

# ***LETTER OF INTENT***

## ***Monument Junction Development***

### ***State Highway 105 / Jackson Creek Pkwy.***

#### ***Intersection Improvements***

**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. N/A Roadway Improvements within public ROW**

#### **Request:**

What about the TIS which was submitted in March 2022?

Elite Properties of America, Inc. (dba Classic Homes) is developing the Monument Junction Development within the Town of Monument adjacent to Jackson Creek Parkway and State Highway 105. A comprehensive traffic study prepared by LSC Transportation Consultants, for the entire Monument Junction Development was reviewed by the Town of Monument, El Paso County and CDOT back in 2021 as a part of the Sketch Plan approval. The outcome of this report required roadway improvements to Jackson Creek Parkway and State Highway 105 as a part of the Monument Junction Development. There are three jurisdictions involved in the review/approval process of these required roadway improvements and El Paso County is one of them. The proposed public roadway intersection improvements for review include the following:

- East-bound right turn decel lane from Hwy. 105 to JCP
- North-bound dual left turn lanes from JCP to Hwy. 105
- West-bound dual left turn lanes from Hwy. 105 to JCP
- Widening of JCP to 4-lanes with raised median approaching Hwy. 105

#### **PROJECT DESCRIPTION:**

This letter is prepared to provide sufficient information in support of the public roadway intersection improvements at Hwy. 105 and JCP. These improvements will all be contained within the existing public right-of-way except for the required utility relocations and portions of the retaining wall construction at the southeast corner of the intersection.

These improvements within existing public right-of-way are located in section 14, township 11 south, range 67 west of the sixth principal meridian, El Paso County, Colorado. More specifically, located at the intersection of Hwy. 105 and Jackson Creek Pkwy.

#### PAVEMENT DESIGN

There were two pavement reports provided for the multiple jurisdictions:

Pavement Recommendations dated February 2023 prepared by Entech Engineering, Inc., outlines pavement designs for Hwy. 105 for both El Paso County and CDOT criteria.

Geotechnical Evaluation Report dated February 2022 prepared by Vivid Engineering Group outlines pavement design recommendations for Jackson Creek Pkwy. for the Town of Monument, El Paso County and CDOT.

#### TRAFFIC

The Monument Junction Traffic Impact Study dated July 2021 prepared by LSC Transportation Consultants, Inc. describes the adjacent Monument Junction development and the proposed roadway improvements required by CDOT, El Paso County and the Town of Monument at the intersection of Hwy. 105 and Jackson Creek Pkwy.

#### EXISTING UTILITY INFRASTRUCTURE

Classic Homes is coordinating with multiple fiber and phone companies for the relocation of their existing facilities along these two roadways. They are also coordinating directly with MVEA and Black Hills Energy for the relocation of their existing buried electric and gas facilities. Woodmoor Water and Sanitation District is working with their own utility design consultant for the relocation of their water and sewer infrastructure. Relocation and addition of required storm facilities within both roadways are contained within these construction documents.

#### DRAINAGE & STORMWATER QUALITY

An Extended Detention Basin (EDB) is proposed at the west end of the project within CDOT right-of-way at the southeast corner of the intersection of the I-25 on and off-ramps and Hwy. 105. This facility will provide detention and water quality treatment for the portion of roadway improvements within both Hwy. 105 and Jackson Creek Pkwy.

No portion of this site is located within a floodplain as determined by the Flood Insurance Rate Maps (F.I.R.M.) Map Number 08041C0278G effective date, December 7, 2018 (See Appendix).