

April 25, 2022

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

**SUBJECT: Falcon Meadows at Bent Grass Filing No. 3
Early Grading Permit (EGP-22-XXX) – Letter of Intent**

Dear Ms. Parsons,

This Letter of Intent (LOI) is being submitted as part of the Early Grading Permit (EGP-22-XXX) application for Falcon Meadows at Bent Grass Filing No. 3. Challenger Communities, LLC is proposing to obtain an “Early Grading Permit” to initiate over-lot grading operations on the existing parcel (Tax Schedule #: 5301000019) in preparation for the 49 single-family residential lots that is proposed in the Final Plat (SF-22-XXX) project.

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

- 1) **[Introduction](#)**
 - This LOI includes all the information (#1-#5) listed in the “Final Plat Application – Letter of Intent” form provided by El Paso County (EPC) Planning and Development department. This project application is not a Final Plat (SF), but this information is still provided to assist in clarification of the project scope.
- 2) **[Supporting Documentation](#)**
 - A list of supporting documents is provided with associated descriptions for further clarification of the project scope.
- 3) **[El Paso County Master Plans](#)**
 - This EGP is associated with the Final Plat (SF-22-XXX) project. Please refer to the Letter of Intent in the final plat application for El Paso County Master Plan descriptions.
- 4) **[Land Development Code: Final Plat Criteria of Approval](#)**
 - This EGP is associated with the Final Plat (SF-22-XXX) project. Please refer to the Letter of Intent in the final plat application for “Final Plat Criteria of Approval Plan” descriptions.

Introduction

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

DEVELOPER / APPLICANT:

Jim Byers

Jim@ChallengerHomes.com

(719) 598-5190

Challenger Communities, LLC

8605 Explorer Dr.

Colorado Springs, CO 80920

CONSULTANT:

Grant Dennis, P.E.

GrantDennis@GallowayUS.com

(719) 900-7220

Galloway & Company, Inc.

1155 Kelly Johnson Blvd., Suite 305

Colorado Springs, CO 80920

2. SITE LOCATION, SIZE AND ZONING:

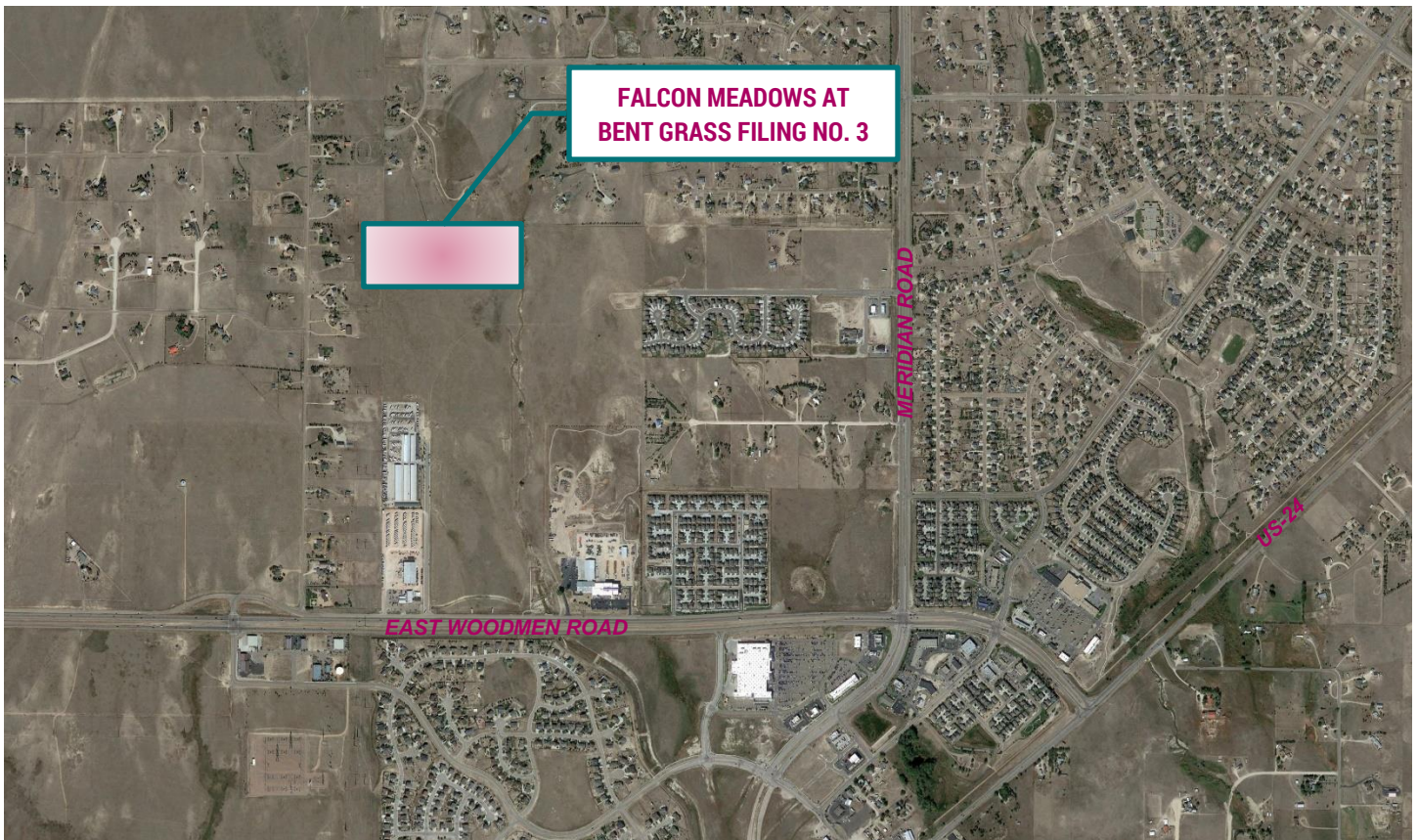
Location: Falcon Meadows at Bent Grass Filing No. 3 project site is located in the City of Falcon, El Paso County, CO. The site is located in the Northwest ¼ and Southwest ¼ of Section 1, Township 13 South, Range 65 West, of the Sixth Principal Meridian, County of El Paso, State of Colorado.

- The properties surrounding Falcon Meadows at Bent Grass Filing No. 3 include:
 - **North:** The Meadows Filing No. 3 (RR-5)
 - **East:** Bent Grass Residential Filing No. 2
 - **South:** Falcon Meadows at Bent Grass Filing No. 2
 - **West:** The Meadows 5-acre residential subdivision (RR-5)

Size: Falcon Meadows at Bent Grass Filing No. 3 consists of 12.74 acres.

Zoning: The existing parcel is zoned PUD. The zoning will remain unchanged with this project.

Schedule #: 5301000019



3. REQUEST AND JUSTIFICATION:

Request: Galloway & Company, Inc. on behalf of Challenger Communities, LLC requests approval of the Falcon Meadows at Bent Grass Filing No. 3 – Early Grading Permit (**EGP-22-XXX**) application. Furthermore, this application seeks approval for Pre-Subdivision Site Grading under Section 6.2.6 of the El Paso County Land Development Code.

Justification: The provided Early Grading & Erosion Control Plan, and Stormwater Management Plan conform to the Land Development Code Section 6.2.6 and the Engineering Criteria Manual (ECM). 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 in the Letter of Intent for the Final Plat (**SF-22-XXX**) project. Approval of the Early Grading Permit does not ensure approval of any other applications associated with this project and any work done is solely at the owner's risk.

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

Existing: The existing parcel is undeveloped, covered with native grasses and shrubs.

Proposed: The Early Grading & Erosion Control Plan does not propose any buildings or paving operations. Instead, it is proposed to over lot grade the entire site and provide the appropriate construction control measures (CCM) to mitigate any potential pollutants caused by pre-development construction activities. Please refer to the provided Grading & Erosion Control Plans for site specific CCM's.

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 Falcon Meadows at Bent Grass Filing No. 3 Early Grading Permit (**EGP-22-XXX**) application and are referenced in this LOI:

- Financial Assurance Forms
- Early Grading & Erosion Control Plan
- Grading & Erosion Control Checklist
- Stormwater Management Plan
- Stormwater Management Plan Checklist
- PBMP Applicability Form
- Pre-Subdivision Site Grading and ROA

FINANCIAL ASSURANCE FORMS

(Financial Assurance Forms – Provided by Galloway & Company, Inc.)

The provided Financial Assurance Forms include the Grading & Erosion Control Assurances for the Early Grading & Erosion Control Plan provided with this application (**EGP-22-XXX**) and the Final Grading & Erosion Control Plan provided with the Final Plat application (**SF-22-XXX**).

WATER QUALITY AND DETENTION

(PBMP Applicability Form – provided by Galloway & Company, Inc.)

As shown on the PBMP Applicability Form, it is required to provide water quality treatment for the Water Quality Capture Volume. However, this project will utilize an existing water quality facility that was construction with "Falcon Meadows at Bent Grass Filing No. 2". This water quality facility was designed in anticipation of this filing utilizing the facility for water quality treatment.

PRE-SUBDIVISION SITE GRADING

(Early Grading & Erosion Control Plan, Grading & Erosion Control Checklist, Stormwater Management Plan, Stormwater Management Plan Checklist, Pre-Subdivision Site Grading and ROA – provided by Galloway & Company, Inc.)

Galloway & Company, Inc. has prepared an Early Grading & Erosion Control Plan and Stormwater Management Plan that details the proposed over-lot grading and associated construction control measures. The provided plan and details conform to the Land Development Code Section 6.2.6 and the Engineering Criteria Manual (ECM). Additionally, a Pre-Subdivision Site Grading and ROA form is provided per Section 6.2.6 of the El Paso County Land Development Code.

El Paso County Master Plans

This EGP application is associated with the Final Plat (**SF-22-XXX**) project. Please refer to the Letter of Intent for that project for “Final Plat Criteria of Approval Plan” descriptions.

EPC Land Development Code – Criteria for Approval

This EGP application is associated with the Final Plat (**SF-22-XXX**) project. Please refer to the Letter of Intent for that project for “Final Plat Criteria of Approval Plan” descriptions.

Respectfully submitted,

Grant Dennis
Civil Engineering Project Manager
Galloway & Company, Inc.