



1755 Telstar Drive, Suite 107
Colorado Springs, CO 80920
719.900.7220 • GallowayUS.com

The water wastewater comt is for 121 lots. 177 as indicated in the application form, the LOI states 181 lots; The plat numbering is so confusing - its unknown how many lots are proposed

Letter of Intent

Bent Grass Residential Filing No 2

September 03, 2019

Property Owner / Applicant:

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

address policy plan, small area plan, water master plan and final plat criteria

Consultant:

Galloway & Company, Inc
1755 Telstar Dr., Suite 107
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 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.

Request

This is the request to plat X single family nits , X tracts comprised of X acres, X acres in ROW

This request is for the approval of Bent Grass Residential Filing No. 2 Final Plat.

How many Lots? tracts? Acreage in ROW? Water sufficecny? any deviations requested?

Zoning / Land Use

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

Does this plat met the 10percent open space requirement? Of that 25% of the 10% is usable?

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.

Waiver

There are no waivers requested.

There are two channels within this plat area??
please place in drainage easements if that is the case

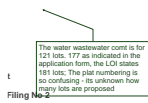
where is this located? The PC and BoCC have no idea what and where pond WU is

verify it is the off site improvements for the
this drainage report since you are not
putting a pond within plat

deviation
water quality?

Markup Summary 9-18-2019

dsdparsons (9)



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 9/17/2019 12:26:08 PM
Color: ■

The water wastewater comt is for 121 lots. 177 as indicated in the application form, the LOI states 181 lots; The plat numbering is so confusing - its unknown how many lots are proposed



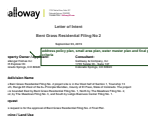
Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 9/17/2019 12:29:19 PM
Color: ■

verify it is the off site improvements for the this drainage report since you are not putting a pond within plat



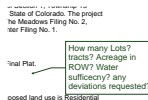
Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 9/17/2019 12:31:17 PM
Color: ■

deviation
water quality?



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 9/18/2019 11:07:56 AM
Color: ■

address policy plan, small area plan, water master plan and final plat criteria



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 9/18/2019 11:08:52 AM
Color: ■

How many Lots? tracts? Acreage in ROW? Water suffiecny? any deviations requested?



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 9/18/2019 11:09:47 AM
Color: ■

This is the request to plat X single family nits , X tracts comprised of X acres, X acres in ROW



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 9/18/2019 11:10:20 AM
Color: ■

Does this plat met the 10percent open space requirement? Of that 25% of the 10% is usable?



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 9/18/2019 11:11:52 AM
Color: ■

There are two channels within this plat area?? please place in drainage easements if that is the case



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 9/18/2019 11:12:48 AM
Color: ■

where is this located? The PC and BoCC have no idea what and where pond WU is...