



September 20, 2021

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

**SUBJECT: Falcon Meadows at Bent Grass Drainage Channel
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 for the Drainage Channel Improvements through Falcon Meadows at Bent Grass. Challenger Communities, LLC is proposing to improve the existing channel, beginning approximately 350’ north of Woodmen Road to the north property line of the Bent Grass property. Improvements will consist of roughly 3500 l.f. of channel regrading, as well as several drop structures.

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 through the existing portion of the Falcon Drainage Basin west tributary, north of Woodmen Road.

3. REQUEST AND JUSTIFICATION:

This request for Drainage Channel improvements project was triggered by the proposed development of Falcon Meadows at Bent Grass Filing No. 1 (SF-20-020) that is part of the current PUD Site Plan under review (PUDSP-20-005).

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

Existing

The existing project site consists of the existing channel running north from Woodmen Road to the north property line of the Bent Grass development. This stretch of the existing channel is referred to as channel reaches RWT210 & RWT204 in the Falcon Drainage Basin Planning Study and Bent Grass Master Drainage Development Plan. Reach RWT202 branches off to the west on the Bent Grass property at the confluence of Reaches RT210 and RWT 204.

Proposed

Reach RWT202 will be re-channelized to run along the north property line of the Bent Grass Development, combining with RWT 204, then traversing through the Bent Grass Development area. Channel Reach RWT210 begin at the south property line of the Bent Grass development and will continue to the south through 3 various other property owners, until it reaches the existing culvert crossing at Woodmen Road. The channel improvements will include, channel grading, minor realignment of the centerline and drop structures, as needed to maintain channel velocities, flow depths and Froude numbers.

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

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

There are no waiver or deviations requests for this project.

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

Bent Grass Channel Improvements project consists of 16.4 acres in the requested area.

7. **ANTICIPATED SCHEDULE OF DEVELOPMENT:**

Construction for the development of this project is currently projected to begin in January of 2022. It is estimated that construction activities will be completed by September 2022. Final stabilization is expected in March of 2023.

Respectfully submitted,

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