

**APPLICATION FOR A PERMIT  
TO CONDUCT A DESIGNATED ACTIVITY OF STATE INTEREST  
OR TO ENGAGE IN DEVELOPMENT  
IN A DESIGNATED AREA OF STATE INTEREST**

To: Permit Authority, El Paso County, Colorado

Re: Grandview Reserve Metropolitan District Water Wells, Water Treatment Plant, Water Storage Tank, Lift Stations and Force Mains, a matter of state interest.

From: Grandview Reserve Metropolitan District  
1271 Kelly Johnson, Suite 100, Colorado Springs, CO 80920

719-499-8416

Date Submitted: 1/7/2021

Date Received: \_\_\_\_\_

← CMD also is applicant

The floodplain area of state interest appears to apply as well - verify with Staff.

1. Matter of State Interest.

The applicant requests that a permit be issued for each of the items checked below:

A permit to conduct one or more of the following areas of state interest:

- Efficient utilization of municipal and industrial water projects
- Site selection and construction of major new domestic water and sewage treatment systems and/or major extension of existing domestic water and sewage treatment systems
- Site selection and construction of major facilities of a public utility
- Development in areas containing or having a significant impact upon floodplain natural hazard areas
- Site selection and expansion of airports
- Site selection of arterial highways and interchanges and collector highways
- Site selection of rapid or mass transit facilities

2. Proposed Activity or Development.

General description of the specific activity or development proposed (attach additional sheets if necessary):

**The proposed project consists of the water infrastructure necessary to support development within the Grandview Reserve Metropolitan District (GRMD). The water infrastructure includes source water wells, water treatment facilities, water storage tanks and the associated piping.**

**The wells will be Denver Basin wells typically with 2 wells (one Arapahoe and one Laramie Fox Hills) per well site. Exhibit DD contains a map of the proposed well sites within GRMD. The total number of well sites to be developed will be dependent on well production and the rate of development.**

**A total of up to 3 water treatment facilities are planned for the project. All water treatment facilities will utilize pressure sand filtration and iron and manganese precipitation to treat raw water from the wells. The capacity of each water treatment facility will be determined by the filings that it will serve. The first water treatment facility will be sized to treat approximately 0.5**

MGD with room to expand to 1.0 MGD. The total treatment capacity needed for full buildout of GRMD is approximately 3.0 MGD. Exhibit A shows the proposed locations of the water treatment facilities.

Once treated at the water treatment facilities, water will be stored in tanks. Multiple tanks will be constructed to serve the project, at up to 3 different sites identified in Exhibit DD. The tanks will be sized to store 24 hours of average daily flow and the fire flow requirement. The first tank is anticipated to be approximately 400,000 gallons. The size and number of future tanks will be determined as development progresses. Total storage capacity for the development at buildout is anticipated to be 1.5-2.5 million gallons. The total storage required will be determined by the building with the largest fire flow requirement.

The raw and potable water facilities will be connected by water lines ranging from 4"-16" diameter as depicted in Exhibits DD and EE. <sup>size of lines to exhibits please</sup>

The project also includes wastewater infrastructure to support development within GRMD and 4-Way Ranch Metropolitan District (4RMD). The wastewater infrastructure includes two lift stations and force mains as well as two gravity interceptor alignments. The wastewater infrastructure will convey the wastewater from GRMD and 4RMD to the Cherokee Metropolitan District (CMD) Water Reclamation Facility (WRF) for treatment as depicted in Exhibit EE. <sup>map these</sup>

It is anticipated that parallel force mains will be installed in the force main alignments as shown in Exhibit EE. A 6" diameter force main will be installed to convey flows during the early stages of development so that flushing velocities of 3.5 ft/s can be achieved with minimal water added. A second force main will be 10"-16" to convey the remainder of the wastewater flows for full build-out. The gravity lines are anticipated to be 15"-18" diameter and the exact size will be determined once a design profile is developed and the minimum slope is known. The force mains shall be approximately 25,400 ft and the gravity interceptors shall be approximately 29,600 ft.

Tank sizes ,  
number  
locations: add

The lift stations will include the following below grade components: wet well, dry well, pumping equipment, emergency storage and equalization storage. Both lift stations will include the following above grade components: structure housing electrical equipment and a back-up generator. The south lift station will also include pre-treatment as required by CMD to include a bar screen and grit removal equipment. Both lift stations will include odor control. <sup>Two? (map please)</sup>

GRMD is proposed to have approximately 3340 single family equivalents (SFE) at buildout and 4RMD is anticipated to have approximately 1278 SFE at buildout. All development except for the existing 42 lots in 4RMD will be served by the wastewater infrastructure in the proposed project.

3. Location of Development.

A general, non-legal description and the popular name, if any, of the tract of land upon which the activity or development is to be conducted:

Proposed development is Grandview Reserve, located between Eastonville Rd and Highway 24, east of Falcon, CO. The proposed water system to be located on-site. The proposed wastewater infrastructure to extend from GRMD down Curtis Road to Hwy 94.

4. Legal Description.

The legal description, including the acreage, of the tract of land upon which the development or the activity is to be conducted, by metes and bounds or by government survey description: (attach additional sheets if necessary):

Sections 21, 22, 27, and 28, all in Township 12 South, Range 64 West of the 6th Principal Meridian. Refer to the attached legal description in Exhibit F.

5. Owners and Interests.

Set out below the names of those persons holding recorded legal, equitable, contractual and option interests and any other person known to the applicant having an interest in the property described in paragraph 4, above, as well as the nature and extent of those interests for each person, provided that such recorded interests shall be limited to those which are recorded in the County Recorder's Office of this jurisdiction, the land office of the Bureau of Land Management for this State, the Office of the State Board of Land Commissioners of the Department of Natural Resources, or the Secretary of State's Office of this State. (Attach additional sheets if necessary):

**Paul Howard, 4 Site Investments, LLC**  
**Bill Carlisle, Melody Homes**  
**Grandview Reserve Metropolitan District**  
**Cherokee Metropolitan District**  
**4-Way Ranch Metropolitan District**

6. Submission Requirements.

Submission requirements described in the regulations, which have been adopted by this jurisdiction for each of the activities or areas checked in paragraph 1 above, are attached to this application. Those attachments are identified, by letter or number, and described by title below:

**Documents Related to 2.303 [Submission Requirements]**

**Documents Related to 3.201 [Source Water]**

**Documents Related to 4.201 [Major New Domestic Water/Wastewater]**

**Refer to the attached Table of Contents for a full summary of Documents and Exhibits**

7. Additional Information.

The attached analyses show that each of the design and performance standards set forth in the regulations for each of the activities or areas checked in paragraph 1 above, will be met. The Table of Contents contains a full list of all documents and analyses included in this submittal.

8. Duration of Permit.

The applicant requests a permit for an indefinite period.

9. Application Fee.

An application fee of \$3837.00, accompanies this application.

APPLICANT:

By Paul Howard  
(Name)

Manager  
(Title)