

June 24, 2024

El Paso County Development Services Department
Attn: Ms. Kari Parsons
2880 International Circle
Colorado Springs, CO 80910

**SUBJECT: Grandview Reserve Filing No. 1
SF_Final Plat (SF2311) – Letter of Intent**

Dear Ms. Parsons,

This Letter of Intent (LOI) is being submitted as part of the Final Plat Review (SF2311) application for Grandview Reserve Filing No. 1 on behalf of Melody Homes, Inc.

The following applications are associated with this project and referenced in this LOI:

- Grandview Reserve Sketch Plan (SKP201) **APPROVED**
- Grandview Reserve PUD (PUDSP2110) **APPROVED**
- Grandview Reserve 1041 new water and wastewater system (AASI213) **APPROVED**
- Eastonville Road Improvements from Londonderry Drive to Rex Road (Phase 1) (CDR2321) **PENDING**
- Geick Ranch Drainage Channel Improvements (CDR228) **PENDING**
- *Grandview Reserve Lift Station Forcemain Interceptor at Saddlehorn (TBD)* **PENDING**
- Grandview Reserve Water Line & Treatment (TBD) **PENDING**
- *Grandview Reserve Water Tank (TBD)* **PENDING**

This LOI provides (4) sections to help clarify the intent of this project.

- Section 1 - [Introduction](#)
 - This LOI includes all required information (#1-#5) listed in the “Final Plat Application – Letter of Intent” form provided by El Paso County (EPC) Planning and Development department.
- Section 2 - [Supporting Documentation](#)
 - A list of supporting documents and districts is provided with associated descriptions for further clarification of the project scope.
- Section 3 - [El Paso County Master Plans](#)
 - Additionally, summaries are provided to convey how the proposed project satisfies adopted El Paso County Master Plan policies, including *EPC Parks Master Plan, EPC 2016 Major Transportation Corridors Plan Update, EPC Water Master Plan, and Your EPC Master Plan.*
- Section 4 - [Land Development Code: Final Plat Criteria of Approval](#)
 - Lastly, responses are included addressing the Final Plat Criteria of Approval (LDC 7.2.1.D.3.F).



Introduction

1. **OWNER/APPLICANT AND CONSULTANT:**

OWNER/DEVELOPER

Bill Carlisle

WMCarlisle@drhorton.com

(407) 375-0658

Melody Homes, Inc.

9555 S. Kingston Ct.

-

Englewood, CO 80112

CIVIL ENGINEER

Brady Shyrook, P.E.

BradyShyrook@GallowayUS.com

(719) 900-7220

Galloway & Company, Inc.

1155 Kelly Johnson Blvd.

Suite 305

Colorado Springs, CO 80920

PLANNING & LANDSCAPE

Ken Huhn, P.E.

KHuhn@HRGreen.com

(720) 602-4965

HR Green

1975 Research Parkway

Suite 230

Colorado Springs, CO 80920

GEOTECHNICAL ENGINEER

Jeffrey M. Jones, P.E.

jeJones@ctlthompson.com

(719) 528-8300

CTL Thompson, Inc.

5170 Mark Dabling Blvd

-

Colorado Springs, CO 80918

TRAFFIC ENGINEER

Jeff C. Hodsdon, P.E.

lsc@lsctrans.com

(719) 633-2868

LSC Transportation Consultants

2504 E Pikes Peak Ave

Suite 304

Colorado Springs, CO 80909

SURVEYOR

Jonathan Tessin, P.L.S.

jtessin@ejsurveying.com

(719) 576-1216

Edward James Surveying, Inc.

926 Elkton Drive

-

Colorado Springs, CO 80907

2. **SITE LOCATION, SIZE AND ZONING:**

Location: Grandview Reserve Filing No. 1 project site is located in a portion of the southwest quarter of Section 21, and a portion of the northwest quarter of Section 28, Township 12 South, Range 64 West of the 6th Principal Meridian, County of El Paso, State of Colorado.

- The properties surrounding Grandview Reserve Filing No. 1 include:
 - **North:** Unplatted land, Owner: Melody Homes, Inc.
 - **East:** Unplatted land, Owner: Melody Homes, Inc.
 - **South:** Unplatted land, Owner: ACM ALF VIII JV SUB II, LLC
 - **West:** Eastonville Rd. & Unplatted, Land

Size: Grandview Reserve Filing No. 1 contains a calculated area of 1,636,306 SF or 37.564 acres, more or less. This project is a part of the approved Grandview Reserve PUD (PUDSP2110) containing 189.479 acres, and the approved Grandview Reserve Sketch Plan (SKP201) containing 768.2 acres. Subsequent filings will be submitted to El Paso County to complete the remaining improvements that are proposed in the PUDSP. An exhibit is provided below detailing the expected order of each phase/filing.

Zoning: The existing parcel was previously zoned RR-2.5. However, the approved PUDSP associated with this project (PUDSP2110) changed the zoning of this parcel to PUD.

Schedule #: 4200000474



Figure 1. Vicinity Map

Phasing: The provided exhibit below shows the phasing schedule for Grandview Reserve. Phase 1 of Eastonville Rd (see CDR2321) will be substantially completed prior to construction of Grandview Reserve Filing No. 1.

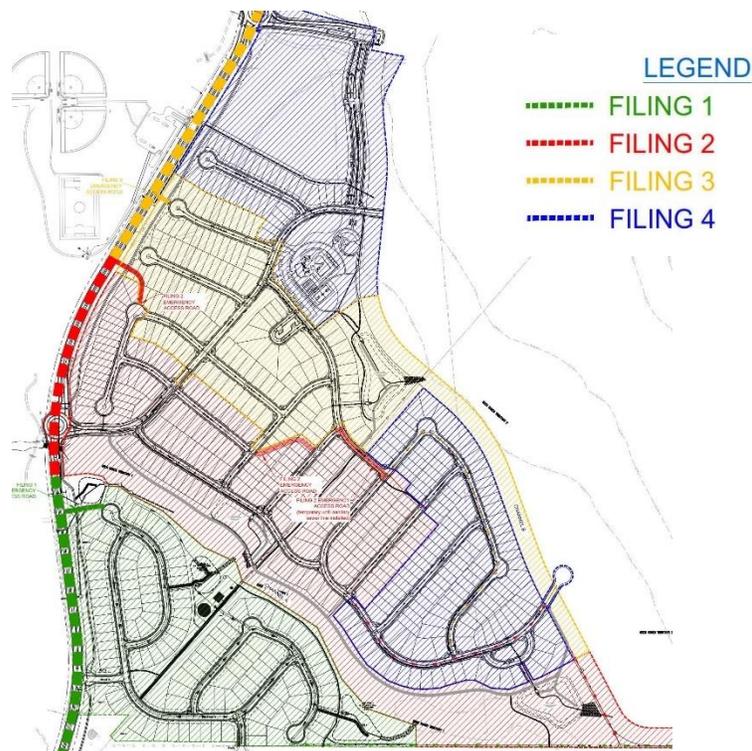
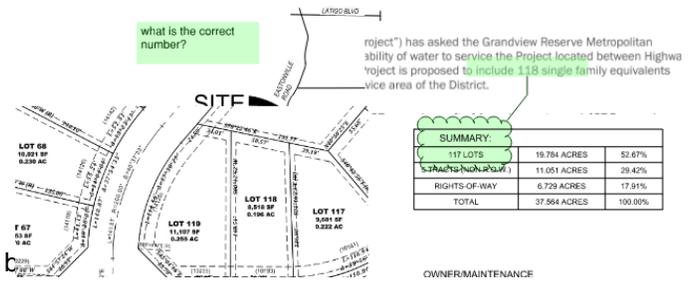


Figure 2. Phasing Map



3. **REQUEST AND JUSTIFICATION:**

Request: Galloway & Company, Inc., and HR Green on b Reserve Filing No. 1, SF_Final Plat and Water Sufficiency (with an initial request for Conditional Sufficiency). This is the first filing of the approved Grandview Reserve PUD/Preliminary Plan (PUDSP2110). This filing proposes 117 single family lots, 5 tracts of varying use (Non Public ROW), and public right of way. Tract uses include open space, public access, public utilities, drainage, maintenance roads, trails, Water Storage Tank, Water Treatment, wells and pump yard.

Justification: The proposed project satisfies the goals and objectives of all adopted master plans of El Paso County. Additionally, the project meets all required approval criteria of the El Paso County Land Development Code, 7.2.1.D.3.F. Detailed descriptions of EPC Master Plans & EPC LDC are provided below.

4. **EXISTING AND PROPOSED FACILITIES, STRUCTURES, AND ROADS, ETC:**

Existing: The existing parcel is undeveloped and can be described as vacant, mainly covered by native prairie grass land. A drainage-way traverses the site flowing from the northwest to southeast direction, named "Mainstem Tributary" or "Geick Ranch Tributary 1" or "Drainage A". This drainage tributary will remain intact with this project, no road crossings are proposed to avoid disturbing any natural features of the drainage-way. The *Natural Features and Wetland Report* prepared by ecosystem services; August 12, 2020 (see PUDSP2110) identified Drainage A as a jurisdictional wetland. The established project boundary for this project remains outside the limits of this wetland. All proposed improvements shown in the Grading & Erosion Control Plan and Construction Drawings will not impact this wetland.

An existing gas easement bisects the project from southeast to northwest. This easement is proposed to be vacated on the Final Plat, and a new easement is proposed that more accurately reflects the existing location of the gas main. This easement corridor will also serve as a trail corridor for the community.

Phase 1 of Eastonville Road is still under review with El Paso County but is assumed to be existing for this project.

Proposed: Grandview Reserve Filing No. 1 proposes 117 residential single-family lots, 5 tracts of varying use (Non Public ROW), and dedicated right-of-way for Eastonville Rd. To support the development of these lots, proposed roadway, utility and drainage infrastructure will be constructed as a part of this project.

5. **WAIVER/DEVIATION REQUESTS AND JUSTIFICATION:**

There is no waiver or deviation requests proposed for this project.

Supporting Documentation

SUPPORTING DOCUMENTS:

The following reports and information were submitted in support of the Grandview Reserve Filing No. 1 Final Plat application and are referenced in this LOI:

- Water Commitment Letter
- Wastewater Commitment Letter
- Electric Commitment Letter
- Gas Commitment Letter
- Fire Commitment Letter
- Fire Protection Report
- Final Drainage Report
- Soils & Geology Report
- Final Subdivision Plat

SUPPORTING DISTRICTS

- Grandview Reserve Metropolitan District
- Woodmen Hills Metropolitan District
- Mountain View Electric Association, Inc.
- Black Hills Energy
- Falcon Fire Protection District

UTILITIES

(Water, Wastewater, Electric & Gas Commitment Letters / Grandview Reserve Metropolitan District, Woodmen Hills Metropolitan District, Mountain View Electric Association, Inc. and Black Hills Energy – Water Resources Report & Wastewater Disposal Report / Prepared by HR Green)

Water:

The water infrastructure will be installed and owned by Grandview Reserve Metropolitan District (GRMD). The system consists of a series of approximately six to eight aquifer wells that collect and deliver raw water to the on-site water treatment plant operated by GRMD. The water is treated and stored in a water tank that delivers the potable water to the distribution system, installed by GRMD. The system is designed to deliver potable domestic water and fire flows. The water system is exclusive to the Grandview Reserve development, but per the El Paso County Water Plan guidance, future connections will be explored to create local redundancy in the event of a shutdown or catastrophic event to a neighboring system. Please refer to the commitment letter provided by GRMD.

Wastewater:

The wastewater infrastructure collection system will be installed by Melody Homes, Inc. & the GRMD; subsequently owned and maintained by Woodmen Hills Metropolitan District (WHMD).

Electric:

Please refer to the commitment letter provided by MVEA.

Gas:

Please refer to the commitment letter provided by BHE.

Summary of utility providers:

- Grandview Reserve Metropolitan District (GMD) will be the water supplier
- Woodmen Hills Metropolitan District (WHMD) will serve this development for wastewater treatment
- Mountain View Electric Association, Inc. (MVEA) will supply electric services
- Black Hills Energy (BHE) will provide natural gas service

TRAFFIC AND ACCESS

(Traffic Impact Study / Prepared by LSC Transportation Consultants, Inc.)

Two access points are provided for this project. The first access point will be from Eastonville Road & Brixham Drive, located on the west side of the project. The second access point is a future connection to the south, the former Waterbury development is likely no longer proposed. An additional emergency access is included on the north side of the project boundary.

Eastonville Road & Brixham Drive:

Eastonville Road extends northeast from Meridian Road extending north past Hodgen Road. It is shown as a two-lane Minor Arterial on the *El Paso County Major Transportation Corridors Plan* and the *Preserved Corridor Network Plan*. An existing CDR application is currently in progress with El Paso County to improve Eastonville Road. Please refer to the standalone project (CDR2321) for more detailed information regarding Eastonville Road.

Brixham Drive could potentially align with a future access point to the Meridian Ranch school site located north of Falcon High School. However, because future plans for the school have not yet been determined, it was assumed that Brixham Drive will operate as a “T” intersection. Please refer to the Traffic Impact Study provided by LSC for more detailed information.

Starcross Court & Future Development:

Starcross Court is proposed as a connecting roadway for future development to the south. In the interim condition this stubbed road will be a dead end with a temporary cul-de-sac constructed to satisfy the County and Fire department requirements. An easement for this cul-de-sac will be obtained from the adjacent property owners.

DRAINAGE

(Final Drainage Report / Prepared by Galloway & Company, Inc.)

Existing:

The *Preliminary Drainage Report – Grandview Reserve Filing No. 1, Galloway & Company, Inc.* includes an “interim condition” to provide an analysis on the overland grading operations proposed by the *Pre-Subdivision Site Grading – Grading & Erosion Control Plan, Galloway & Company, Inc.* (PUDSP2110). This “interim condition” serves as the existing conditions for this project.

As mentioned in Section 1, an existing drainage-way traverses the site. Flowing from the northwest to southeast direction, named “Mainstem Tributary” or “Drainage A”. This drainage tributary will remain intact with this project, no road crossings are proposed to avoid disturbing any natural features of the drainage-way. The *Natural Features and Wetland Report* prepared by ecosystem services; August 12, 2020 (see PUDSP-21-010) identified Drainage A as a jurisdictional wetland. The established project boundary for this project remains outside the limits of this wetland. All proposed improvements shown in the Grading & Erosion Control Plan, and Construction Drawings will not impact this wetland.

Proposed:

The proposed project site lies completely within the Gieck Ranch Drainage Basin and consists of two overall basins (D & E). All site runoff will be collected via storm inlets and conveyed by storm pipe and grass lined swales. Each overall basin drains to its own extended detention basin that provides full spectrum detention. Ponds D & E will discharge treated runoff at historic rates directly into the Mainstem Tributary (Drainage A). Please refer to the Final Drainage Report for more detailed information.

EMERGENCY SERVICES

(Fire Protection Report & Fire Commitment Letter / Falcon Fire Protection District)

The project is located within the Falcon Fire Protection District (FFPD) service area. Therefore, FFPD will provide emergency services to the property. A commitment letter is provided to El Paso County to confirm FFPD’s commitment to providing emergency services for this project.

Fire hydrants will be constructed as part proposed water infrastructure to be owned and operated by Grandview Reserve Metropolitan District 1.

In addition to the proposed roadway infrastructure, this project provides two 20’ wide, all weather emergency access drives. The first access is on the northwest corner of the project, connecting the cul-de-sac at the end of Farm Close Ct. & Eastonville Rd. The second access drive connects Farm Close Ct. & Mill Yard Cir., crossing over Tract A & the existing gas main. The purpose of these emergency access drives is to provide a secondary means of access in the event that the intersection of Brixham Dr. and Kate Meadow Ln. is blocked.

SOIL AND GEOLOGIC IMPACTS

(Soils & Geology Report / Prepared by CTL Thompson)

The Soils & Geology Report did not identify geotechnical or geologic constraints at this site that will preclude construction of single-family residences. The primary geotechnical concern is the sporadic lenses of expansive claystone bedrock and shallow groundwater. Claystone is not expected to be widespread but could occur on any of the lots. Sub-excavation should be expected on some lots. Site specific soils and foundation investigations will determine where sub-excavation is necessary to mitigate expansive claystone. The shallow groundwater is expected to preclude full-depth basements in some areas of the site. Garden level or walk-out basements may still be possible depending on depth of excavation and the results of future groundwater evaluations. These concerns can be mitigated with proper planning, engineering, design, and construction.

Lots where groundwater is expected to be within 12 feet of the proposed surface, basements are currently restricted. This includes lots 3-7, 14-21, 41-54, and 66-117. If a future groundwater mitigation system is approved that indicates these lots have adequate separation from groundwater, basement construction may be considered.

In general, it is our opinion that the development can be achieved if the observed geologic conditions on site are either avoided or properly mitigated. All recommendations are subject to the limitations discussed in the Soils & Geology Report.

WETLAND HABITAT AND WATER OF THE U.S. IMPACT

(Wetland Impact Letter (Memo), FEMA Memo, Floodplain Development Permit Memo / Prepared by HR Green)

Wetland Impact:

This project will have no impact on jurisdictional wetlands. The project boundary of Grandview Reserve Filing No. 1 is established outside of the limits of Drainage A. Please refer to the provided Wetland Impact Letter.

FEMA, LOMR, CLOMR, LOMA Impact:

This project does not propose any improvements inside the FEMA mapped floodplain. Please refer to the provided FEMA, LOMR, CLOMR, LOMA Memo.

Floodplain Impact:

This project does not propose any improvements inside the FEMA mapped floodplain and therefore a Floodplain Development Permit is not required. Please refer to the Floodplain Development Permit Memo.

El Paso County Master Plans

YOUR EL PASO MASTER PLAN (MAY 2021)

The “Your El Paso Master Plan” was adopted on May 26, 2021 and provides an outline of the community’s desires for the future of El Paso County. The development is consistent with the intent of the new County Master Plan as described below. The underlined portions are elements of the Master Plan that this project meets or exceeds. Narrative in italic is directly from the Master Plan and the applicant comments are in bold.

Vision – The Master Plan states *“Connectivity will be critical to future prosperity in El Paso County. Strengthening east-west connections and creating alternative north-south routes will improve travel within the County”*

The Grandview Project will help create a key transportation connection from Eastonville Road to Highway 24

Housing – **This project will provide additional housing at various densities in an urbanizing area.**

Land Use & Development

Core Principle: Manage growth to ensure a variety of compatible land uses that preserve all character areas of the County.

- Goal 1.1 - Ensure compatibility with established character and infrastructure capacity.*
- Goal 1.2 - Coordinate context-sensitive annexation and growth strategies with municipalities.*
- Goal 1.3 - Encourage a range of development types to support a variety of land uses.*
- Goal 1.4 - Continue to encourage policies that ensure “development pays for itself”.*

This project is compatible with the established character of this growing part of the County. For example, Meridian Ranch is immediately west and this proposed Filing 1 (and future phases) are similar in use, style and density.

2021 Master Plan Element: Housing & Communities

Core Principle: Preserve and develop neighborhoods with a mix of housing types.

- Goal 2.1 - Promote development of a mix of housing types in identified areas.*
- Goal 2.2 - Preserve the character of rural and environmentally sensitive areas.*
- Goal 2.3 - Locate attainable housing that provides convenient access to goods, services, and employment.*
- Goal 2.4 - Support aging-in-place housing options to meet residents’ needs through all stages of life.*

This project proposes a mix of housing types in Filing 1 and ultimately for the overall project with multiple residential products, school, parks, amenity centers, and commercial land uses which will meet the needs of future residents. Due to the mix of housing products this project will provide attainable housing for future residents.

2021 Master Plan Element: Transportation & Mobility

Core Principle: Connect all areas of the County with a safe and efficient multimodal transportation system.

- Goal 4.1 - Establish a transportation network that connects all areas to one another, emphasizing east-west routes, reducing traffic congestion, promoting safe and efficient travel.*
- Goal 4.2 - Promote walkability and bikability where multimodal transportation systems are feasible.*
- Goal 4.3 - Foster transit-supportive development and coordinate to expand public transportation options.*
- Goal 4.4 - Develop a sustainable funding mechanism for transportation infrastructure and maintenance.*

This project provides the first leg of Rex Road from Eastonville going to the east. Ultimately Rex Road will be connected to Highway 24 providing a key east-west transportation route that is needed in this region. Internally to Filing 1 and for the entire Grandview Reserve project this community provides a well-planned transportation network. The open space and trails promote walkability.

2021 Master Plan Element: Community Facilities & Infrastructure

Core Principle: Continue to coordinate with local and regional agencies to provide wellmanaged, high-quality community facilities and services.

- Goal 5.1 - Coordinate with agencies to provide high-quality community facilities, services, and infrastructure to enhance quality of life.*
- Goal 5.2 - Improve the effectiveness of public safety through coordination, funding, and planning.*
- Goal 5.3 - Ensure adequate provision of utilities to manage growth and development.*
- Goal 5.4 - Use best management practices to protect water quality, conserve water, minimize impacts of flooding, and beautify El Paso County.*

This project is providing best management practices to protect water quality and minimize impacts of flooding. Filing 1 is also providing an Amenity Center that will provide a critical community facility for these residents.

2021 Master Plan Element: Recreation & Tourism

Core Principle: Maintain and expand the County’s recreation and tourism options.

- Goal 7.1 - Support high-quality, sustainable outdoor recreation as a key amenity for residents and visitors.*
- Goal 7.2 - Explore projects, programs, and initiatives for enhancing tourism in unincorporated areas.*

Goal 7.3 - Plan for and provide a variety of parks, trails, and open space within the region.

Grandview Reserve, and Filing 1 specifically, provides quality outdoor recreation with the amenity center, parks, open space and trails. Ultimately the entire Grandview Reserve will provide significant open space and parks for future residents that is well connected to the Filing 1 area and the entire community.

2021 El Paso County Master Plan - "Area of Change"

Per the Master Plan this subject site falls within the "Area of Change" for new development (dark orange color on Figure 3 below) which is planned for suburban and urban growth.

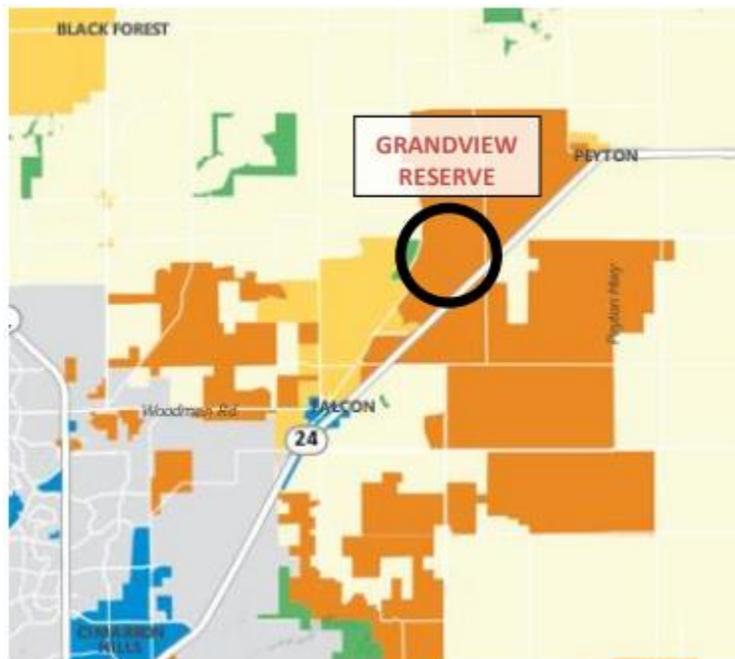


Figure 3. Area of Change

The Master Plan further states:

"These areas will be significantly transformed as new development takes place on lands currently largely designated as undeveloped or agricultural areas. Undeveloped portions of the County that are adjacent to a built-out area will be developed to match the character of that adjacent development or to a different supporting or otherwise complementary one such as an employment hub or business park adjacent to an urban neighborhood."

This Filing 1 area is adjacent to the last phases of the Meridian Ranch project and therefore this project is a natural extension of development trends from west to east. Since this proposed Filing 1 falls within the Area of Change for new developments it is consistent with the 2021 Master Plan.

2021 El Paso County Master Plan - Suburban Residential Placetype

Per the 2021 Master Plan this subject site and Filing 1 specifically falls within the Suburban Residential Placetype (orange color on Figure 4 below).



Figure 4. Placetype

The Master Plan describes Suburban Residential as:

“Predominantly residential areas with mostly single-family detached housing. This placetype can also include limited single-family attached and multifamily housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area....This placetype often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern.”

The proposed Filing 1 of Grandview Reserve meets the description and intent of the Suburban Residential placetype. The Master Plan states there are Primary and Supporting Uses in this placetype as follows:

Primary

- *Single-Family Detached Residential with lots sizes smaller than 2.5 acres per lot, up to 5 units per acre*

Supporting

- *Single-family Attached and Multifamily Residential*
- *Parks/Open Space*
- *Commercial Retail and Commercial Service*
- *Institutional*

This proposed Filing 1 is Single Family Detached Residential that is less than 4 units per acre therefore fitting well within this placetype. Filing 1 of Grandview Reserve also aligns with the Primary and Supporting uses as Parks/Open Space and Institutional uses falls within the elements of the Suburban Residential description.

2021 El Paso County Master Plan – Priority Development Areas

The Master Plan states:

“This framework identifies specific locations throughout the County that should be prioritized first for new residential development to help accommodate growth”.

Filing 1 of Grandview Reserve falls within the “Suburban Residential” and “Urban Residential” areas including the “Priority Development Areas”. Therefore, this proposal meets the intent of the 2021 Master Plan.

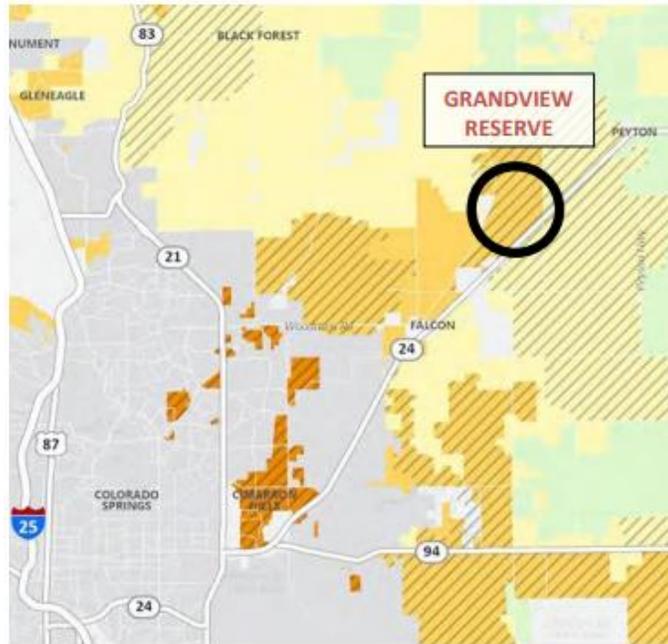


Figure 5. Priority Development Areas

2021 El Paso County Master Plan - Highway 24 Area

The Master Plan describes the “Highway 24” area as already growing and that the area along the Highway 24 corridor “should not be set aside for Large-Lot Residential alone”. The Master Plan further states:

“Falcon, and the surrounding area, is already growing, with the majority of homes being developed in the last two decades. The amount of vacant land along Highway 24 should not be set aside for Large-Lot Residential alone. Just as with the proposed Large Lot Residential in this part of the County, proximity to Highway 24 and availability of central services is another benefit to expanding suburban development. The corridor provides important access south to Colorado Springs”.

• *To sustain Falcon’s growth momentum, the County should continue to prioritize Suburban Residential in this area. Doing so would match the community’s existing character and utilize available land to accommodate a sizable portion of the County’s expected population growth without negatively impacting adjacent areas.*

Therefore, Grandview Reserve and specifically Filing 1 meets the general intent of this Master plan core idea as it proposes Suburban Residential uses and densities consistent with the plan.

2021 El Paso County Master Plan - Housing Mix

Regarding housing mixes the County Master Plan states: *“Housing variety provides multiple options to support residents regardless of income, house-hold size, and age. Providing an equitable mix of housing can ensure the viability of El Paso County as a home for all.”*

This statement aligns well with the Grandview Reserve project as with a project of this size, a large variety of housing types are proposed. Filing 1 (the first phase of Grandview Reserve) proposes 50’ and 60’ wide lots and future phases include duplex (paired units), townhomes and various other residential and non-residential uses.

2021 El Paso County Master Plan - Affordability

The Master plan states: *Like many growing communities across the United States, housing affordability is an issue in El Paso County. With significant estimated growth over the next three decades, the County will undoubtedly have to continue addressing this issue. Since this Master Plan addresses unincorporated areas, the recommendations regarding affordability do as well. The County Master plan further describes the need for attainable and more affordable homes which typically translates to smaller lots and homes instead of large estate lots.*

Grandview Reserve and specifically Filing 1 aligns with this goal of proposing smaller lots that are in a more affordable range rather than large estates lots that promote urban sprawl and high prices of homes un-affordable to most residents.

EL PASO COUNTY 2040 MAJOR TRANSPORTATION CORRIDOR PLAN (MTCP)

Grandview Reserve and specifically Filing 1 meet the intent of the 2040 Major Transportation Corridor Plan and 2060 Corridor Preservation Plan. Two full-movement access points are proposed to Eastonville Road in addition to the Rex Road extension east of Eastonville Road. The PUD/Preliminary Plan also shows a future street connection to planned Phase 3 of the Waterbury development. The 2040 Major Transportation Corridors Plan (MTCP) identifies Rex Road as an extension to the east. Grandview Reserve accommodates this connection through the property to Highway 24. For Filing 1 the first leg of extension is provided from Eastonville Road to the Filing 1 main entrance. For more detailed information, see the Master Traffic Impact Analysis prepared by LSC.

EL PASO COUNTY WATER MASTER PLAN (FEBRUARY 2019)

El Paso County's Water Master Plan goals and implementation strategies were referenced with the initial planning to incorporate efficiency and conservation, especially since the area that Grandview Reserve is proposed is within the Denver Basin aquifers system, Region 3 of the EPC Master Plan. The proposed Filing 1 plat increases density and maximizes open space surrounding the natural tributary areas, thus decreasing irrigation consumption and discouraging individual wells. The landform grading is focused on limiting excavation within shallow ground water levels to deter ground water surfacing and associated groundwater re-introductions. Swales will be utilized within the individual planning areas to promote groundwater recharge.

Large capacity Denver Basin wells will provide water for the Grandview Reserve subdivision.

- Two Institutional lots (Amenity Center and potential Church)
- The total annual water demand for 3,338.8 SFE's is calculated to be 1,178.60 AF.
- Melody Homes, Inc., the property owner, has conveyed the rights to 140,000 AF of Arapahoe non-tributary water to GRMD.
- Melody Homes, Inc. is has purchased 131,250 AF of Laramie Fox-Hills water.
- Water from the Arapahoe and Laramie-Fox Hills formations is Non-Tributary, NonRenewable water.

The 140,000 acre-ft of Arapahoe water owned by GRMD will provide an annual supply of 466.67 acre-ft based on the 300-year rule. None of that water has been committed to any other development so it is more than adequate to meet the Filing 1 projected demands. The Project is estimated to require approximately 41.65 annual acre-ft. The District is currently planning and designing a water system which will have the necessary capacity to serve in excess of 117 SFE.

Potential future interconnections may be made with neighboring districts to foster conjunctive use and better accommodate water supply emergencies. All districts in this area rely on Denver Basin water, and all are required to meet CDPHE potable water regulations. Possible water connections to other districts could be in the form of full interconnectivity (water flowing both directions, all the time) or in the form of an emergency connection (normally closed, only opened to flow one way during an emergency).

As with neighboring districts, Grandview will likely implement tiered water rates to help reduce water usage. In addition, multiple stages of water restrictions can be implemented during drought years and when infrastructure repairs are required (i.e., well pumps need to be replaced in the middle of the summer). The potential of wastewater reuse lies with the regional wastewater treatment provider in the area – Woodmen Hills Metropolitan District (WHMD).

In addition to the regional water resource perspective, local efforts by the end-users will be analyzed pertaining to the following elements to help promote sustainable use of the aquifer shares that are currently allocated for Grandview:

- Plumbing systems requiring low flow fixtures meeting or exceeding standards
- Local water re-use systems
- Low impact irrigation/low flow irrigation or xeriscape
- Smart watering and usage meters
- Home-owner water conservation landscape incentives
- Climate and elevation restricted plantings
- Community-wide rain gardens and bio-retention

EL PASO COUNTY PARKS MASTER PLAN

The County Parks Master Plan has several goals that Grandview Reserve and Filing 1 compliments well. The narrative below describes how this project is relevant to the goals and policies. While many of the parks within Grandview Reserve are private, the concept aligns well with the overall intent of the Plan.

Note: Narrative that is italic is directly from the County's Code and Policy documents and narrative in bold is the applicant's note addressing that item.

OVERALL SYSTEM MISSION/ROLE

Goal 2: Provide a coordinated and connected system of parks, trails, and open space that is equitably distributed based on population and serves the needs of county residents.

The overall Grandview Reserve proposes a coordinated and connected system of parks, trails, and open space that is equitably distributed within the community. This will serve the residents of this region aligning with the County's goals. Filing 1 provides the early stages of this connected network by providing open space corridors, trails and an amenity center that are all linked by trails.

Goal 3: Balance passive/active use of county parks and open space and determine what is most appropriate for individual sites based on community need and master planning processes.

Grandview Reserve provides passive/active parks and open space and determined what is most appropriate for individual sites based on community need and master planning processes.

Goal 4: Provide an overall vision for the recreation and resource preservation network, and identify gaps so that the County, local jurisdictions, and others can work together to fill them.

Grandview Reserve and specifically Filing 1 will provide a recreation network internally to the community and trail connections to the nearby Falcon Regional Park. This trail system will also help fill potential "gaps" in the regional system.

REGIONAL TRAILS

Goal 1: Work collaboratively with others to create a continuous, connected system of regional trails. Provide an overall vision for system of regional trails within the County and connected to adjacent counties and participate in the Regional Non-motorized Trails and Bike Plan Update to identify standards and address needs as part of a multi-modal transportation network. Ensure that regional trail corridors are secured.

Grandview Reserve and specifically Filing 1 is providing a significant trail system throughout the community with future key connections to the Rock Island Trail on the east and the Falcon Regional Park on the west.

OPEN SPACE

Goal 1: Protect and enhance El Paso County's legacy of unique natural features and areas and cultural resources, working in collaboration with others to conserve high priority open space areas in the county.

Grandview Reserve and specifically Filing 1 will help facilitate this goal of enhancing natural features and areas by respecting the significant drainage-ways (Drainage A and B) by preserving them as trail/open space corridors that will fit well within the overall County's open space system. Grandview Reserve will accommodate future trail connections as planned outlined in the "Trails Visioning" and the Trails Master Plan" portions of the Parks Master Plan.

EPC Land Development Code – Criteria for Approval

FINAL PLAT – CRITERIA FOR APPROVAL (LDC 7.2.1.D.3.F)

- The subdivision is in conformance with the goals, objectives, and policies of the Master Plan
The project is in conformance with all adopted El Paso County master plans. Detailed discussion for each master plan is provided above.
- The subdivision is in substantial conformance with the approved preliminary plan
The subdivision is in substantial conformance with the approved preliminary plan (PUDSP2110). Lot layout setbacks, easements, and subdivision layout match the preliminary plan. The total lot count for filing 1 was reduced by 2 lots due to a relocation of the water treatment site.
- The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, dta, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials
Subdivision meets El Paso County subdivision design standards.
- A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code
A water commitment letter is provided by Grandview Reserve Metropolitan District 1. Estimated water demand and supply is included in the commitment letter.

The following is a discussion of the status of each facet and what information is still needed before a finding of sufficiency can be made:

Quantity – Grandview Reserve Metropolitan District (GRMD) now owns both the Arapahoe and Laramie Fox-Hills (LFH) water. Additionally, the Determinations have been amended to allow for municipal use by GRMD. As such, the information provided in the Water Resource Report is complete to allow for a finding of sufficiency to be made.

Quality – Now that the Determinations have been amended to allow for municipal use by GRMD, the District is moving forward with drilling wells. Drilling of the first LFH and Arapahoe wells was completed in June 2024. Section 8.4.7(B)(10)(e) allows for water quality from nearby wells in the same aquifer to be used in cases where the proposed wells have not yet been drilled. We have used this data for the initial design. Water Quality from the drilled wells will be used for the final design. MSMD Well Site 6 has been identified as the nearest wells in the Arapahoe and LFH aquifers. The Water Quality results from MSMD A6 and LFH6 are included in Exhibits 1 and 2 (of the Water Resource Report) to be used as a basis for a finding of water quality sufficiency.

Dependability – Per the October 18, 2021 meeting with EPC staff, the water system design submittal must be made to CDPHE prior to a finding of sufficiency. The CDPHE submittal cannot be made until water quality results from the actual well(s) are available. It is anticipated that the CDPHE submittal will be made in the third quarter of 2024. As such, this submittal does not contain enough information for a finding of sufficiency for water dependability.

Current Status Acknowledgement – It is understood that this application for Final Plat approval will be subject to the requirements outlined in the El Paso County Memo: SUFFICIENCY REQUIREMENTS FOR DEPENDABILITY –UPDATED October 28, 2021. This memo outlines the requirements for Conditional Sufficiency. This project will be initially requesting conditional sufficiency until such time that a full finding of sufficiency can be made.

- A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. §30-28-133(6)(b)] and the requirements of Chapter 8 of this Code

A wastewater commitment letter is provided by Woodmen Hills Metropolitan District, meeting State and local laws and regulations, and the requirements of chapter 8 of the LDC.

The Grandview Reserve Filing 1 wastewater will be conveyed to the Woodmen Hills Metropolitan District (WHMD) Water Reclamation Facility (WRF) via the construction of three downstream sewer infrastructure components: a gravity main, lift station and force main (refer to the pending County application for Grandview Reserve Lift Station Forcemain Interceptor at Saddlehorn. The lift station is proposed to be located at Judge Orr and Curtis Road. The downstream sewer infrastructure will be designed and constructed by Grandview Reserve Metropolitan District (GRMD). Upon completion ownership will be transferred to WHMD who will own and operate the system.

It is understood that the downstream infrastructure included the Grandview Reserve Lift Station Forcemain Interceptor at Saddlehorn Project is required to be constructed and operational prior to issuance of any Building Permits. This off-site sewer infrastructure is intended to be constructed concurrent with the gravity sewer system within the limits of Filing No. 1.

- All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. §30-28-133(6)(c)]
No areas in the proposed subdivision that involve soil or topographical conditions presenting hazards or requiring special precautions have been identified.
- Adequate drainage improvements are proposed that comply with State Statute [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM
Adequate drainage improvements are proposed that comply with State Statute C.R.S. 30-28-133 (3)(c)(VIII) and the requirements of the Land Development Code and the Engineering Criteria Manual. Full Spectrum Extended Detention Basins D and E will capture the increased runoff from the added impervious and provide detention in order to outfall at or below historic rates.
- Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM
All lots will be accessible by new public streets that comply with the LDC and ECM. Street names have been approved by El Paso–Teller County 911 Authority

- Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision
Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision as discussed above. Open space, trails and access is provided in Tracts A, B, and C, please refer to the Construction Drawings. Based on recent discussions between Melody Homes, El Paso County, and the School District, Melody Homes is planning to dedicate a 25 acre parcel located within the proposed Grandview Phase 3 Development. It is intended that this dedication will take place prior to recording of the Filing No. 1 Plat.
- The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code
The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Land Development Code. The site lies within the Falcon Fire Protection District (FFPD). A commitment letter from the FFPD and a Fire Protection Report are included with the submittal. Fire Hydrants are designed in accordance with FFPD requirements.
- Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8
Necessary off-site improvements have been evaluated through the various reports submitted with the Final Plat, as well as the previously approved Preliminary Plan, and will mitigate the impacts of the subdivision in accordance with the applicable requirements of Chapter 8 of the Land Development Code. Eastonville Rd (from Londonderry to Rex Road) will be constructed in accordance with agreements currently being drafted between Melody Homes and El Paso County.
- Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated
Adequate public facilities or infrastructure for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated; All public facilities and infrastructure reasonably related to the Final Plat have either been constructed or are financially guaranteed through the Subdivision Improvements Agreement so the impacts of the subdivision will be adequately mitigated.
- The subdivision meets other applicable sections of Chapter 6 and 8; and El Paso County, Colorado Land Development Code Rules Governing Divisions of Land – Chapter 7-Page 10 Effective 05/2016
The subdivision complies with all applicable sections of the LDC .
- The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§34-1-302(1), et seq.]
There is no existing or proposed commercial mining for this project.

Respectfully submitted,

Brady Shyrock
Civil Engineering Project Manager
Galloway & Company, Inc.