



Kari Parsons

EL Paso County Development Services Department
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Reference: GrandView Reserve Sketch Plan

The Peyton School District has some questions / concerns regarding this project and the proposed 10.7 acre school site. These would need to be resolved prior to acceptance of the site.

- Suitability for school construction:
 - The reports indicate some soils testing was completed through boring and test pits. None of the test locations were in the proposed school site (i.e.; expansive soil, collapsing soil, drainage and ground water depth).
 - 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?
 - Is the site free of any endangered species or other wildlife restrictions?
- Will the school be provided municipal water and sewer service?
- Will the school be provided access to a reclaimed water supply?
- What electrical power service will be available to the school site (single phase, three phase, voltages)?
- Will the school site 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.?
- The lot size for the proposed site appears to be small, especially considering the number of students that will be generated in this project.
- The proposed site appears to be for an elementary school and does not address the middle school and high school students that will be generated within this project.
- 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?
- Will the school be granted autonomy or be excluded from any HOA rules, requirements and restrictions.

Thank you,

Greg Land

Director of Facilities

www.peyton.k12.co.us