

February 11, 2025

El Paso County
Department of Public Works
2880 International Circle
Colorado Springs, CO 80910

RE: MDG Project No. 20.1105.004 – Grandwood Ranch: Roadway Compliance Letter

Dear Brad Walters,

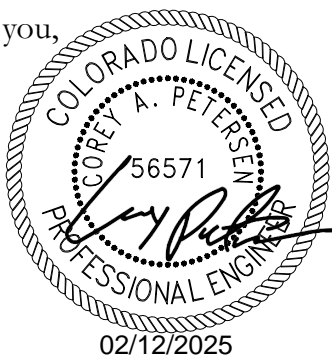
This letter is in regards to the Grandwood Ranch development being a single-family detached residential development located along Higby Road near the Town of Monument.

Based on as-built survey data and periodic site visits, Matrix Design Group (Matrix) is of the opinion that public roadway improvements were constructed in general compliance with the approved Grandwood Ranch Road and Storm Plans construction documents dated 2/5/2021.

This letter is limited to conformance with approved construction documents and reports prepared by Matrix. Matrix does not provide compliance, warranty or guarantee the quality of the construction for items outside of documents prepared by Matrix. This letter does not include improvements to Higby Road. It is our understanding that Higby Road improvements, as described in the Grandwood Ranch Road and Storm Plans construction documents, were not constructed and that the developer is not required to make improvements to Higby Road with the Grandwood Ranch development.

If there are any questions regarding this compliance letter, please feel free to contact me by phone: 719-575-0100 or email: corey.petersen@matrixdesigngroup.com.

Thank you,



Corey Petersen, P.E. 56571