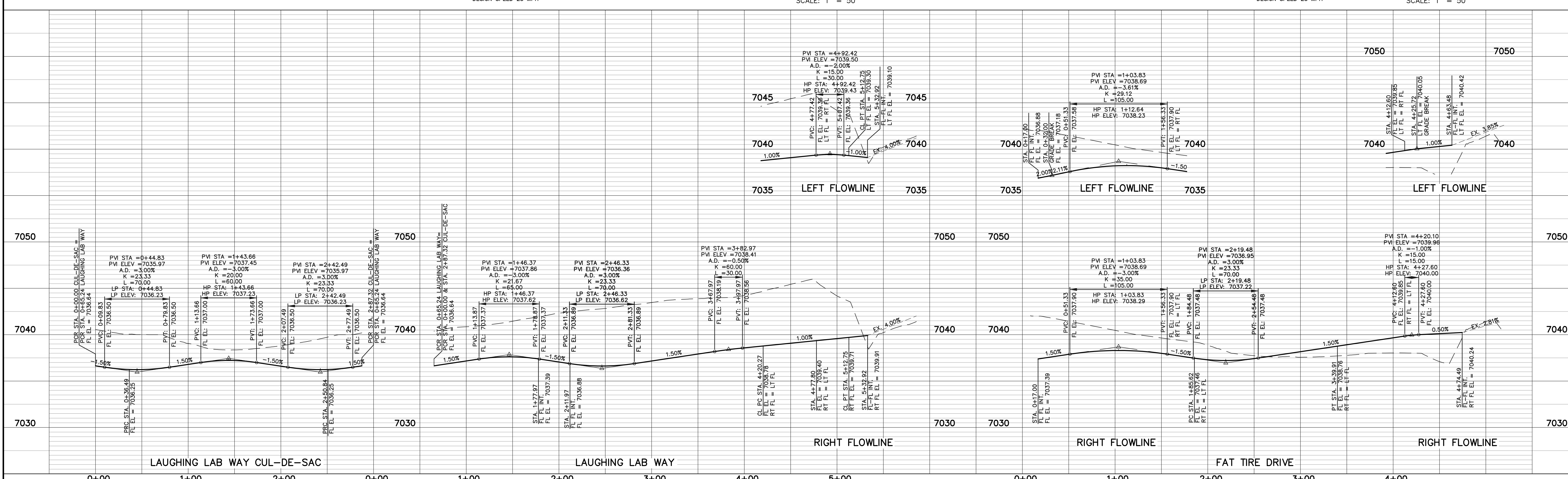
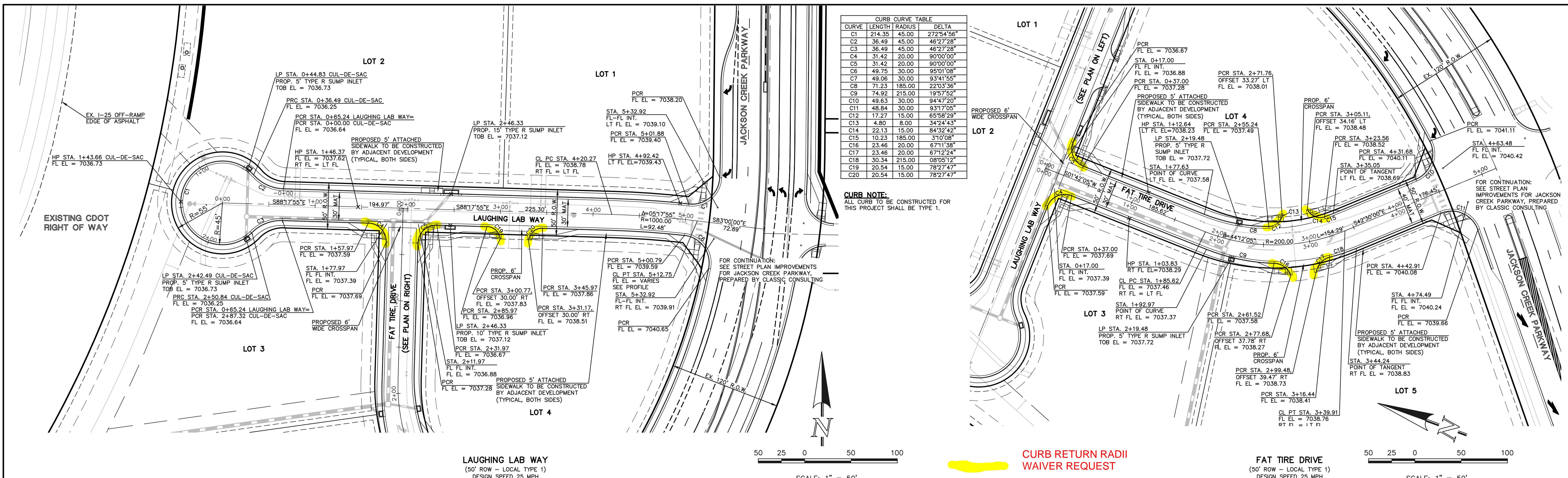
**Reference:**

City of Colorado Springs criteria: 15' curb return radii for local roads

El Paso County criteria: 20 curb return radii for local roads

Appropriate Fire and truck access still provided

See attachments

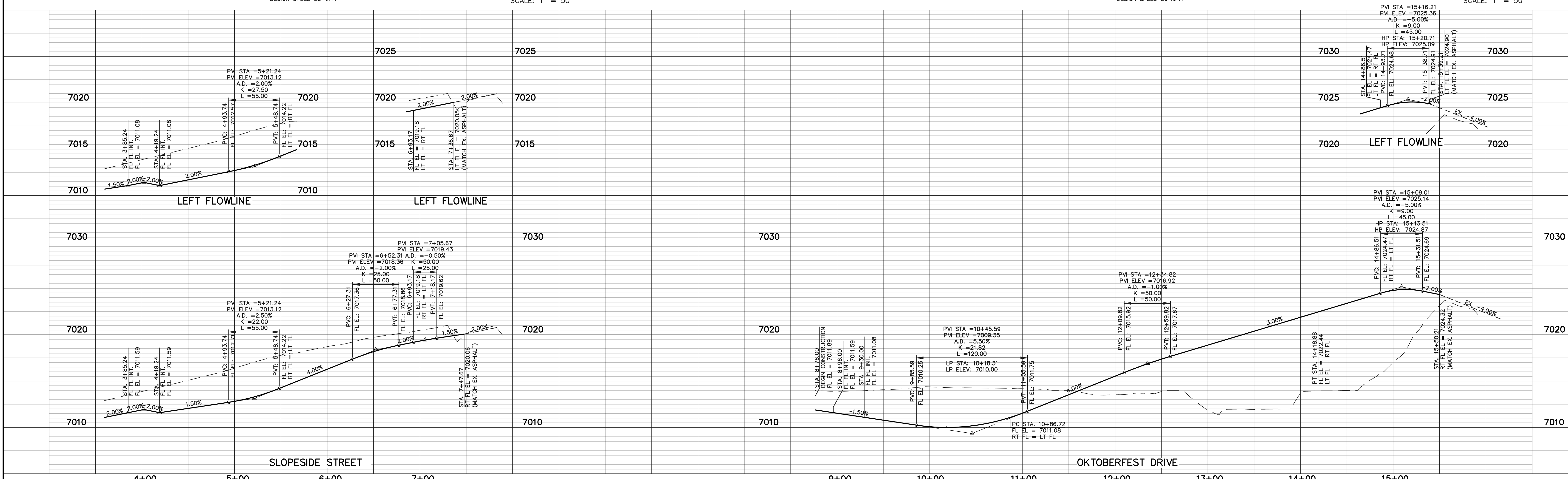
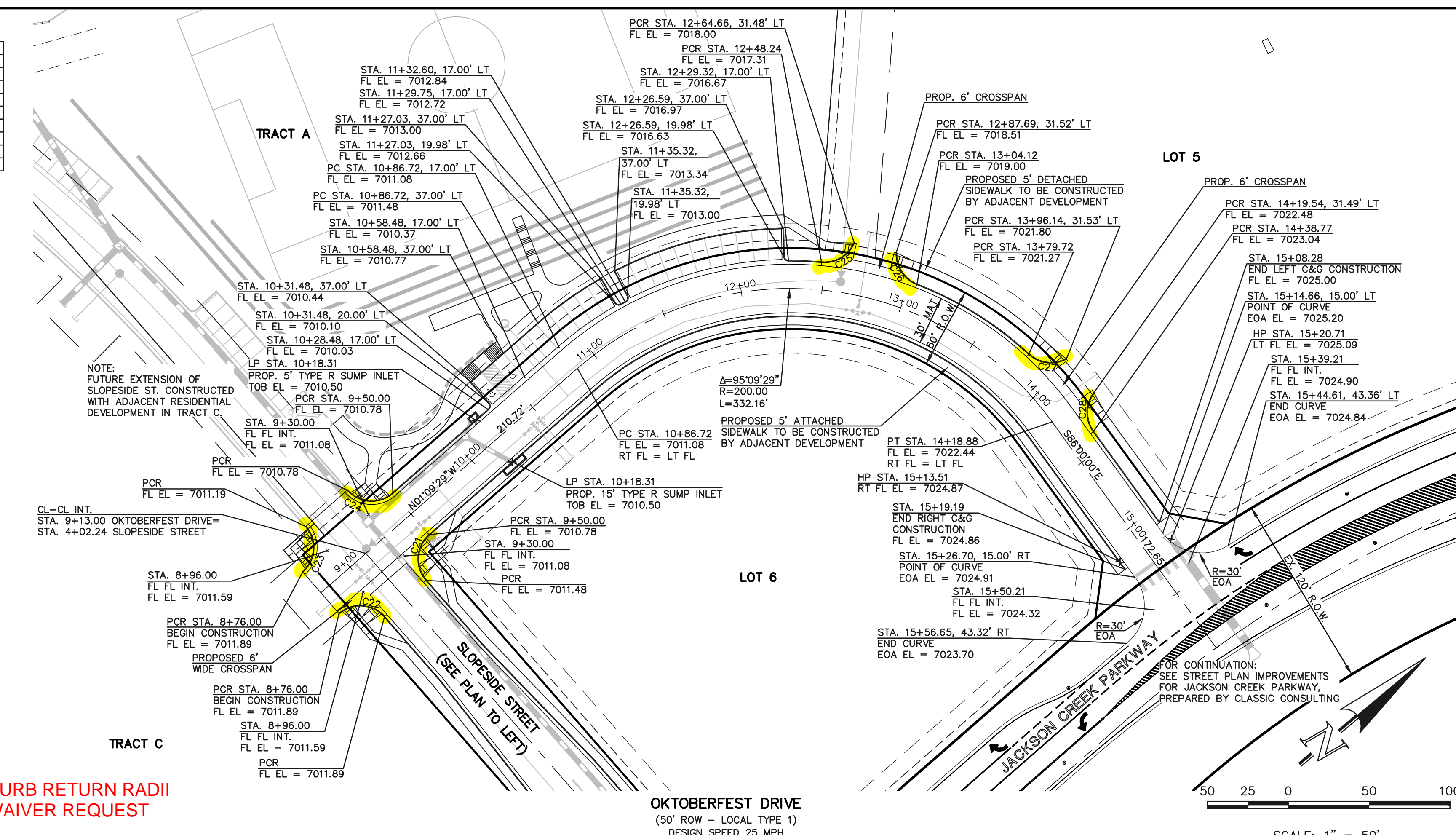
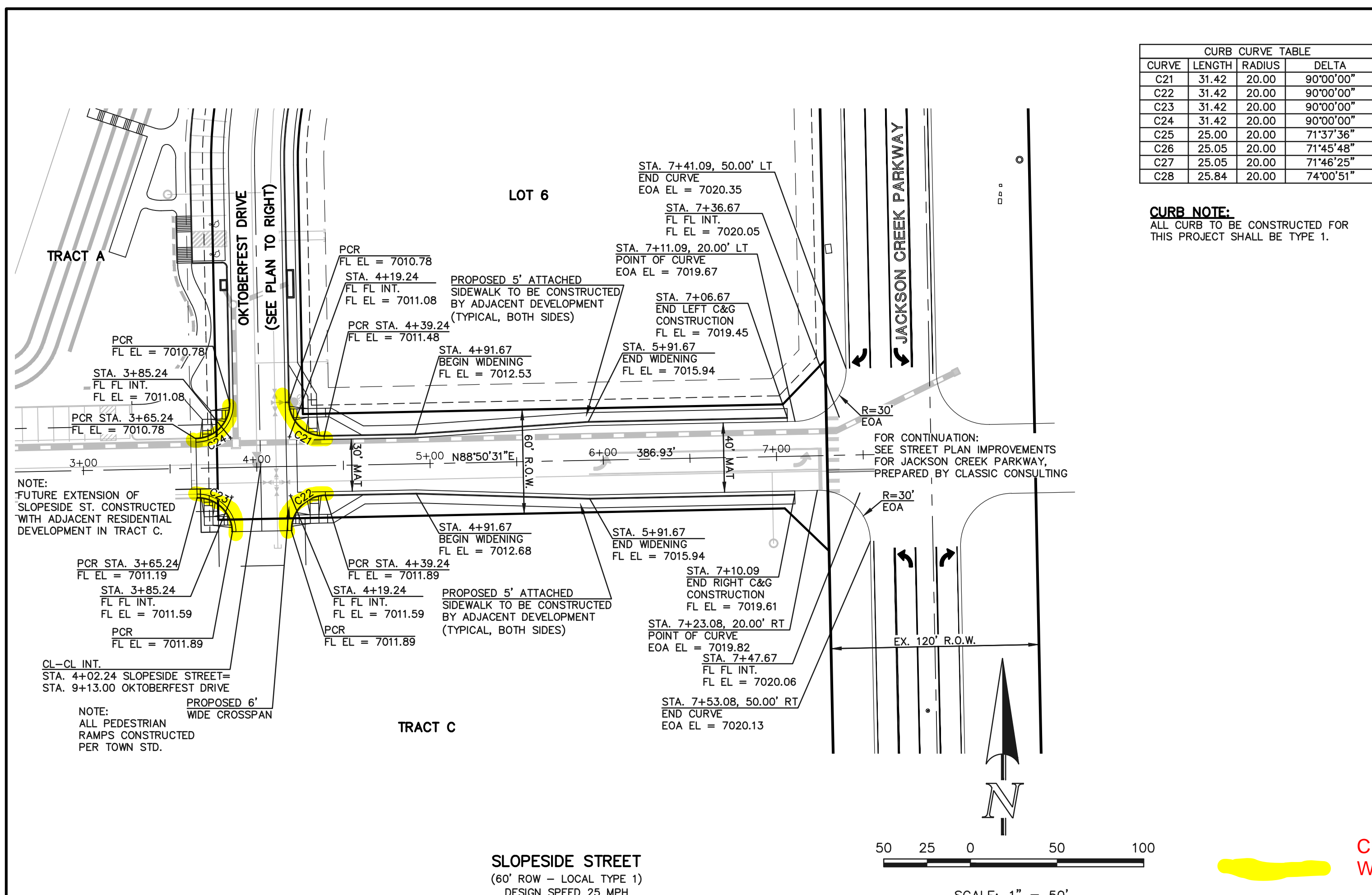


<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS</p> <p><b>811</b></p> <p>UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.</p>	<p>NO. REVISION</p> <p>1 REVISED PER TOWN COMMENTS</p> <p>2 REVISED PER TOWN COMMENTS</p>	<p>DATE</p> <p>7-1-22</p> <p>8-10-22</p>	<p>REVIEW:</p> <p>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS &amp; SURVEYORS, LLC</p> <p>MARC A. WHORTON, P.E. #37155</p>	<p>8/12/2022</p> <p>DATE</p>	<p>MONUMENT JUNCTION WEST FILING NO. 1</p> <p>PUBLIC STREET IMPROVEMENT PLANS</p> <p>STREET IMPROVEMENT PLAN &amp; PROFILES</p>	<p>DESIGNED BY PRA</p> <p>DRAWN BY PRA</p> <p>CHECKED BY (V)</p>	<p>SCALE (H) 1" = 50'</p> <p>(V) 1" = 5'</p>	<p>DATE 03/30/22</p> <p>SHEET 2 OF 13</p> <p>JOB NO. 1302.20</p>

N:\130220\DRAWINGS\CONSTRUCTION\02-130220-SI-01.dwg, 8/11/2022 10:46:01 AM, 1:1

CURVE	LENGTH	RADIUS	DELTA
C21	31.42	20.00	90°00'00"
C22	31.42	20.00	90°00'00"
C23	31.42	20.00	90°00'00"
C24	31.42	20.00	90°00'00"
C25	25.00	20.00	71°37'36"
C26	25.00	20.00	71°45'48"
C27	25.00	20.00	71°46'25"
C28	25.84	20.00	74°00'51"

**CURB NOTE:**  
ALL CURB TO BE CONSTRUCTED FOR THIS PROJECT SHALL BE TYPE 1.



<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS</p> <p><b>811</b></p> <p>UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.</p>	<p>NO. REVISION</p> <p>1 REVISED PER TOWN COMMENTS</p> <p>2 REVISED PER TOWN COMMENTS</p>	<p>DATE</p> <p>6-29-22</p> <p>8-10-22</p>	<p>REVIEW:</p> <p>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERING AND SURVEYORS, LLC</p> <p>MARC A. WHORTON, COLORADO PROFESSIONAL ENGINEER #37155</p>	<p>MONUMENT JUNCTION WEST FILING NO. 1</p> <p>PUBLIC STREET IMPROVEMENT PLANS</p> <p>STREET IMPROVEMENT PLAN &amp; PROFILES</p> <p>DESIGNED BY: PRA</p> <p>DRAWN BY: PRA</p> <p>CHECKED BY: PRA</p> <p>SCALE: (H) 1" = 50'</p> <p>SCALE: (V) 1" = 5'</p> <p>DATE: 03/30/22</p> <p>SHEET: 3 OF 13</p> <p>JOB NO.: 1302.20</p>
	<p>CLASSIC CONSULTING ENGINEERS &amp; SURVEYORS</p> <p>619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903</p> <p>(719) 785-0790 (719) 785-0799 (Fax)</p>			<p>8/12/2022</p> <p>DATE</p>

N:\130220\DRAWINGS\CONSTRUCTION\03-130220-51-02.dwg, 8/11/2022 10:47:53 AM, 11