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November 19, 2021

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

SUBJECT: Woodmen Frontage Road Turn Lane
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 Woodmen Frontage Road Improvements. Challenger Communities, LLC is proposing to widen Woodmen Frontage Road to accommodate an eastbound left-turn lane approaching Bent Grass Meadows Drive.

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 Woodmen Frontage Road and Bent Grass Meadows Drive. All construction activities will occur in public right of way and span approximately ~1,000 LF in length.

3. ***REQUEST AND JUSTIFICATION:***

This request for the Woodmen Frontage Road Turn Lane project was triggered by the proposed development of Falcon Meadows at Bent Grass Filing No. 2 (SF-21-34) that is associated with the approved PUD Site Plan (PUDSP-20-005).

Due to the increased traffic density onto Bent Grass Meadows Drive from recent development in the Bent Grass Metropolitan District (i.e. Bent Grass Commercial Filing No. 1, Bent Grass Residential Filing No. 1 and 2, and Falcon Meadows at Bent Grass Filing No. 1) the need for increased traffic capacity turning left onto Bent Grass Meadows Drive from Woodmen Frontage Road has reached justification.

According to the Traffic Impact Study & Memo completed by LSC Transportation Consultants, Inc., dated June 22, 2021 (SF-21-34), the trigger for justification of these improvements is when the eastbound left-turn lane approaching Bent Grass Meadows Drive exceeds 25 vehicles per hour. This trigger is met with the development of Falcon Meadows at Bent Grass Filing No. 2 (SF-21-34).

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

Existing

The existing intersection of Woodmen Frontage Road and Bent Grass Meadows Drive consists of the following:

- Woodmen Frontage Road (R.O.W. Varies, Asphalt Paving, No Curb and Gutter)
  - West Bound
    - (1) 12' Lane w/ 4' Shoulder
  - East Bound
    - (1) 12' Lane w/ 4' Shoulder
- Bent Grass Meadows Drive (80' R.O.W., Asphalt Paving, Striped Median, Curb and Gutter, 5' Sidewalk)
  - South Bound
    - 22' Asphalt Mat (No existing striping)
  - North Bound
    - 22' Asphalt Mat (No existing striping)

Proposed

This project proposed improvements to Woodmen Frontage Road. The existing conditions of Bent Grass Meadows Drive will remain. This project will widen the asphalt mat of Woodmen Frontage Road to the north. Additionally, new striping is proposed to achieve the following layout (proposed improvements are in **bold**):

- Woodmen Frontage Road (R.O.W. Varies, Asphalt Paving, No Curb and Gutter)
  - West Bound
    - (1) 12' Lane w/ 4' Shoulder **(This lane will shift to the north to accommodate the East bound turn lane. This shift is proposed with a 270' taper length)**
  - East Bound
    - (1) 12' Through Lane w/ 4' Shoulder
    - **(1) 12' Left Turn Lane (160' taper length, 155' Deceleration Length, 160' Storage Length)**
- Bent Grass Meadows Drive *(Unchanged)*

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:***

Woodmen Frontage Road Turn Lane project will disturb approximately 0.39 acres of public right of way.

7. ***ANTICIPATED SCHEDULE OF DEVELOPMENT:***

Construction for the development of this project is currently projected to begin in April of 2022. It is estimated that construction activities will be completed by May 2022. Final stabilization is expected in June of 2022.

Respectfully submitted,

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