

3/28/2022

El Paso County Development Services Department
Attn: Mr. Ryan Howser
2880 International Circle
Colorado Springs, CO 80910

**SUBJECT: Akers Acres Subdivision Filing No. 1a
Final Plat (SF-21-39) – Letter of Intent**

Dear Mr. Howser,

This Letter of Intent (LOI) is being submitted as part of the Final Plat Review (SF-21-39) application for Akers Acres Subdivision Filing No. 1a. D & K Ackers, LLC is proposing to replat "Lot 3, Akers Acres Subdivision 1" in order to subdivide the lot into two lots of approximately 5-acres and 4.26-acres.

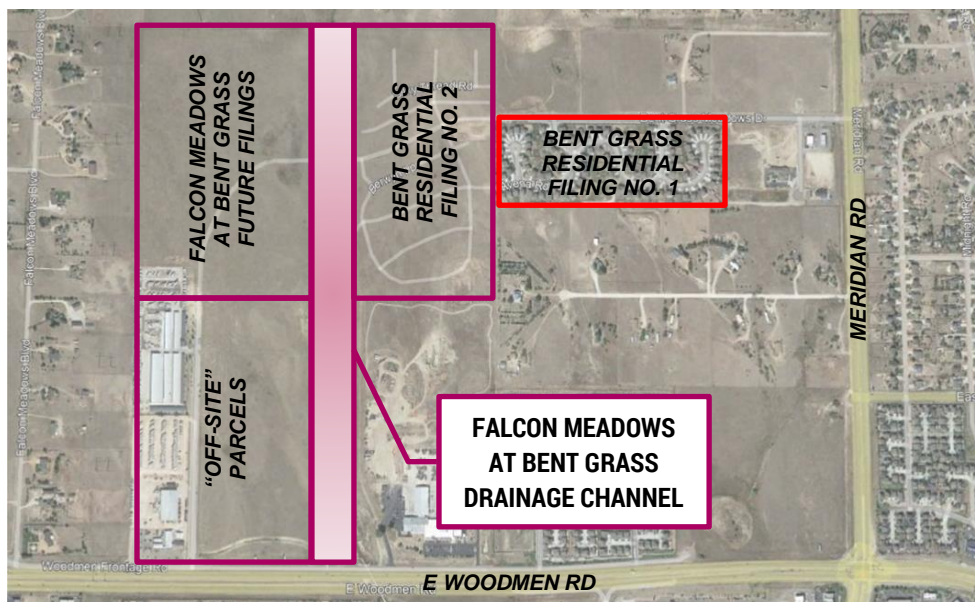
1. OWNER/APPLICANT AND CONSULTANT:

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 Falcon Meadows at Bent Grass Drainage Channel 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 immediately north of Woodmen Road which is approximately 3,615 feet west from the intersection of Woodmen Road and Meridian Road.



3. REQUEST AND JUSTIFICATION:

This request for the Falcon Meadows at Bent Grass Channel Improvements project was triggered by the proposed development of Bent Grass Residential Subdivision Filing No. 2 (SF-19-014) and Falcon Meadows at Bent Grass Filing No. 1 (SF-21-020) that is associated with the approved PUDSP / Preliminary Plan (PUDSP-20-005).

Due to proposed and future development within the vicinity of the channel, it is proposed to add additional drop structures and realign the channel.

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

Existing

Falcon Meadows Channel is currently a natural drainageway, running through the Falcon Meadows at Bent Grass development, south to Woodmen Road. The channel continues south under Woodmen Road, eventually entering existing Detention Pond WU in the Falcon Highlands development. The MDDP showed the channel remaining as a natural channel with grade control structures placed throughout to help control velocities and degradation throughout the channel. The channel was to remain as close to natural conditions as possible, with improvements only occurring in the vicinity of the drops/grade control structures.

Recent improvements to reach "RWT202" was completed with Bent Grass Residential Filing No. 2 (SF-19-014). This section of channel was realigned along the north property line of the Bent Grass development to merge with reach "RWT204".

Proposed

This project proposes improvements to reach "RWT204" and "RWT210" that conveys flows to Pond WU. The proposed improvements include additional grouted stepped boulder drop structures and realignment of the channel. The channel will be a trapezoidal section with 4:1 side slope. An overall longitudinal channel slope of 0.30% is used to keep the channel flow in a sub-critical flow. Due to the steepness of the site in relation to the 0.30% channel slope, grouted stepped boulder drop structures is proposed in lieu of the rock vane grates as specified in the Drainage Basin Planning Study.

The channel improvements are broken into 5 phases. Phases 1 and 2 are located within the Bent Grass Development. Phases 3, 4 and 5 are all considered "off-site".

5. WAIVER/DEVIATION REQUESTS AND JUSTIFICATION:

There are no waiver or deviations requests for this project.

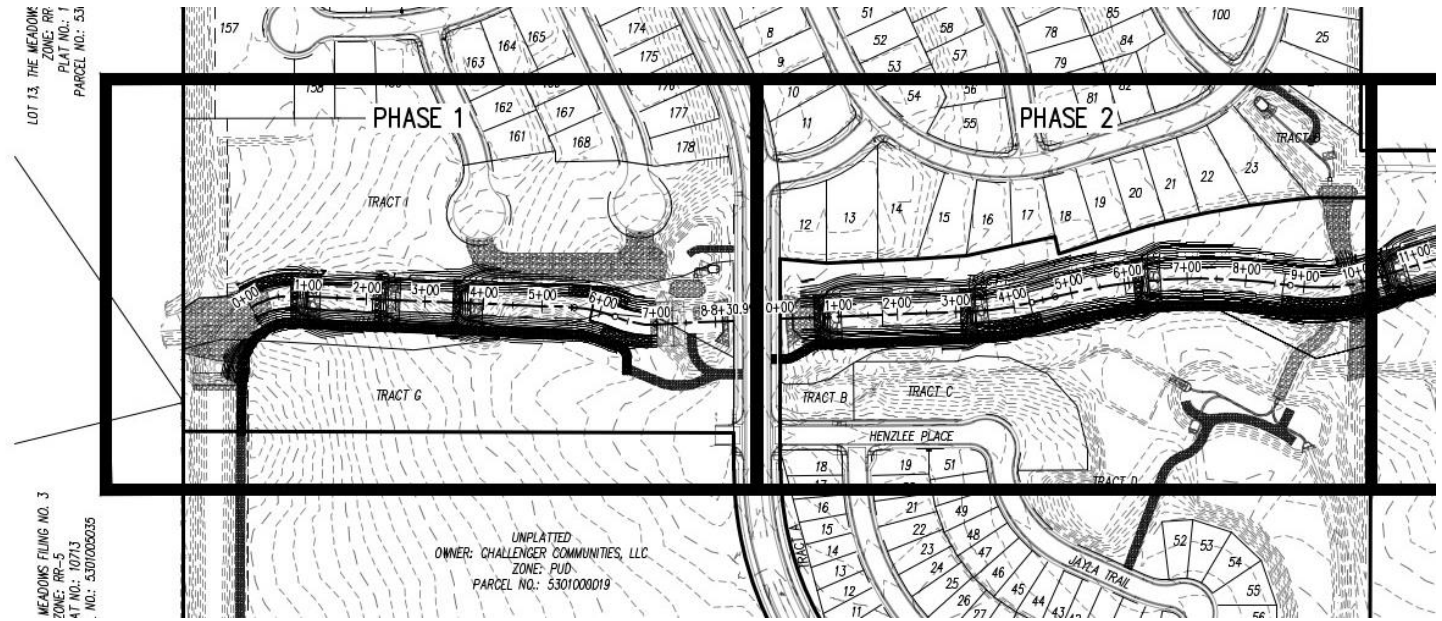
THE TOTAL NUMBER OF ACRES IN THE REQUESTED AREA:

The Falcon Meadows at Bent Grass Channel Improvements project site will disturb approximately 9.175 acres of existing channel within a drainage easement.

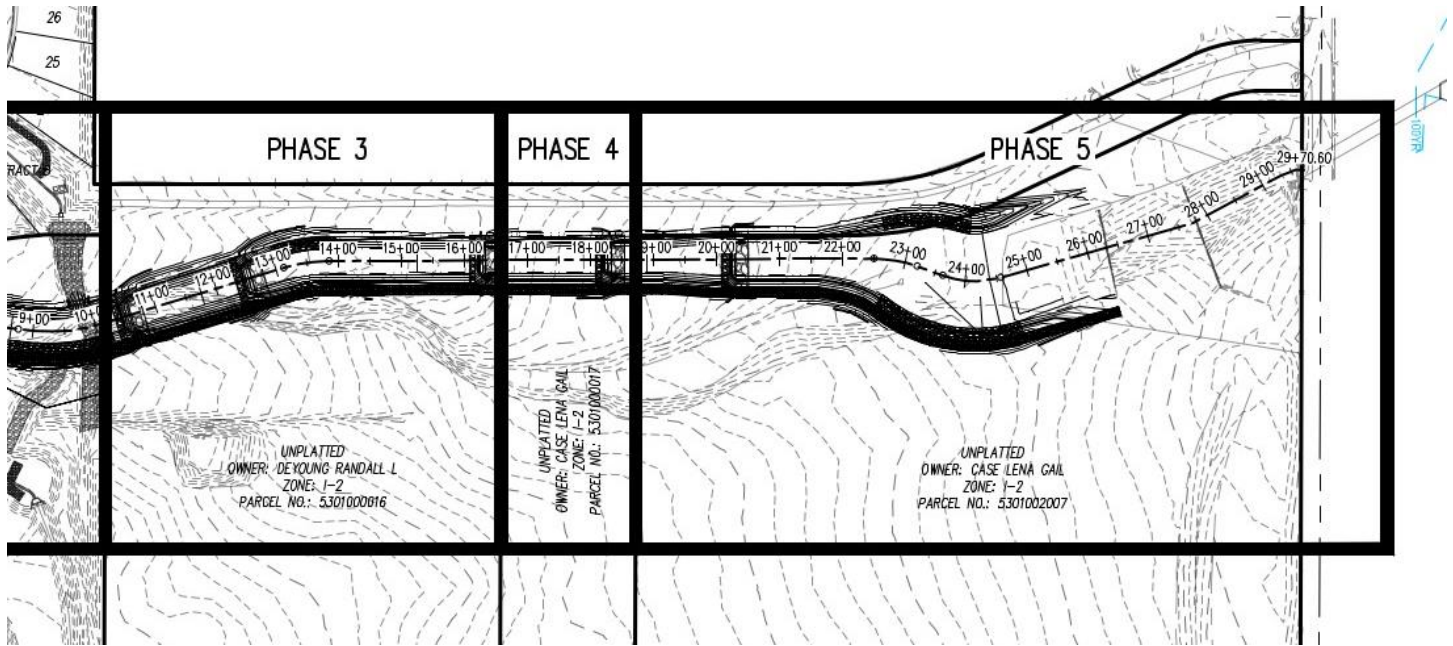
IF PHASED CONSTRUCTION IS PROPOSED, HOW IT WILL BE PHASED:

The channel improvements are broken into 5 phases. Phases 1 and 2 are located within the Bent Grass Development and considered "on-site". Phases 3, 4 and 5 are considered "off-site". Construction will not necessarily follow in order from phases 1-5. See the anticipated schedule of development below for further explanation.

On-Site Construction Phases:



Off-Site Construction Phases:



ANTICIPATED SCHEDULE OF DEVELOPMENT:

The conditions of approval for the approved PUDSP-20-005 “Falcon Meadows at Bent Grass PUD Preliminary Plan” lists specific channel improvements required to be completed as future development progresses. The table below offers a summary of the anticipated schedule of development:

ANTICIPATED ORDER OF DEVELOPMENT	PLAT TO BE RECORDED	REQUIRED CHANNEL PHASE TO BE COMPLETED
FIRST	FALCON MEADOWS AT BENT GRASS FILING NO. 1	PHASE 2 TO BE COMPLETED WITHIN 2-YEARS OF PLAT RECORDING DATE
SECOND	FALCON MEADOWS AT BENT GRASS FILING NO. 2	PHASE 1 TO BE COMPLETED WITHIN 2-YEARS OF PLAT RECORDING DATE
THIRD	FALCON MEADOWS AT BENT GRASS FILING NO. 3	PHASES 3, 4 AND 5 MUST BE COMPLETED PRIOR TO PLAT RECORDING
FOURTH	FALCON MEADOWS AT BENT GRASS FILING NO. 4	PHASES 3, 4 AND 5 MUST BE COMPLETED PRIOR TO PLAT RECORDING
UNKNOWN	OFF-SITE PARCEL (53010-00-016)	DEVELOPER/OWNER MUST COMPLETE PHASE 3 WITH PROPOSED DEVELOPMENT OF PARCEL
UNKNOWN	OFF-SITE PARCEL (53010-00-017)	DEVELOPER/OWNER MUST COMPLETE PHASE 4 WITH PROPOSED DEVELOPMENT OF PARCEL
UNKNOWN	OFF-SITE PARCEL (53010-02-007)	DEVELOPER/OWNER MUST COMPLETE PHASE 5 WITH PROPOSED DEVELOPMENT OF PARCEL

At this time, it is unclear whether the off-site parcels will develop after or before the future “Falcon Meadows at Bent Grass” filings are recorded. If the downstream owners located on the off-site parcels take responsibility for channel construction, then the conditions of approval for PUDSP-20-005 may be revised administratively to remove/modify the construction responsibilities of the channel. If Challenger Homes elects to complete the entire channel, construction activities will commence in the summer of 2022 and be completed in the summer of 2023.

ANTICIPATED PERMITS REQUIRED:

The proposed channel improvements are proposed within the existing floodplain for “Unnamed Tributary to Black Squirrel Creek No. 2”. This floodplain is classified as ZONE AE on the Effective FEMA FIRM, and because there is no regulatory floodway associated with the creek, improvements that encroach on the tributary’s floodplain meet the criteria to obtain a floodplain permit through a less than one-foot rise certification with the PPRBD.

This certification permits development within the floodplain as long as the hydraulic study demonstrates that: “the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood elevation more than one-foot at any point within the community.” However, in January 2014 the State of Colorado implemented a more stringent floodway surcharge of one-half foot. Therefore, per FEMA’s and PPRBD floodplain and stormwater regulations, the more stringent guideline governs.

Challenger Communities, LLC
Falcon Meadows at Bent Grass Channel Improvements
Letter of Intent

Submittal of a Conditional Letter of Map Revision (CLOMR) to FEMA is not anticipated for the current project assuming the minimum guidelines are satisfied. Due to the drop in water surface elevations, it is a Letter of Map Revision (LOMR) will be submitted to FEMA upon construction completion of the channel improvements.

Address all permits needed.

Respectfully submitted,

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