



September 4, 2020

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

**SUBJECT: Bent Grass Meadows Drive & Meridian Road
Construction Drawing Review (CDR) – Letter of Intent**

Dear Ms. Parsons,

This Letter of Intent (LOI) is being submitted as part of the Construction Drawing Review (CDR) Application. Challenger Communities, LLC is proposing to construct a right turn lane from Bent Grass Meadows Drive onto Meridian Road, and also a south bound 960' long acceleration lane and 222' taper along Meridian Road.

1. OWNER/APPLICANT AND CONSULTANT:

DEVELOPER / APPLICANT:
Challenger Communities, LLC
8605 Explorer Dr.
Colorado Springs, CO 80920

CONSULTANT:
Galloway & Company, Inc.
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920

2. SITE LOCATION, SIZE AND ZONING:

The Bent Grass Meadows Drive & Meridian Road project site is located in the Northwest ¼ and Southwest ¼ of Section 1, Township 13S, Range 65W, of the Sixth Principal Meridian, County of El Paso, State of Colorado. The proposed improvements are located at the intersection of Bent Grass Meadows Drive and Meridian Road, as well as the west side of Meridian Road from Bent Grass Meadows Drive to Owl Place. This includes the construction of a right turn lane from Bent Grass Meadows Drive onto Meridian Road and a southbound 960' long acceleration lane and 255' taper along Meridian Road. The site is in Public Right-of-Way and therefore does not have an associated zoning designation.

3. REQUEST AND JUSTIFICATION:

This request for Bent Grass Meadows Drive & Meridian Road project was triggered by the proposed development of Bent Grass Residential Filing No. 2 (SF1914) that is part of the approved PUD Site Plan in 2014 (DSD File No. PUD-14-002).

Due to the increased traffic density through Bent Grass Meadows Drive from recent development in Bent Grass Metropolitan District (i.e. Bent Grass Commercial Filing No. 1, Bent Grass Residential Filing No. 1 and Filing No. 2) the need for increased traffic capacity has reached justification for the construction of proposed improvements outlined in the Traffic Impact Study (TIS) completed by LSC Transportation Consultants, Inc. dated April 17, 2020 (SF1914); including: proposed signals at the intersection of Bent Grass Meadows Drive and Meridian Road, a right-turn only lane from Bent Grass Meadows Drive onto Meridian Road, and an acceleration lane along Meridian Road for the right-turn only on from Bent Grass Meadows Drive. A deviation was previously approved waiving these improvements with the development of Bent Grass Residential Filing No. 1 and Bent Grass East Commercial Filing 2A. However, with the recent proposed development of Bent Grass Residential Filing No. 2, the aforementioned improvements must now be constructed.

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

Existing

The existing project site consists of Bent Grass Meadows Drive, an 80' R.O.W. Collector, consisting of (1) left turn lane and (1) right turn lane East bound onto Meridian Road. Southbound Meridian Road consists of (2) lanes and (1) deceleration lane approaching Bent Grass Meadows Drive. Northbound Meridian Road consists of (2) lanes, and (1) left turn lane onto Bent Grass Meadows Drive. An existing roadside ditch runs parallel to Southbound Meridian road along the west side. Currently, (3) existing 45" X 29" Elliptical RCP storm pipes run under Bent Grass Meadows Drive at Meridian Road.

Proposed

East bound Bent Grass Meadows Drive is to add a turn lane onto Meridian Road. East bound Bent Grass Meadows Drive will now include (2) left turn lanes and (1) right turn lane. In addition, a 960' acceleration lane with a 255' taper will be constructed along South bound Meridian Road. The (3) existing 45" X 29" Elliptical RCP storm pipes and associated FES' will be extended to accommodate the additional turn and acceleration lane. Additionally, (2) new 45" X 29" Elliptical RCP storm pipes and necessary FES' will be constructed next to the (3) existing elliptical pipe, under Bent Grass Meadows Drive, to convey additional off-site flows described in the FDR. Additionally, A TRM lining will be placed on the west side ditch, between Bent Grass Meadows Drive & Owl Place, to provide interim ditch stabilization.

Additionally, the intersection of Bent Grass Meadows Drive and Meridian Road is proposed to be signalized. The locations are shown in Attachment 9 – Traffic Signal Plans.

Lastly, as a part of the Bent Grass Meadows Drive & Meridian Road project, Challenger Homes, Inc. has agreed to provide a drainage study on the existing roadside ditch and crossing under Bent Grass Meadows Drive along Southbound Meridian Road. The ultimate improvements associated with this study are not part of this project and are only provided to give the County a look at what the associated improvements would be, as it is anticipated these improvements will be constructed in the future when Meridian Road is widened and additional ROW is obtained to improve the ditch between Bent Grass Meadows Dr. and Owl Pl.

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

There are no waiver or deviations requests for the Bent Grass Meadows Drive & Meridian Road project.

6. **THE TOTAL NUMBER OF ACRES IN THE REQUESTED AREA:**

Bent Grass Meadows Drive & Meridian Road project consists of 0.69 acres in the requested area.

7. **ANTICIPATED SCHEDULE OF DEVELOPMENT:**

Construction for the development of this project is currently projected to begin in October of 2020. It is estimated that construction activities will be completed by October 2021. Final stabilization is expected in September of 2021.

Respectfully submitted,

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

Attachments:

- Attachment 1 – Construction Drawings (Plans/Profiles)
- Attachment 2 – Drainage Letter
- Attachment 3 – Financial Assurance Forms
- Attachment 4 – Grading & Erosion Control Plan

Challenger Homes, Inc.
Bent Grass Meadows Drive & Meridian Road
Letter of Intent

- Attachment 5 – Letter of Intent
- Attachment 6 – Erosion and Stormwater Quality Control Permit (ESQCP)
- Attachment 7 – Traffic Impact Study
- Attachment 8 – Storm Water Management Plan (SWMP)
- Attachment 9 – Traffic Signal Plans
- Attachment 10 – GEC Checklist
- Attachment 11 – SWMP Checklist
- Attachment 12 – Future Sidewalk Exhibit