



1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220 • GallowayUS.com

March 13, 2020

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
Final Plat Application (SF-19-014): Letter of Intent**

Dear Ms. Parsons,

This Letter of Intent (LOI) is being submitted as part of the Final Plat Application. Challenger Communities, LLC is proposing to construct 178 single family lots, northwest of E. Woodmen Road and Meridian Road. Bent Grass Residential Filing No. 2 is the second filing of the Bent Grass Planned Unit Development, refer to the provided Vicinity Map below.

In accordance with El Paso County requirements, as described in the Land Development Code for the Final Plat application, the following required information is provided:

1. Owner and Applicant/Consultant Information:
2. Site location, size and zoning
3. Request and Justification
(A statement regarding Final Plat approval criteria from the *Land Development Code Sec. 7.2.1 – (D) (3) (f) Criteria for Approval* is also included in this list)
4. Existing and proposed facilities, structures, roads, etc.
5. Waiver and deviation requests

The information below is also provided to help further clarify the purpose and extent of Bent Grass Residential Filing No. 2:

6. The total number of acres in the requested area
7. The total number of residential units and densities for each dwelling unit type
8. Typical lot sizes: length and width
9. Type of proposed recreational facilities
10. If phased construction is proposed, how will it be phased
11. Anticipated schedule of development
12. How water and sewer will be provided
13. Proposed uses, relationship between uses and densities
14. Areas of required landscaping
15. Proposed access locations
16. Approximate acres and percent of land to be set aside as open space, not to include parking, drive, and access roads

1. OWNER AND APPLICANT/CONSULTANT:

PROPERTY OWNER / DEVELOPER:

Challenger Communities, LLC
8605 Explorer Dr.
Colorado Springs, CO 80920

APPLICANT / CONSULTANT:

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

2. SITE LOCATION, SIZE AND ZONING:

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 6th 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. This final plat filing will include 178 single family lots and 13 tracts for either landscape, utility, buffer, open space, drainage purposes, or future development. The aforementioned tracts will be owned and maintained by Bent Grass Metropolitan District. The site is zoned PUD and the final plat conforms to this zone. The proposed land use is Residential Single Family.

3. REQUEST AND JUSTIFICATION:

This request for Bent Grass Residential Filing No. 2 is part of the Bent Grass Planned Unit Development originally approved in 2006, and later amended and approved July 8, 2014 (DSD File No. PUD-14-002). This proposed filing is in conformance with the Final Plat criteria from the Land Development Code, Sec. 7.2.1 – (D) (3) (f) *Criteria for Approval*. The lot and street layout conform substantially to the approved PUD plan.

Site Layout – The Bent Grass Residential Filing No. 2 includes three lot types: Type A, Type B, and Type T. These are shown in detail in the provided Grading & Erosion Control Plans. Lots adjacent to the property boundary that border existing filings with large lots are all roughly 1 acre lots in order to provide a buffer with the existing larger adjacent lots. This is in conformance to the approved PUD. The majority of the lots are 1/8 and 1/4 acre in size, approximately 55' x 110' (6050 SF), and 70' x 130' (9100 SF), or as otherwise depicted on the plat and in conformance with the approved and recorded PUD Site 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 68.545 acres. Of this area 14.817 acres is dedicated for Public Right of Way, 33.904 AC is dedicated for 178 single-family lots, and 19.824 AC is dedicated for 13 tracts of varying use. 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. This phase provides over 16% of open space. Below is a table that summarizes open space for previous, current, and future filings of the Bent Grass overall development.

Off Site Improvements – Challenger Communities, LLC agreed to perform repairs and upgrades to Regional Pond WU as part of this development. Pond WU currently has a failure of an upstream diversion intended to divert stormwater into an existing wetland and does not provide Water Quality.

The current design will restore the upstream diversion and modify the existing outfall structure to provide Water Quality. These repairs and modifications will benefit all upstream developments. Challenger Communities, LLC will work with County Staff on revisions to the proposed design to ensure maintenance of the Pond and structures can be performed as efficient as possible.

Drainage Credits – Cost for improvements to Pond WU will be offset though Drainage Fee Credits. Challenger Communities, LLC intend to request cost recovery from upstream properties that benefit from Pond WU improvements to the extent that these costs exceed credits provided by the Drainage Fee System.

Category	Bent Grass Approved PUD	Bent Grass Residential Filing No. 1	Bent Grass Residential Filing No. 2	Bent Grass Residential Future Filings
Total Filing Area	140.1 (ac)	28.510 (ac)	68.545 (ac)	43.045 (ac)
Total Open Space Provided	12.4 (ac)	1.413 (ac)	11.034 (ac)	***
% of Open Space	10%	4.9%	16.1%	***

*** = PUD Requirement met, additional area not required. Developer may choose how much additional space to provide if desired.

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

Existing

The existing project site is undeveloped. A 2-track dirt road that approximately follows the alignment of the proposed Bent Grass Meadows Drive runs through the center of the site. Overhead Electric lines run North and South along the west property line. As described in the approved DBPS completed by Matrix in 2015, two existing channels bisect the project site named RWT202 and RWT204.

Proposed

The proposed Bent Grass Meadows Drive will connect to the existing portions of the aforementioned road on the east side of the property, and the south west corner. Two 16' x 6' concrete box culverts are proposed to pass 1400 cfs under Bent Grass Meadows Drive. In addition, proposed facilities will consist of local residential roads, watermain, sanitary sewer, storm sewer, electric, and gas lines. Two water quality capture volume (WQCV) detention ponds will be provided adjacent to RWT204 and RWT210. These ponds are designed to treat the WQCV before out falling into public waters. The existing reach RWT202 will be rerouted to RWT204 along the northern property line once it crosses the north property boundary (*Refer to Attachment 6 for the Drainage Report – Final*). All proposed facilities will be in accordance with El Paso County design standards and conforms substantially to the approved PUD Site Plan approved in 2014.

Lastly, as a part of the Bent Grass Residential Filing No. 2 development, Challenger Communities, LLC. has agreed to repair the existing embankment failures and reconstruct the existing pond outfall structure for the Regional Detention Pond WU. This pond is located south of the proposed development on the NW Corner of New Meridian and HWY 24.

5. WAIVER/DEVIATION REQUESTS AND JUSTIFICATION:

There are no waiver or deviations requests for Bent Grass Residential Filing No. 2.

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

Bent Grass Residential Filing No. 2 comprises of 68.545 acres.

7. THE TOTAL NUMBER OF RESIDENTIAL UNITS AND DENSITIES FOR EACH DWELLING UNIT TYPE:

Bent Grass Residential Filing 2 comprises 178 Single Family Residential Dwelling Units on 68.545 acres (2.98 DU/Acre). This calculation uses a total area of 59.755 acres instead of the total area platted because Tracts G and I (8.790 acres) is for future development, which will include future dwelling units.

8. TYPICAL LOT SIZES: LENGTH AND WIDTH:

Lots adjacent to the property boundary that border existing filings with large lots are all roughly 1 acre lots. This is in conformance to the approved PUD. The majority of the lots are 1/8 and 1/4 acre in size, approximately 55' x 110' (6050 SF), and 70' x 130' (9100 SF), or as otherwise depicted on the plat and in conformance with the approved and recorded PUD Site Plan.

9. TYPE OF PROPOSED RECREATIONAL FACILITIES:

Bent Grass Residential Filing No. 2 will provide a total of 4.078 acres of open space. Included in this area will be 2 "pocket parks" located in proposed Tract A (0.178 ac) and Tract D (0.219 ac). Tracts G and I are dedicated for future development. The final layout of this development is not yet known but could potentially include proposed recreational facilities. Finally, the remaining tracts provided are all dedicated for drainage purposes and other miscellaneous uses.

The approved Bent Grass PUD states to provide a 25' public regional trail in correlation with the final engineering of the drainage corridor (Refer to Note 11 under General Notes of the PUD Plan Amendment). However, the final design of the drainage corridor will not be completed in this filing as the existing channel was proved to be stable. Future Bent Grass Residential Filings will provide the final design of the drainage corridor and allow for the 25' public regional trail easement to be finalized.

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

Construction is proposed to be completed in 3 phases. The first phase will encompass lots 1-23, Tracts B and E, lots 42-83 and 111-120. Also, the associated internal roadways adjacent to said lots and the portion of Bent Grass Meadows drive adjacent to it. Phase 2 will encompass lots 24-41, 84-110, Tracts A and C and the associated internal roadways adjacent to said lots. Finally, phase 3 will encompass lots 121-178, and tracts D, F, G, H, and I. Also, the associated internal roadways adjacent to said lots as well as Bent Grass Meadows Drive. Please refer to the provided construction phasing map located in the *Bent Grass Residential Filing No. 2 - Construction Plans*, sheet C0.04.

11. ANTICIPATED SCHEDULE OF DEVELOPMENT:

Construction for the development of this project is currently projected to begin in December of 2019. It is estimated that construction activities will be completed by December 2020. Final stabilization is expected in the spring of 2021.

12. HOW WATER AND SEWER WILL BE PROVIDED (AND ELECTRIC):

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 \$1.3 Mil. was made by Challenger Communities, LLC 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.

13. PROPOSED USES, RELATIONSHIP BETWEEN USES AND DENSITIES:

The proposed use, as described on the PUD Site Plan, is the development of residential single-family lots. All lots will comply with the RS-5000 zoning district. This enforces the minimum lot size to be 5,000 SF.

14. AREAS OF REQUIRED LANDSCAPING:

Per the approved PUD Site Plan, Landscape requirements shall only apply to those roadways which are collector, or above which have a double frontage residential lots that are adjacent to a collector or greater roadway classification. A proposed landscape plan for the required landscaping is provided for Bent Grass Meadows Drive that is adjacent to Bent Grass Residential Filing No. 2.

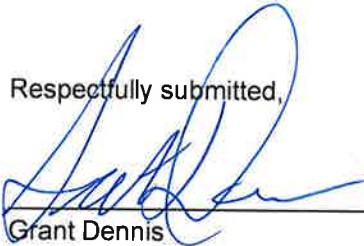
15. PROPOSED ACCESS LOCATIONS:

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.

16. APPROXIMATE ACRES AND PERCENT OF LAND TO BE SET ASIDE AS OPEN SPACE, NOT TO INCLUDE PARKING, DRIVE, AND ACCESS ROADS:

Per the provided Bent Grass Residential Filing No. 2 Final Plat, the provided open space is equal to 480,641 SF, or 11.034 AC (16.1%). Bent Grass Residential Filing No. 2 comprises 178 Single Family Residential Dwelling Units on 68.545 AC. Tracts G and I (8.790 AC) is for future development, these tracts will include future dwelling units.

Respectfully submitted,



Grant Dennis

Civil Engineering Project Manager
Galloway & Company, Inc.