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DEVELOPMENT

August 23, 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-2321)

Dear Ms. Parsons,

This letter of Intent (LOI) is being submitted for the construction of Eastonville Road from Londonderry Drive to Rex Road (CDR-2321). Segment 1 set is provided (Sheets 1-42), and Segment 2 (Sheets 43- 96) 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 160
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. The portion along Eastonville Road shown in Green aligns with Segment 1 of this CDR-2321, and the Red and Yellow align with Segment 2 of this project.



Figure 2. Phasing Plan



D E V E L O P M E N T

SCHEDULE:

Segment 2 construction will impact an existing jurisdictional wetland at the proposed Dawlish Road and Eastonville Road roundabout. A Nationwide Wetland Permit 14 PCN for Eastonville Road Improvements (SPA-2024-207) is currently under review. Work will not be started in Segment 2 until the permit is obtained. However, Segment 1 construction can be completed prior to obtaining this permit.

The storm pipe outfall of Storm-07 of Segment 2 lies within the 100-year floodplain. A CLOMR application is under review (Case No. 24-08-0201R). Work within the floodplain shall not commence until this application is approved and the permit is obtained.

The schedule of the work for this project is expected to begin November 2024 and be completed by May 2026.

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