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November 1, 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  
Final Plat Application – Letter of Intent**

Dear Ms. Parsons,

This Letter of Intent (LOI) is being submitted as part of the Final Plat Application. Challenger Homes, Inc. is proposing to construct 178 single family lots, northwest of E. Woodmen Road and Meridian Road. As stated in the Final Plat application, the following required information is provided:

**1. 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

**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 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. This final plat filing will include 178 single family lots and 7 tracts for either landscape, utility, buffer, open space, or drainage purposes. The aforementioned 7 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.

LOI is just missing the final plat approval criteria- Please address the final plat approval criteria Land Dev Code Sec 7.2.1-

**3. REQUEST AND JUSTIFICATION:**

This request for 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.

**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. 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 61.588 acres. Of this area 14.807 acres is dedicated for Public Right of Way, 33.913 AC is dedicated for 178 single-family lots, and 12.868 AC is dedicated for 7 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. Although in this phase the 10% dedication is not met, the overall PUD has a planned network of open space that meets the 10% minimum. Due to the overall PUD meeting this requirement, this phase is not required to consist of 10% of open space per 4.2.6. (F) (8) (b) PUD Zoning District Open Space Requirement.

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 Homes, Inc. 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 SW corner of Meridian Rd. and Rolling Thunder Way.

5. **WAIVER/DEVIATION REQUESTS AND JUSTIFICATION:**

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

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The following information is generally submitted only for zoning and rezoning requests. The project property is currently zoned as PUD and is not in any overlay districts. Therefore, the intent of this application is not for zoning or rezoning requests. However, the information below is still provided to help further clarify the purpose and extent of Bent Grass Residential Filing No. 2.

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6. **THE PURPOSE AND NEED FOR THE CHANGE IN ZONE CLASSIFICATION:**

Not Applicable.

YOU have submitted a deviation for not meeting 10 percent open space.- which will not be necessary when you correct plat. Please identify the amount of open space, trails, and drainage below in this filing verses what the open space was for the overall PUD and discuss when the remainder open space will be developed.

7. **THE TOTAL NUMBER OF ACRES IN THE REQUESTED AREA:**

Bent Grass Residential Filing No. 2 comprises of 61.588 acres.

8. **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 61.588 acres (3.49 DU/Acre). This calculation uses a total area of 50.859 acres instead of the total area platted because Tract B (10.729 acres) is for future development, which will include future dwelling units.

9. **THE NUMBER OF INDUSTRIAL OR COMMERCIAL SITES PROPOSED:**

Not applicable.

10. **APPROXIMATE FLOOR AREA RATIO OF INDUSTRIAL AND/OR COMMERCIAL USES:**

Not applicable.

11. **THE NUMBER OF MOBILE HOME UNITS AND DENSITIES:**

Not applicable.

12. **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.

13. **TYPE OF PROPOSED RECREATIONAL FACILITIES:**

No recreational facilities are proposed for Filing No. 2.

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

Construction activities will be completed in three phases, encompassing of initial, interim and final. Initial phase includes the installation of silt fence around the entire project Limit of Disturbance. Interim phase includes the installation of temporary sediment controls as construction progresses. Final phase will be completed once the site is stabilized and all temporary measures are removed.

15. **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.

16. **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 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.

17. **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.

How is this so?  
No trails, no open space, no amenities....?  
What about the pocket parks?  
Large open space tract that has floodplain /drainage-

Bent Grass Meadows Drive?  
There are many double frontage  
lots-where is the landscape plan?

**18. 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.

**19. 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.

**20. 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 Final Plat, the provided open space is equal to 93256.2 SF, or 2.141 AC (3.5%). Bent Grass Residential Filing 2 comprises 178 Single Family Residential Dwelling Units on 61.59 AC. Tract B (10.729 AC) is for future development, this tract will include future dwelling units and open space area that is subject to change due to the 25' public regional trail easement and location in correlation with the final engineering of the drainage corridor (Refer to Note 11 under General Notes of the PUD Plan Amendment). Tract B could potentially include the 25' public regional trail easement which will increase the open space substantially.

Respectfully submitted,

  
Grant Dennis

Civil Engineering Project Manager  
Galloway & Company, Inc.

the plat is the time to  
plat these easements  
for trails...Challenger  
owns the land show  
the easments

Put the large  
drainage tract in this  
percentage - it is to  
be platted as a tract-  
not a future  
development tract  
platted, that is  
adjacent to the  
drainage tract

**Attachments:**

- Attachment 1 – Application/Petition Form
- Attachment 2 – Commitment Letter from Water Service Provider
- Attachment 3 – Construction Drawings (Plan/Profiles)
- Attachment 4 – Commitment Letter from Wastewater Service Provider
- Attachment 5 – Financial Assurance Forms
- Attachment 6 – Drainage Report - Final
- Attachment 7 – Final Plat Drawings (24 x 36)
- Attachment 8 – Soils & Geology Report
- Attachment 9 – Grading & Erosion Control Plan (24 x 36)
- Attachment 10 – Letter of Intent
- Attachment 11 – Master Development Drainage Plan (MDDP)
- Attachment 12 – Subdivision Summary Sheet
- Attachment 13 – Traffic Impact Study
- Attachment 14 – Wastewater Treatment Report
- Attachment 15 – Water Resources Report
- Attachment 16 – Water Supply Information Summary

Attachment 17 – Natural Landforms, Vegetation, Riparian Analysis  
Attachment 18 – Deviation Request  
Attachment 19 – Grading & Erosion Control  
Attachment 20 – SWMP Checklist  
Attachment 21 – PBMP Applicability Form  
Attachment 22 – SWMP  
Attachment 23 – ESQCP  
Attachment 24 – BG2 Cost Reimbursement Letter  
Attachment 25 – BG2 Cost Recovery Letter  
Attachment 26 – Comment Response Letter and PDF Responses