



November 2, 2023

El Paso County
Attn: Joshua Palmer, P.E., County Engineer / ECM Administrator
3275 Akers Drive
Colorado Springs, CO 80922

RE: Monument Junction Development
Hwy. 105/Jackson Creek Pkwy. Intersection Improvements

Mr. Palmer,

This letter is written to confirm that the Hwy. 105/Jackson Creek Pkwy. intersection improvement project, partly in El Paso County is being completed as a part of the overall Monument Junction development, within the Town of Monument. This project complies with the requirements of the Town of Monument erosion and sediment control processes and the Town of Monument Municipal Separate Storm Sewer System (MS4) permit. This project includes improvements within Hwy. 105 Right-of-Way that extend into both CDOT and El Paso County jurisdictions along with improvements within Jackson Creek Parkway Right-of-Way within the Town of Monument. All three jurisdictions are currently reviewing the construction drawings as they relate to the intersection construction. The construction plans will be approved by all three jurisdictions.

The Developer (Elite Properties of America, Inc. – Classic Homes) has created a Storm Water Management Plan (SWMP) and the developer will administer this SWMP in compliance with Town of Monument Standards. The project will also be issued a CDPS SCP from CDPHE. All earthwork, additional impervious surfaces and drainage installations will be supported with adequate control measures per Town of Monument Standards. The Developer will be responsible for the re-establishment of all disturbed areas within the limits of disturbance to a minimum of 70% prior to initiating the closure of the storm water permit. The Town of Monument and the developer will take administrative control of the storm water responsibilities during the construction of this project within El Paso County ROW. The Town of Monument will conduct regular construction inspections.

This administrative control will avoid overlap of MS4 permitting requirements with El Paso County's permit, and the project will follow the Town of Monument's construction storm water requirements.

The Town of Monument will assume jurisdictional control for the construction and storm water activities for the entire project. This includes ownership of the construction storm water permit coverage, and monthly oversight inspections and enforcement responsibility. The Developer is responsible for administrative SWMP maintenance, weekly and post-storm event storm water and erosion control inspections following Town of Monument standards. Once construction completion is near, if necessary, the Developer will comply with any additional El Paso County and CDOT permitting regulations as required.

Sincerely,



Marc A. Whorton, P.E.

Project Manager

for and on behalf of Classic Consulting

cc: Tom Martinez, Town of Monument

Steve Schlosser, Classic Homes

Mark Sherwood, Classic Homes

Alissa Were, El Paso County