



## MEMO

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To: Kari Parsons, El Paso County

From: Greg Panza

Subject: **Letter of Intent** for Grandview Reserve Water Treatment Facility

HRG Project Number: 201662.06

Date: August 2, 2024

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**Owner and Applicant:** DR Horton, Riley Hillen [RHillen@drhorton.com](mailto:RHillen@drhorton.com), phone: 303.503.4903

**Property Address:** PLAT #SF2311 Tract C

**Tax schedule number:** 4200000474

Add file number PPR2430

**Current zoning:** RR-2.5 and PUD

The proposed construction of a water treatment facility complies with the requirements of the Land Development Code and the required utilities will be coordinated and provided by DR Horton. The proposed construction will not generate additional traffic and does not anticipate having impacts on current traffic patterns.

The Grandview Reserve water treatment system is a local system collecting water from two wells and supplying it to a section of the future Grandview Reserve development project as described in the approved Grandview Metro District Project 1041 Submission. The well water will be transported to the treatment plant by the proposed water line. The water treatment facility will utilize pressure sand filtration and iron and manganese precipitation to treat raw water from the wells. The proposed water treatment plant will treat approximately 0.5 MGD with room to expand to 1.0 MGD.

The Grandview Reserve water treatment facility is located approximately 2,500 feet northeast of the corner of Eastonville Rd and Londonderry Dr. The facility resides within the overall parcel of 4200000474 of Grandview Reserve Filing No. 1 within section 28, township 12 south, range 64 west, within El Paso County (EPC). No ponds are anticipated on the water treatment plant site as drainage will conform to the Grandview Reserve Drainage Study. The initial phase to be constructed starts at just east of Eastonville Rd within the construction limits of Grandview Reserve to install and connect the necessary piping from the two proposed nearby wells—Laramie Fox Hills well and Arapahoe well. The Grandview Reserve water treatment will receive said well water to treat and source to the future local community. This project submittal consists of a construction document that includes the onsite water treatment plant.

Construction activities are listed in the table below.



Table 1. Anticipated Construction Activities by Project.

Project	Construction activities anticipated
Water Treatment Facility	Trench excavation and dewatering to install influent valve vault, including all necessary piping from wells to vault. Trench excavation and dewatering to install 10-inch water line with bedding to water treatment plant., approximately 850 feet of pipe. The above ground area will be graded, and a foundation will be placed for the proposed water treatment facility. A tank will be brought in and set in place for the purpose of storage for the water treatment facility. Initial erosion control and final stabilization/seeding will occur.

The water treatment facility will have no impact on the floodplain from construction activities. There is no infrastructure proposed within the Current Effective 100-yr floodplain or within the existing pending 100-yr floodplain. No additional fill is planned in the floodplain or floodway.

There's no disturbance to non-jurisdictional wetlands for the water treatment facility project. It's expected that disturbed areas will be restored back to pre-construction conditions.

An individual Transportation Impact Study (TIS) will not be required for this site. The project site resides within the overall Grandview Reserve development, which conducted a master TIS.

Utilities for the Grandview water treatment plant will be water, sewage, electric/fiber, natural gas, fire, and communication. The list below depicts the provider of each utility mentioned above.

Utility	Provider
Water	Grandview Reserve Metropolitan District
Sewage	Woodman Hills Metro District
Electric/Fiber	Mountain View Electric Association
Natural Gas	Black Hills Energy
Fire	Falcon Fire Protection District
Communications	Century Link

Address the 7 items listed in the ECM Appendix B Section B.1.2.D, as to why no TIS is required.

Indicate the road impact fees will need to be paid for lift station (Use square footage of building and Public/Institution fees).

Provide location, acreage and legal descriptions of the water lines also. Answer should identify all the parcels or roadways the lines will cross over.

Based on the landscape plan, it appears significant offsite improvements are being included as part of this application. If so, please detail in letter of intent. If not, please clarify. See landscape plan comments.