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December 10, 2019

Mr. Jim McGrady, District Manager
Triview Metro District
16055 Old Forest Point, Suite 300
Monument, CO 80132

Re: Review of Grandwood Development

Dear Jim:

Per your request, HR Green has examined the Grandwood Development. We offer the following comments:

1. Developer should modify eastern roadway to align with Colonial Park Road rather than the west side of the cul-de-sac as shown on the plan. (See attached rough drawing.) This effectively reverses which end connects to Higby Road and which one terminates at a cul-de-sac.
2. The Grandwood Developer shall work with the Home Place Ranch developer on the south side of Higby Road to assure that Furrow Road aligns with Gleneagle Drive at an appropriate location.
3. Developer shall escrow sufficient funds with the appropriate governmental agency for the construction of left-turn and right turn bays on Higby Road. Should Higby Road intersections be converted into roundabouts, these funds may be applied to the construction of roundabouts in lieu of turn lanes.
4. Right of way should be dedicated for anticipated road improvements including a 120 foot diameter roundabout with appropriate approach angles at Furrow Road and Higby Road and right and left turn lanes at the Grandwood Drive intersection with Higby Road.
5. Looking at the site on Google earth it appears that sight distances are good, however the developer should provide a horizontal centerline topo of Higby Road that covers the length of the property to assure that the grade meets County standards for intersections.

Please feel free to contact me if you have any questions.

Sincerely,

HR GREEN, INC

Michael J. Connor
Municipal Services Manager

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