

October 21, 2019

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

**SUBJECT: Bent Grass Residential Filing No. 2 – Single Family  
Predevelopment Site Grading Application – Letter of Intent**

Dear Ms. Parsons,

This Letter of Intent (LOI) is being submitted as part of the Predevelopment Site Grading Application. Challenger Homes, Inc is proposing to construct 181 single family lots, northwest of E. Woodmen Road and Meridian Road. The applicant seeks approval for Pre-Development Site Grading under Section 6.2.6 of the El Paso County Land Development Code.

**OWNER/APPLICANT AND CONSULTANT**

***PROPERTY OWNER / APPLICANT:***

Challenger Homes, Inc.  
8605 Explorer Dr.  
Colorado Springs, CO 80920

***CONSULTANT:***

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

**SUBDIVISION NAME**

The Bent Grass Residential Filing No. 2 project site is in the West half of Section 1, Township 13 South, Range 65 West of the 6<sup>th</sup> Principle Meridian, County of El Paso, State of Colorado. The project site is bounded East by Bent Grass Residential Filing No. 1, North by The Meadows Filing No. 2, West, by The Meadows Filing No. 3, and South by Latigo Business Center Filing No. 1.

**REQUEST AND JUSTIFICATION**

This request is specifically for Pre-Development Grading approval. Bent Grass Residential Filing No. 2 is part of the PUD Site Plan approved in 2014 (DSD File No. PUD-14-002). The lot and street layout conform substantially to the approved PUD plan.

**Streets** – Streets within this development conform PUD requirements that they be paved with curb and gutter and include sidewalks. Sidewalks are placed as shown on the approved PUD

**Access** – Residential lots contained in this development do not have direct access to Bent Grass Meadows drive as stipulated in the approved PUD.

**Open Space** - The total area include in the Bent Grass Residential F2 plat is 50.795 acres. Of this area 9.275 acres is dedicated as Public Right of Way. Per the PUD requirements a total of 10% PUD gross site area is required to be set aside as open space with 25% of the open space usable area. To satisfy this requirement will take 5.08 acres. Tract D (3.39 acres), as shown on the PUD was intended to satisfy much of the open space requirement with the remainder included in "Pocket Parks" and "Pedestrian Trails and Drainage." areas. Tract D is not included in this plat but will be part of future

developments in this PUD. Filing 2 has 2.11 acres of useable open space. This open space includes areas (inside F2) identified in the PUD as "Pocket Parks" and "Pedestrian Trails and Drainage".

### **ZONING / LAND USE**

The site is zoned PUD and the final plat conforms to this zone. The proposed land use is Residential Single Family.

### **TOTAL SIZE OF REQUESTED AREA**

Bent Grass Residential Filing 2 comprises 50.8 acres.

### **RESIDENTIAL UNITS**

Bent Grass Residential Filing 2 comprises 181 Single Family Residential Dwelling Units on 50.8 acres (3.5 Du/Acre).

### **INDUSTRIAL / COMMERCIAL SITES**

None.

### **MOBILE HOME UNITS**

None.

### **UTILITY SERVICE PROVIDERS**

Water and Wastewater service will be provided by the Woodmen Hills Metropolitan District (WHMD). WHMD issued a "Will Serve Letter" for both water and wastewater service. As part of the agreement with WHMD a payment of \$1.3Mil was made by Challenger Homes to WHMD.

Electric service will be provided by Mountain View Electric Association and natural gas service will be provided by Colorado Springs Utilities. "Will Serve" letters were issued by both parties for Bent Grass Filing No. 2.

### **DRAINAGE**

On site drainage will flow into two channels that run through the site. The two channels come together near the southern end of the site and release stormwater direction to the West Tributary channel designated RWT204. This channel flows offsite into an existing regional detention pond designated WU. Pond WU has an existing embankment failure. Additionally, Pond WU does not provide Water Quality treatment.

As part of the Bent Grass Filing 2 development, Challenger Homes has agreed to repair the existing embankment failures and reconstruct the existing pond outfall structure. Repairs to the existing pond will allow it to be approved by El Paso County. Reconstructing the existing pond outfall structure will allow the pond to provide Water Quality Treatment.

### **ACCESS**

The site will be connected along Bent Grass Meadows Drive which terminates at Meridian Road on the east and Woodmen Frontage Road on the west. The Bent Grass Metropolitan District is responsible for improvements to the Meridian Road and Bent Grass Meadows Drive intersection. These improvements are anticipated to be completed by the summer of 2020.

**DEVIATION**

waiver (LDC)

A deviation is requested from the 10% open space PUD requirement for this development. This open space requirement will be satisfied once the remaining area in this PUD is developed.

Respectfully submitted,

This does not need to  
be included in the early  
grading LOI.

---

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

**Attachments:**

**Attachment 1 – Construction Drawings (Plan & Profiles)**

**Attachment 2 – Financial Assurance Forms**

**Attachment 3 – Drainage Report (Final)**

**Attachment 4 – Grading & Erosion Control Plan (24x36)**

**Attachment 5 – Letter of Intent**

**Attachment 6 – Erosion and Stormwater Quality Control Permit (ESQCP)**

**Attachment 7 – Storm Water Management Plan (SWMP)**

**Attachment 8 – MS4 Post Construction Form**

**Attachment 9 – Stormwater Detention & Infiltration Design Data Worksheet (SDI Worksheet)**

**Attachment 10 – PDB/BMP Operations & Maintenance Manual**

**Attachment 11 – Grading & Erosion Control Checklist**

**Attachment 12 – SWMP Checklist**

**Attachment 13 – PBMP Applicability Form**