

Kari Parsons

EL Paso County Development Services Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910-3127
Reference: Grandview Reserve PUD

The Peyton School District continues to have concerns regarding the Grandview Reserve Development and it's impact on the district including the following.

- Peyton School District has agreed to a 25-acre school site adjacent to the park as shown in the attached document. Additionally, in lieu of a 35-acre school site per El Paso County guidelines, Peyton School District has agreed to site preparation of the 25 acres to include terracing the grade of the site. This will be done when Peyton School District needs to begin their school build.
- Section 1.0 of the Water Resource report lists the school as using 10 SFE's (Single Family Equivalent) of water. There is a footnote stating "Church and school SFE's are anticipated to be similar to other churches and schools in the Falcon area". Multiple Falcon schools are on smaller sites with significantly smaller student populations and are currently on water restrictions. The report lists 3.53 acre feet per year of water to the school site which appears to be low when compared to our current school district use with a much smaller population. If the area for the school is increased, the water usage will also increase.
- Waste water volumes appear to be based on approximately 55% of the water supply. If the water supply is underestimated, that will compound the wastewater treatment concerns.
- The Letter of Commitment from the Cherokee Metropolitan District states: "Cherokee Metropolitan District has allocated 500,000 gallons per day of wastewater treatment capacity to this development under the terms of the draft IGA. This capacity is sufficient to serve between 2900-2950 SFE's based on presumptive use values from El Paso County. The developer has determined that this volume is sufficient for the proposed subdivision." Section 2.0 Wastewater Disposal of the Water Resource & Wastewater Disposal Report lists 574,274 gallons per day from a total of 3,338.8 SFE's (3260 residential units with the remaining 78.8 SFE's from school, recreation center, church and commercial areas).
- Suitability for school construction:
 - The Primary Geotechnical Investigation reports some soils testing was completed through boring and test pits. Only one of the test locations were in the proposed school site, TH-9.
 - TH-9 had the highest estimated potential ground heave at 2.5 and the second highest swell percentage in the laboratory tests. The soil type is reported as Sandstone, Clayey.
 - It does not appear any chemical analysis of soil in the proposed site was performed to determine if any chemicals or other contaminants are present and if so, at what levels?
 - The report states geological hazards to building exist (i.e.; expansive soil, collapsing soil, drainage and ground water depth) and makes some suggestions, all of which will increase construction costs for the school district.
 - The report lists recommended future investigations and services:

- Additional targeted Preliminary Geotechnical Investigations with less widely spaced borings;
 - Pavement Subgrade Investigations;
 - Design-level Soils and Foundations Investigations for each individual lot; and
 - Foundation installation observations.
- The high Mill Levies of 65 for residential and 45 for commercial will significantly decrease the school district's ability to raise money for school construction and operation.
 - Will the school be provided municipal water and sewer service? What is the proposed billing structure? Will there be any restrictions?
 - Will the school be provided access to a reclaimed water supply?
 - Will the school be provided non-potable water directly from a well for irrigation purposes? Well 13 appears to be close to the school site. This could save on water treatment costs and provide un-chlorinated water for irrigation.
 - Separate water meters for building and irrigation use will be needed.
 - What electrical power service will be available to the school site(s) (single phase, three phase, voltages)?
 - Will the school site(s) be provided natural gas service?
 - Will the streets / roads be designed to safely support the additional volume of student, bus transportation, parent drop off, bicycle access and pedestrian traffic?
 - Will the streets / roads also support a separate service access for deliveries, trash service etc.?
 - If the park adjacent to the school site is intended for shared use between school activities and community use, the school's access must be protected for the life of the school (i.e. Intergovernmental agreement, Deed, etc.).
 - What easements will be required within the proposed school site(s)?
 - Will there be restrictions on fencing for the school site(s)?
 - Will the school be granted autonomy or be excluded from any HOA rules, requirements and restrictions?

Thank you,

Submitted for:
Tim Kistler
Assistant Superintendent
Peyton School District

Submitted by:
Greg Land
Director of Facilities
Peyton School District
13990 Bradshaw Rd.
Peyton, CO 80831
719-749-2330