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DEVELOPMENT

March 18, 2024

El Paso County
Attn: Ms. Kari Parsons
2800 International Circle
Colorado Springs, CO 80910

Re: Eastonville Road from Londonderry Drive to Rex Road (CDR-23-021)

Dear Ms. Parsons,

This letter of Intent (LOI) is being submitted for the construction of Eastonville Road from Londonderry Drive to Rex Road (CDR-23-021). Segment 1 set is provided (Sheets 1-32), and Segment 2 (Sheets 33- 61) will follow; however, it is one project. This application is being submitted on behalf of Melody Homes Inc. (D.R. Horton).

The following applications are associated with this project:

Grandview Reserve Sketch Plan (SK201)
Grandview Reserve PUD (PUDSP-21-010).

OWNER/APPLICANT AND CONSULTANT:

DEVELOPER / APPLICANT:
Melody Homes Inc. (D.R. Horton)
9555 S. Kingston Ct.
Suite 200
Englewood, CO 80112
Contact: Riley Hillen, P.E.
rhillen@drhorton.com
(303) 503-4903

CONSULTANT:
HR Green
1975 Research Parkway
Suite 230
Colorado Springs, CO 80920
Contact: Colleen Monahan, P.E.
cmonahan@hrgreen.com
(719) 394-2433

SITE LOCATION AND SIZE:

Eastonville Road from Londonderry Drive to Rex Road. This road is being constructed to provide improved access to Grandview Reserve Filing No. 1 (Schedule #: 4200000463), which contains an area of 1,636,306 SF or 37.564 acres, more or less.

Eastonville Road from Londonderry Drive to Rex Road is located in a portion of the SW Quarter of Section 21, and a portion of the NW Quarter of Section 28, Township 12 South, Range 64 West of the 6th Principal Meridian, County of El Paso, State of Colorado.

ROADWAY CLASSIFICATION AND CROSS-SECTION

The entire length of Eastonville Road from Londonderry Drive to Rex Road will be constructed using the Urban Modified Minor Arterial Cross-section shown in the planset. This is per the traffic study for Grandview Reserve.

PHASING

The project is all one project, however, the planset has been broken segments to align with the Grandview Reserve Filings.

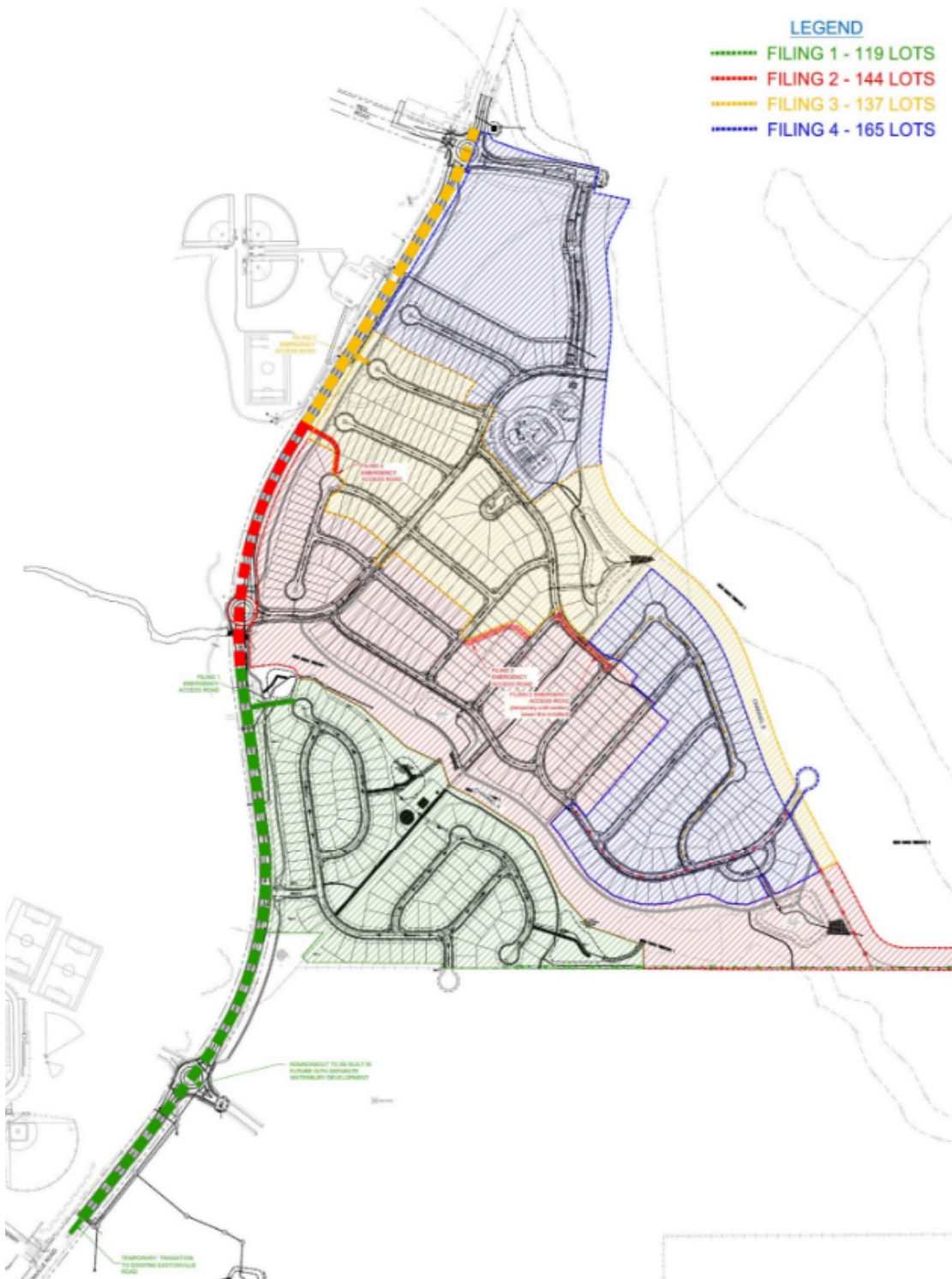


Figure 2. Phasing Plan



D E V E L O P M E N T

COMPLIANCE WITH CODE:

The roadway as designed meets the El Paso County Engineering Criteria Manual and all applicable standards in the Land Development Code.

Sincerely,

HR GREEN, INC.

A handwritten signature in black ink that reads 'Colleen Monahan'.

Colleen Monahan, P.E.

Group Leader - Land Development

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Address timing of construction and permitting of floodplain and wetlands. See comment letter for additional information regarding this comment.