



KNECHT SUBDIVISION

MINOR SUBDIVISION

LETTER OF INTENT

PCD FILE NO.: SF2419

February 20, 2025

APPLICANT-OWNER/CONSULTANT INFORMATION:

OWNER/APPLICANT

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PLANNING/ENGINEERING

Kimley-Horn & Associates
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LOCATION, ACREAGE, PARCEL ID INFO, & ZONING

The application for a minor subdivision for Parcel Nos. 4218000002 (± 1.05 Acres), 4218000004 (± 6.91 Acres), and 4218000023 (± 13.07 Acres), located as shown in Figure 1 below. The proposed minor subdivision site is located to the southeast of Meridian Road and Latigo Boulevard. The overall acreage of the property in the proposed minor subdivision is ± 21.03 and currently zoned RR-5 (residential rural).

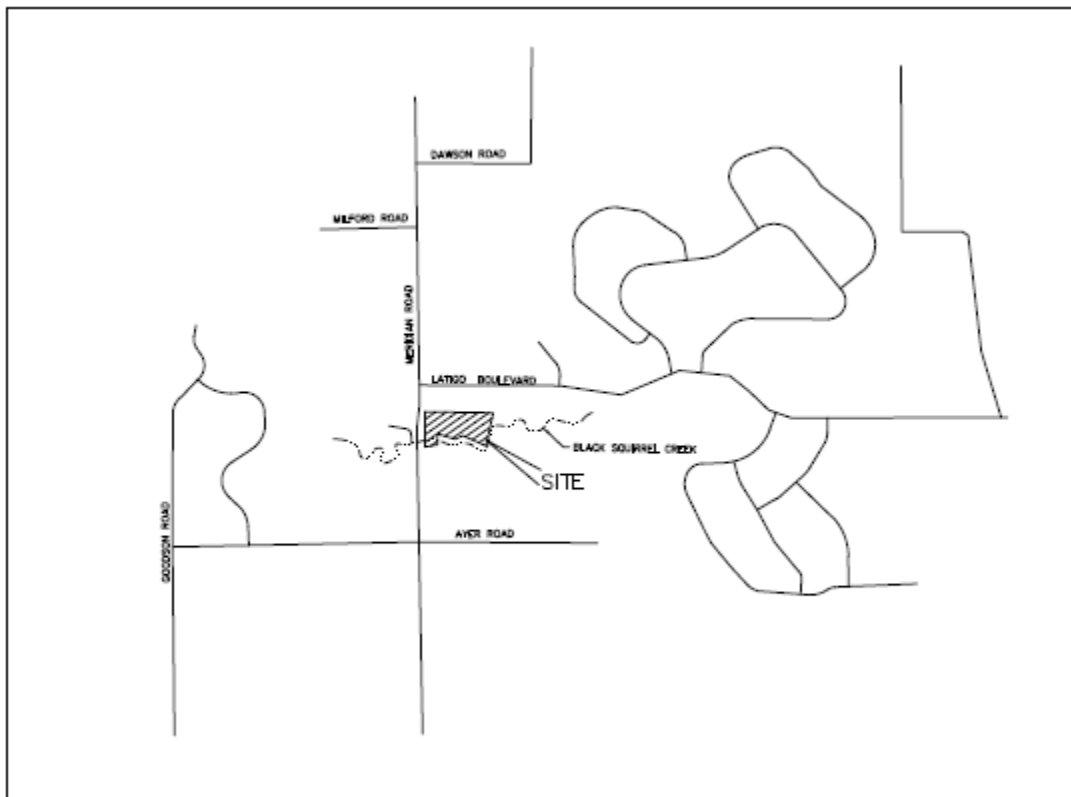


Figure 1. Vicinity Map

REQUEST

Jon Knecht (Owner/ Applicant) requests a minor final subdivision of the existing three (3) parcels into a total of five (5) parcels. The two (2) parcels north of Black Squirrel Creek [Parcel Nos. 4218000023 (± 13.07 acres) & 4218000004 (± 6.91 acres)] be subdivided into four (4) separate lots. The parcel south of Black Squirrel Creek, 4218000002 (± 1.05 Acres), will also be included in the Final Plat.

JUSTIFICATION

The overall site of Parcel Nos. 4218000002, 4218000004 and 4218000023, is currently zoned RR-5. Each parcel is intended for single-family residential use, which conforms to the El Paso County Master Plan and existing and permitted land uses.

ZONING COMPLIANCE

The site shall be in conformance with the zoning requirements of the RR-5 zone, including requirements of the Code summarized below. Please note that the site does not fall within any overlay zoning district.

The ±1.05 ac lot (Tax Schedule No. 4218000002) south of Upper Black Squirrel Creek does not meet the RR-5 dimensional standards. However, per the approved Resolution No. BOA235 Knecht Dimensional Variance before the Board of Adjustment of the County of El Paso, State of Colorado, the existing lot will be platted as is, in its current condition as part of the proposed Final Plat for the project.

Maximum density: N/A

- Structural Setbacks (from property boundary or right-of-way):
 - Front: 25 feet
 - Side: 25 feet
 - Rear: 25 feet
- Max Lot Coverage: 25%
- Max Height: 30 feet
- Internal Landscaping Requirements:
 - N/A

ACCESS AND CIRCULATION

Access to the site is proposed by two (2) existing access points. The first access is located at the northeast corner of the site off Meridian Road (currently a gravel driveway which serves existing lots north of Black Squirrel Creek) and services 12425 N Meridian Road. This will be upgraded to a private road. A waiver for the private road will be provided and it is proposed to pave the first 50' of the road and then continue with a gravel road. The second access is at the southeast corner of the site off Meridian Road (currently a gravel driveway which serves existing lots south of Black Squirrel Creek) and services 12375 N. Meridian Road. This driveway will remain. There are no additional proposed accesses to Meridian Road associated with the proposed minor final subdivision. The existing access point will remain as the only access for the proposed lots. Meridian is shown to be a future four lane minor arterial. No additional access to Meridian will be allowed in the future.

COUNTY ROAD IMPACT FEE

The applicant will be required to participate in this program. The full amount of Road Impact Fees will be paid at the time of building permit.

WATER

Supply for the five (5) residential lots will be met with two existing (re-permitted) and three future Upper Dawson aquifer wells. The proposed residential development is not anticipated as a source of water pollution. Individual wells are the responsibility of the property owner, and a well permit must be obtained from the State Water Engineer. Any desired treatment of existing and future wells will be the responsibility of the individual homeowner. Water storage will not be constructed (other than potential individual cisterns or pressure tanks). All water demands for the subdivision are anticipated to be met using residential wells drilled into the not-nontributary Upper Dawson aquifer, a non-renewable groundwater source. A Water Resources Report, prepared by RESPEC, is included in this submittal.

WASTEWATER

The site is considered suitable for individual on-site wastewater treatment systems (OWTS). Contamination of surface and subsurface water resources should not occur provided the OWTS sites are evaluated and installed according to El Paso County and State Guidelines and properly maintained. It is anticipated that designed systems will be required based upon the testing results. A Wastewater Study, provided by Entech Engineering, Inc. and a Wastewater Disposal Report, provided by RESPEC, is included in this submittal.

GAS

Black Hills Energy will provide a natural gas distribution system to the property, and a will-serve letter is included with this submittal.

ELECTRIC

The property is within Mountain View Electric Association, Inc. certificated area and they currently serve the site. A Commitment Letter is included with this submittal.

BUFFERS, TRAILS AND OPEN SPACE

Buffering is not required due to single-family-to-single-family adjacency and compatibility.

DRAINAGE

A Final Drainage Report, provided by Kimley-Horn and Associates Inc. is included in this application. The report outlines the site design for the 5-year and 100-year storm. Per Section I.7.1B, Appendix I, of the ECM, water quality facilities are not required given the site meets the water quality exclusion outlined in the aforementioned section of Appendix I. Per Large Lot - Single Family Sites, the final proposed impervious area is less than 10% per each proposed lot. Ultimately, the builder will be obligated to fully adhere to the proposed final impervious area for each proposed lot. A proposed private road will serve the proposed subdivision and a proposed ditch will convey some sheet flows from the off-site basin to the north to match existing drainage patterns. All sheet flows ultimately drain to Upper Black Squirrel Creek.

The subdivision will support the preservation of the drainageways adjacent to the site. The site is located within the Upper Black Squirrel drainage basin (CHBS2000), as shown in Figure 2 below.

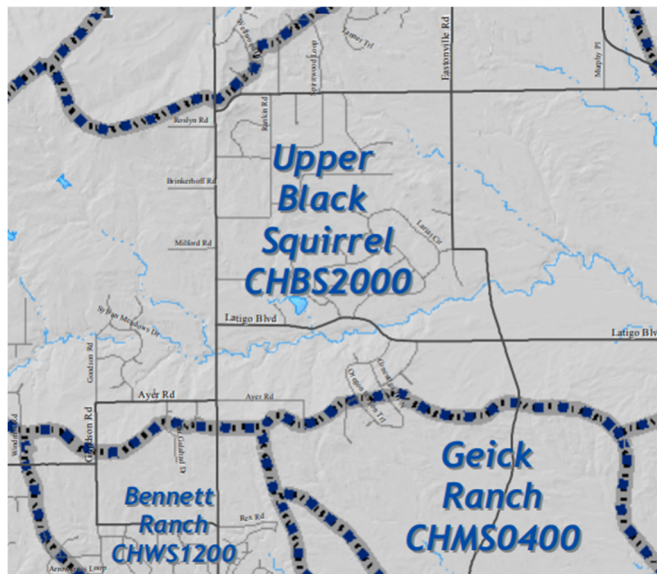


Figure 2. Drainage Basins Map, data provided by Muller Engineering Company; (1988)

FLOODPLAIN

According to the National Flood Insurance Program, Flood Insurance Rate Map Panel 08041C030G with an effective date of December 7, 2018, the subject property is located in Zone A 100-year floodplain. Draft model backed BFEs and floodplain extents for this area

have been developed as part of Phase 1 for the ongoing El Paso County, CO, Risk MAP Project. The data has been reviewed and approved through FEMA's QA/QC process (May 11, 2022) and is currently in MIP (Case No. 19-08-0037s). The Phase 1/Base Level Engineering outputs and Zone A ready deliverables are, under the following folder: K:\FY2019\19-08-0037S\Discovery - BLE - El Paso and Teller Counties, CO - FY18 - 04\Discovery Data Capture - Discovery Data Capture - El Paso and Teller Counties, CO - 01\El Paso_Discovery_1. Floodplain extents and Base Flood Elevations (BFEs) shown on the plat include the outer limits of both current and effective and CWCB Phase 1 data. The Minor Final Plat shows desktop developed BFEs based on the draft information provided by FEMA, but does not show any FEMA approved BFEs. A request to waive the requirements of section 8.4.2.B.1.E of the Land Development Code proposed to allow for the use of the desktop BFEs in place of the officially approved FEMA BFEs. This waiver must be accepted by the Floodplain Administrator. A drainage easement will be included on the plat to limit any construction within the floodplain.

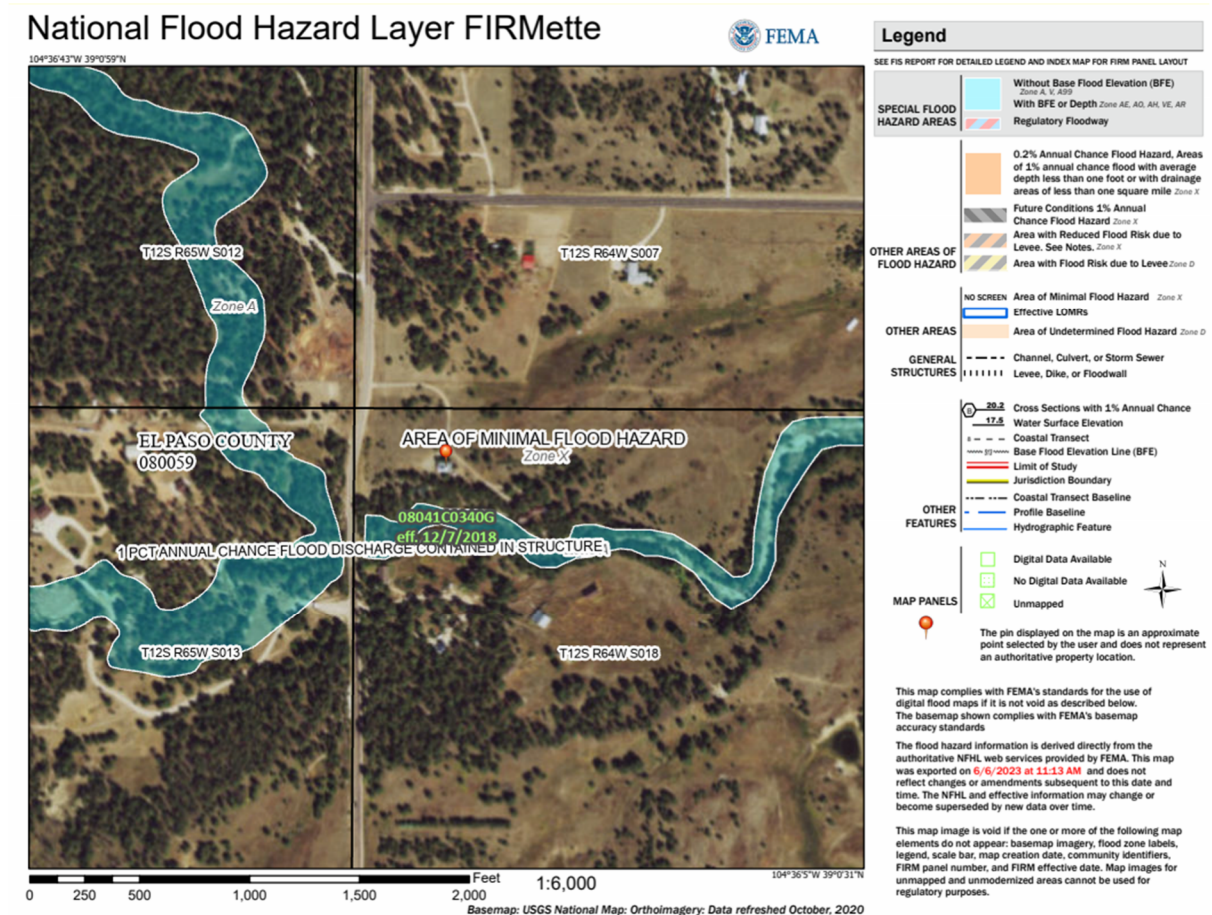


Figure 3. National Flood Hazard Layer FIRMette, data provided by FEMA; (2020)

GEOLOGIC & SOIL HAZARD

The Soils and Geology Study for the proposed residential development, prepared by Entech Engineering, Inc., is included in this submittal. Geologic hazards mentioned within the report as potentially located on the site include artificial fill, expansive soils, landslide hazard and slope stability, potentially unstable slopes, drainage and floodplain, shallow bedrock, proximity to faults, and radon. The existing geologic engineering and geologic conditions will impose some minor constraints during construction. The majority of these conditions can be avoided by construction. Others can be mitigated through proper engineering design and construction practices. (Soils and Geology Study, prepared by Entech Engineering, Inc., July 16, 2024).

VEGETATION & WILDLIFE

The site is located within the El Paso County Conservation Area and has been identified in the Master Plan as an area of moderate/high-moderate wildlife habitat, but no significant data has been identified for the Black Forest area per the Colorado Wildlife Action Plan. The existing site is composed of developed lots with homes, and various native grasses, trees, and shrubs. Black Squirrel Creek runs through generally along the south of the project area. There are no anticipated impacts to species listed as candidate, proposed, threatened, or endangered. The proposed project area is designated by the U.S. Geological survey as an area of urban development with no significant vegetation or wildlife. A U.S. fish and wildlife clearance letter is included with this submittal.

WETLANDS

A natural resources report will be provided for clarification on the potential wetlands in the Black Squirrel Creek area. There are no proposed improvements within the channel and thus no anticipated impacts to potential wetlands.

SITES OF HISTORICAL SIGNIFICANCE

The existing home on parcel 4218000002 was built in 1931 and may have historical significance.

TRAFFIC

Based on discussions with El Paso County, no traffic study is required. The subdivision will be adding two lots to the site for a total of five lots. No traffic study is required based on the criteria provided in El Paso County ECM Appendix B.1.2.D as outlined below. (1) The proposed final plat/minor subdivision daily vehicle trip-end generation will be less than 100

and the peak hour trip generation will be less than 10. (2) There is one (1) proposed access intersection to Meridian Rd. at the same location of the existing access intersection for the site. (3) The increase in the number of vehicular trips will not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends. (4) There will be no change in the type of traffic generated. (5) There is no proposed change to the LOS on the adjacent public roadway and can be seen in the stopping sight. (6) No roadway or intersection in the immediate vicinity has a history of safety or accident problems. (7) There is no change of land use.

Sight distance analysis is provided and outlined on the stopping distance exhibit submitted concurrently with the application. A deviation request for intersection spacing in proximity to Latigo Blvd, is also being submitted as part of the County approval process.

COMMUNITY OUTREACH

Adjacent property owners have been provided notices to announce the plan for the submittal of this application. Notices will be provided in kind to announce any future public hearings related to this request.

WAIVERS

Two waivers are proposed with this subdivision:

Waiver Request #1 – A waiver from Section 8.4.3.B.2.e pursuant to Section 8.4.4.E.3 of the Land Development Code (LDC) to allow for a private road.

Waiver Approval Criteria (Private Road/Access)

- ***The waiver does not have the effect of nullifying the intent and purpose of this Code;***

The waiver request does not have the effect of nullifying the intent and purpose of the Code, which is the preservation and improvement of the public health, safety and general welfare of the citizens and businesses of El Paso County; to ensure that public facilities and services are available concurrent with development and will have a sufficient capacity to serve the proposed subdivision, and, in so doing, ensure that current residents will be required to bear no more than their fair share of the cost of providing the facilities and services by requiring the developer to pay fees, furnish land, or establish mitigation measures to cover the development's fair share of the capital facilities needs generated by the development.

The proposed private road would exist solely to serve the residents of the proposed subdivided lots (four lots in total). The proposed subdivision is isolated in nature from adjacent parcels and other potential developments. The proposed private road would not need to be maintained by El Paso County given the limited proposed private use and access easement for private maintenance, shifting the maintenance cost onto the homeowners.

The maintenance responsibilities and obligations will be outlined in a maintenance agreement that will be recorded with this application. The agreement will assign maintenance responsibility to each individual homeowner for each lot for their equal proportion of the roadway.

- ***The waiver will not result in the need for additional subsequent waivers;***

No additional waivers are needed to support the lot access and frontage waiver.

- ***The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property;***

The private road will meet all applicable dimensional criteria of the public standard for a rural local roadway. The private roadway section will be 28 ft wide (12 ft lanes and 2 ft shoulders) with a 50 ft radius turnaround cul-de-sac dead end. There is also a proposed 10 foot ditch on the north side of the proposed private road to convey stormwater runoff. Additionally, the proposed private road adheres to all applicable criteria to provide adequate turning capabilities for emergency vehicles. The first 50 feet of the private road would be paved asphalt to mitigate gravel transport onto Meridian Rd. The remainder of the 650 foot long private road would be gravel.

- ***The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable to other property;***

The proposed private road is intended only to serve the residents of four total lots. Public access would not be necessary or feasible given the nature of the constraints associated with a smaller subdivision. There is no benefit to the public to provide access through the proposed site as there is no efficient connectivity to other adjacent parcels or developments. These conditions create a unique, cumulative circumstance upon the property, which are not applicable to other properties.

- ***A non-economical hardship to the owner would result from a strict application of this Code;***

The requested waivers are not related to any specific economic hardships. The proposed private road will be privately maintained with a proposed access easement.

- ***The waiver will not in any manner vary the zoning provisions of this Code; and***

The waivers will not vary any zoning provisions of the Code.

- ***The proposed waiver is not contrary to any provision of the Master Plan.***

The waivers are not contrary to any provision of the Master Plan.

Waiver Request #2 – A waiver from the Land Development Code (LDC) Section 8.4.2.B.1.d.(i) - Lots Less than 2.5 Acres in Size to be located within the 100-Year Floodplain

Waiver Approval Criteria

- ***The waiver does not have the effect of nullifying the intent and purpose of this Code;***

The waiver request does not have the effect of nullifying the intent and purpose of the Code, which is the preservation and improvement of the public health, safety and general welfare of the citizens and businesses of El Paso County; to ensure that public facilities and services are available concurrent with development and will have a sufficient capacity to serve the proposed subdivision, and, in so doing, ensure that current residents will be required to bear no more than their fair share of the cost of providing the facilities and services by requiring the developer to pay fees, furnish land, or establish mitigation measures to cover the development's fair share of the capital facilities needs generated by the development.

A request to waive the requirements of section 8.4.2.B.1.d.(i) of the Land Development Code proposed to allow for the existing ± 1.05 -acre lot to remain partially within the 100-year floodplain. The existing house on this lot is approaching 100 years of age as it was built in 1931 and has been preserved from flooding throughout its existence. This lot will be platted in its current state per the approved Resolution No. BOA235 Knecht Dimensional Variance before the Board of Adjustment of the County of El Paso, State of Colorado. A drainage easement will be included on the Final Plat to limit any proposed construction within the floodplain.

- ***The waiver will not result in the need for additional subsequent waivers;***

No additional waivers are needed to support waiving the less than 2.5 acre existing lot to be located within the 100-year floodplain.

- ***The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property;***

A drainage easement will be included on the plat to limit any proposed construction within the floodplain. The drainage easement will help ensure that any future development will keep a buffer away from the floodplain. The existing home located on the lot has not had any flooding issues from Upper Black Squirrel Creek in the past and was built in 1931.

- ***The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable to other property;***

There are three (3) total existing structures near the top of the slope next to Black Squirrel Creek. The existing lot and home in question have been around since 1931. These conditions create a unique, cumulative circumstance upon the property, which are not applicable to other properties.

- ***A non-economical hardship to the owner would result from a strict application of this Code;***

The requested waiver would contradict the approved lot dimensional variance per the BOA.

- ***The waiver will not in any manner vary the zoning provisions of this Code; and***

The waivers will not vary any zoning provisions of the Code.

- ***The proposed waiver is not contrary to any provision of the Master Plan.***

The waivers are not contrary to any provision of the Master Plan.

- **Per the Floodplain administrator:**

- The FEMA approved extents can be used rather than submitting a LOMR, given the hydrology was QC'd and reviewed by FEMA and is the current best available data
- The draft FEMA files can be utilized to model a floodplain and establish BFE's from that given information
- Please reference attached correspondence with Floodplain Administrator.

PROJECT JUSTIFICATION

a. Consistency with Approved Sketch Plan

There is no approved Sketch Plan for this property. The proposed subdivision is in conformance with the subdivision design standards, which are discussed in more detail below. The subdivision design standards set out in Chapter 8 of the Land Development Code are met, including but not limited to:

- Adequate provision for traffic, drainage, open space, recreation and parks;
- Provision of properly designed roads to provide for safe and convenient vehicular circulation and identification of required road improvements;
- Adequate provision for water, sewer and other utilities;
- Ensuring that structures will harmonize with the physical characteristics of the site;
- Ensuring that land is divided into lots that are of adequate size and configuration for the purpose for which they are intended to be used; and

- Protecting the natural resources, considering the natural vegetation.

b. Consistency with Plat Approval Criteria

The Knecht Subdivision is in substantial compliance and consistent with the County's subdivision design standards and regulations. All areas of the proposed subdivision that may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and the proposed subdivision is compatible with such conditions. Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision.

The Fire Protection report provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Land Development Code. The extraction of any known commercial mining deposit will not be impeded by this subdivision.

MASTER PLAN CONFORMANCE

The application is in general conformance with the following Core Principals and Goals of the El Paso County Master Plan:

Core Principle 1 – Manage growth to ensure a variety of compatible land uses that preserve all character areas of the County.

Core Principle 2 – Preserve and develop neighborhoods with a mix of housing types.

Goal 1.1 - Ensure compatibility with established character and infrastructure capacity.

Goal 1.3 - Encourage a range of development types to support a variety of land uses.

Goal 2.2 – Preserve the character of rural and environmentally sensitive areas.

The request to subdivide the ±21.03-acre site from A-35 to RR-5 conforms with the surrounding developments in the area as well as the land use and placetype categories established by the Your El Paso Master Plan (Master Plan), adopted May 26th, 2021. The existing zoning district is categorized as Agricultural with a large lot residential supporting placetype, and the land use category of the area allows for 35-acre lots. Many of the existing parcel sizes adjacent to the site are at least 5-acres, consistent with the land use and place type of the area. Nearby developments with existing parcel sizes between 7 and 11-acres are located to the north of the site, while nearby developments with existing parcel sizes of approximately 40 and 244-acres are located to the south and southeast of the site, respectively. Existing parcels in all directions are in conformance with ideal zoning and land use categories that justify the request, as described in further detail in the contents of this letter.

The proposed subdivision provides opportunity to preserve the rural character of the existing community while allowing for 5-acre residential lots to be platted. More specifically, the proposed subdivision will include three 5-acre lots, one 4.75-acre lot along the section line

pursuant with Table 5-4 of section 5.4.2 of the El Paso County Land Development Code (LDC), and one 1.1-acre lot. The three 5-acre lots conform with all RR-5 zoning requirements. The one 4.75-acre lot abuts a County road, allowing an area less than 5 acres (4.75 acres) within the RR-5 zoning. Finally, the 1.1-acre lot will require a dimensional variance request to the Board of Adjustments to allow for the existing lot size and maintain the existing structure on the property.

The character of the overall surrounding area is generally a mix of rural and suburban that is moderately distant from high activity and higher density areas. The purpose of rural zoned areas is to accommodate low-density, rural, single-family residential development, which is consistent with the existing community and the subdivision request. Please see below Figure 2 for a chart of the El Paso County land use categories.

Land Use

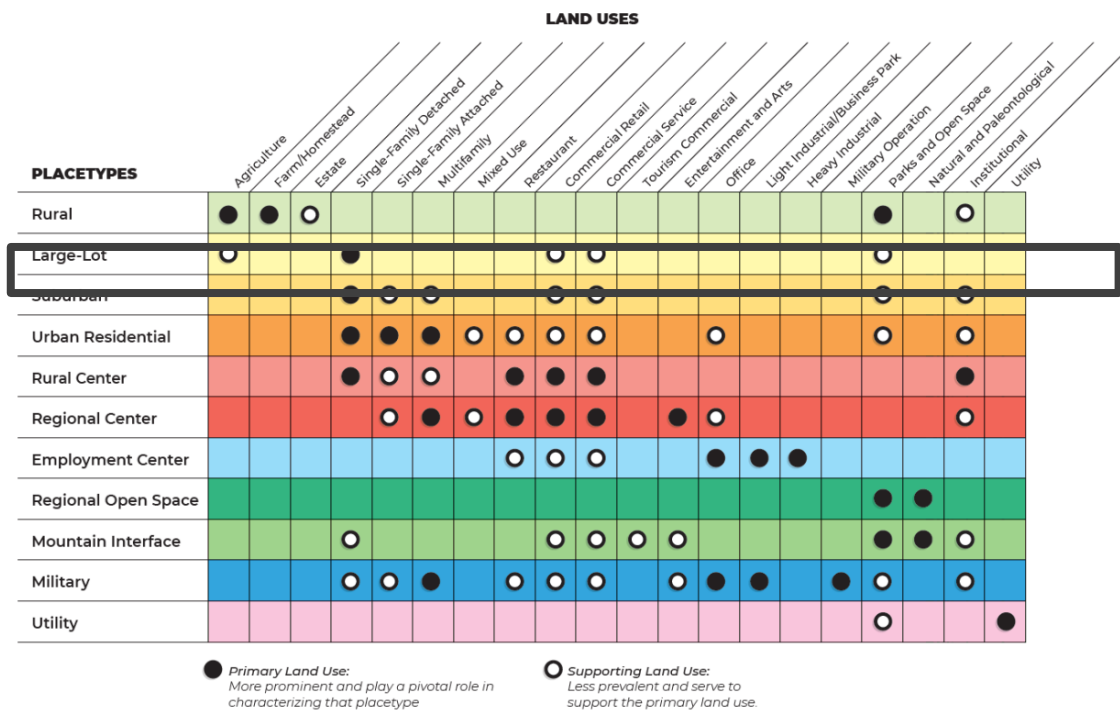
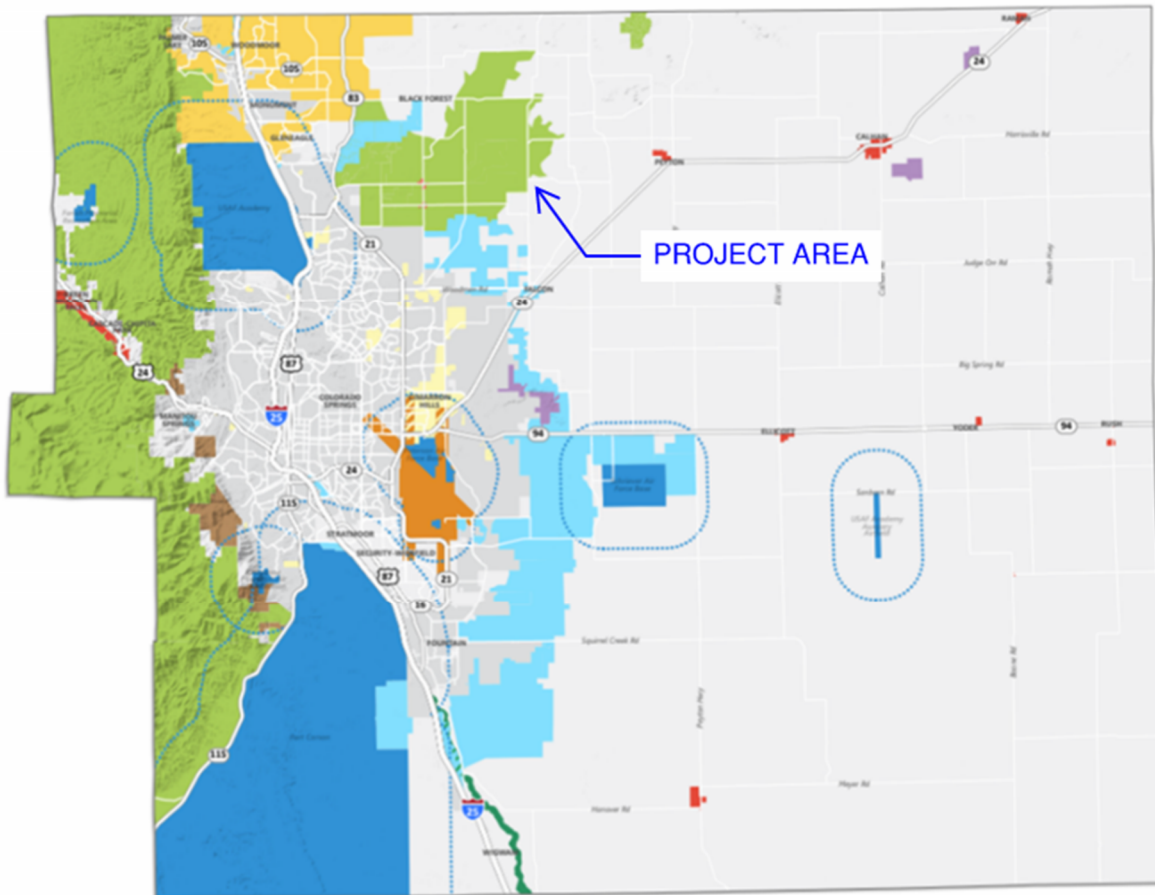


Figure 2. Land Use Category Chart, Your El Paso 2021

The site is located within the Large Lot Placetype Category as shown above. The project site is not located within identified Key Areas. Please see below Figure 3 for a map of the El Paso County key areas.

Key Areas



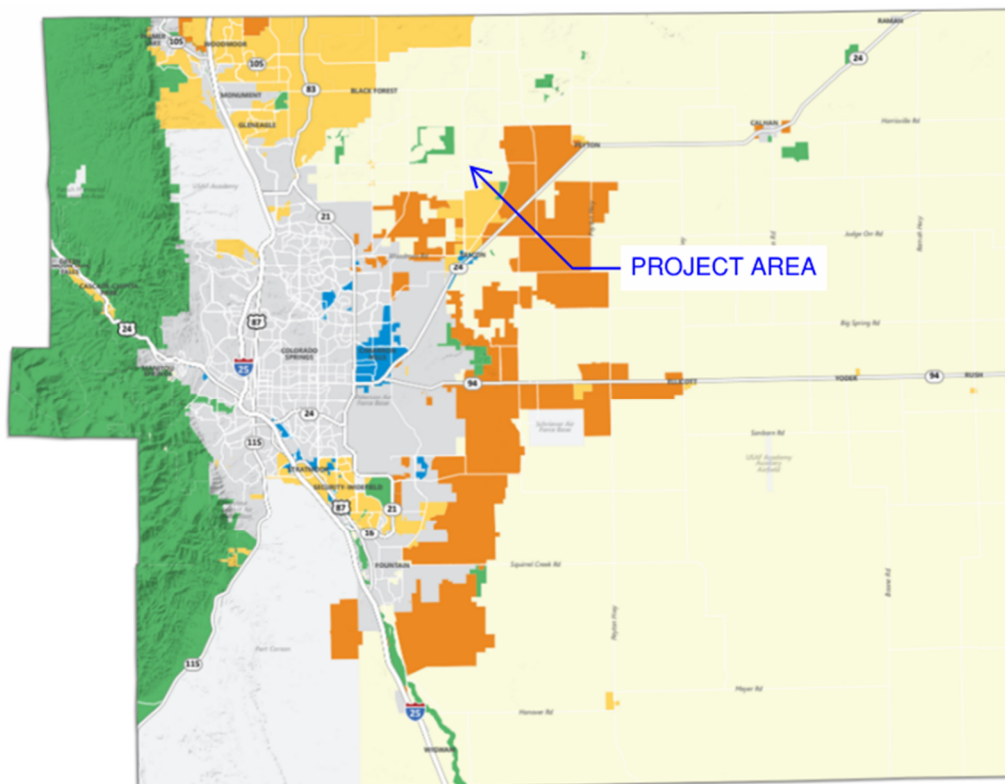
Key Areas

- | | | |
|---|--|--|
| Military Installations and 2-Mile Notification Zone | Small Towns & Rural Communities | Tri-Lakes Area |
| Potential Areas for Annexation | Fountain Creek Watershed Flood Control & Greenway District | Colorado Springs Airport/Peterson Air Force Base |
| Enclaves or Near Enclaves | Forested Area | Uncommon Natural Resources |
| | Pikes Peak Influence Area | |

Figure 3. Key Areas Map, Your El Paso 2021

The property is located within the Minimal Change: Undeveloped Area of Change, as shown in Figure 4 below. Sites in the Minimal Change: Undeveloped category are defined as key areas that lack development and significant natural areas. Any redevelopment in this key area will be minimal so as to not alter the rural and natural environment character of these areas. The rezoning request will promote limited development in the subject parcel and is not anticipated to conflict with the character of the established developments adjacent to the site.

Areas of Change

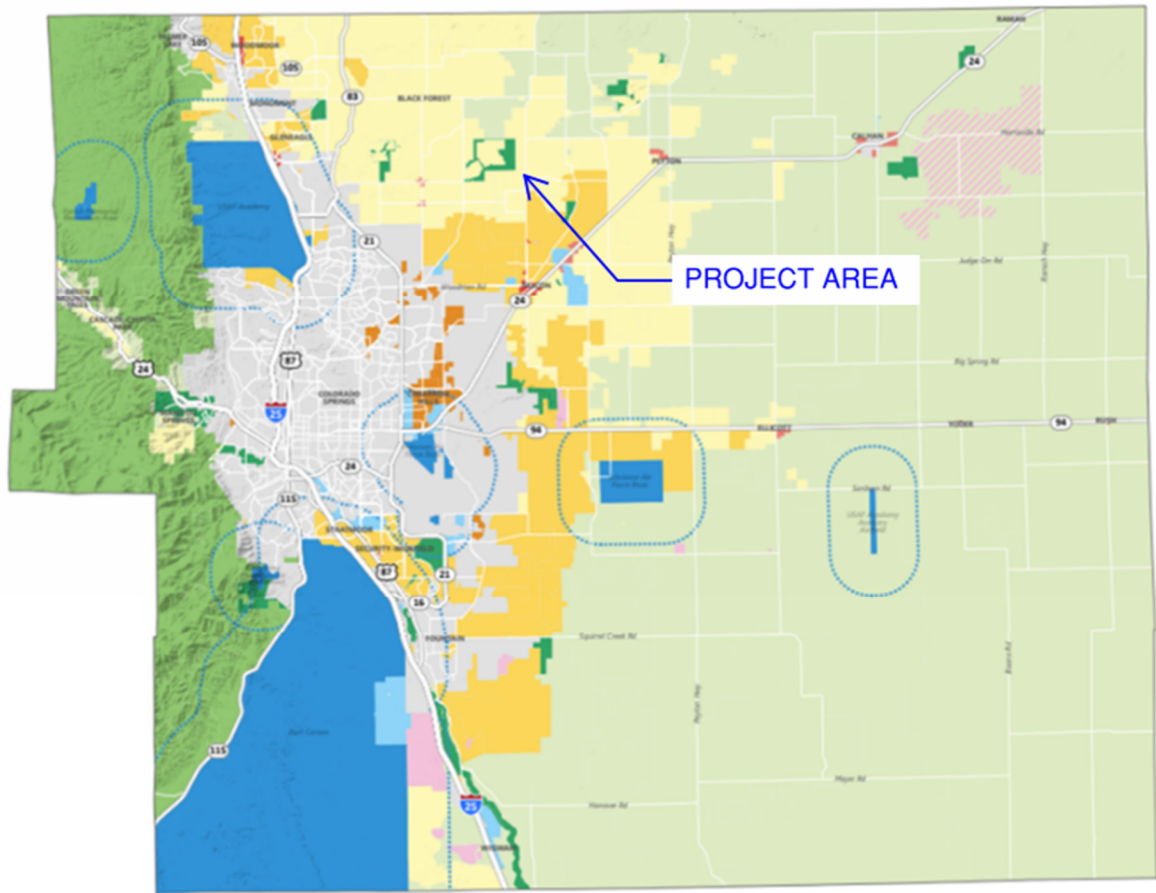


Areas of Change

- Protected/Conservation Area
- Minimal Change: Undeveloped
- Minimal Change: Developed
- New Development
- Transition

Figure 4. Areas of Change Map, Your El Paso 2021

Placetypes



Placetypes

Rural	Employment Center
Large-Lot Residential	Regional Open Space
Suburban Residential	Mountain Interface
Urban Residential	Military
Rural Center	Utility
Regional Center	Incorporated Area

Figure 5. Placetypes Map, Your El Paso 2021

The subject site is located within the Large-Lot Residential placetype as shown in Figure 5 above, which typically includes land for single-family detached residences, parks and open

space, agriculture, as well as commercial service and retail developments. Communities within this placetype are typically more connected and less remote than the rural placetype. The Large-Lot Residential placetype allows for 2.5-acre minimum lots, which is consistent with this subdivision request. This placetype generally supports the proposed development pattern and the support of limited accessory dwelling units as well.

- A 2.5-acre minimum lot size is allowed within this placetype and is consistent with the subdivision request.
- The subdivision and the code would protect the intent of the placetype, by the procedures and standards intended to promote safe and orderly development.
- The proposal is consistent with available and necessary services.
- The subdivision would have no impact on any currently approved sketch plans
-

Priority Development Areas

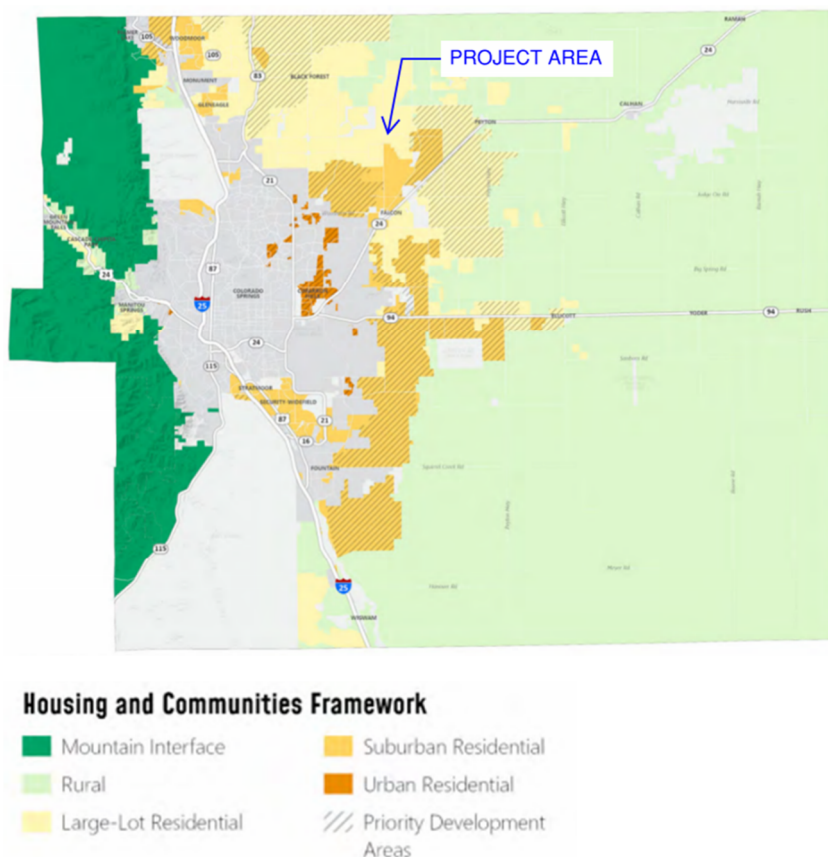
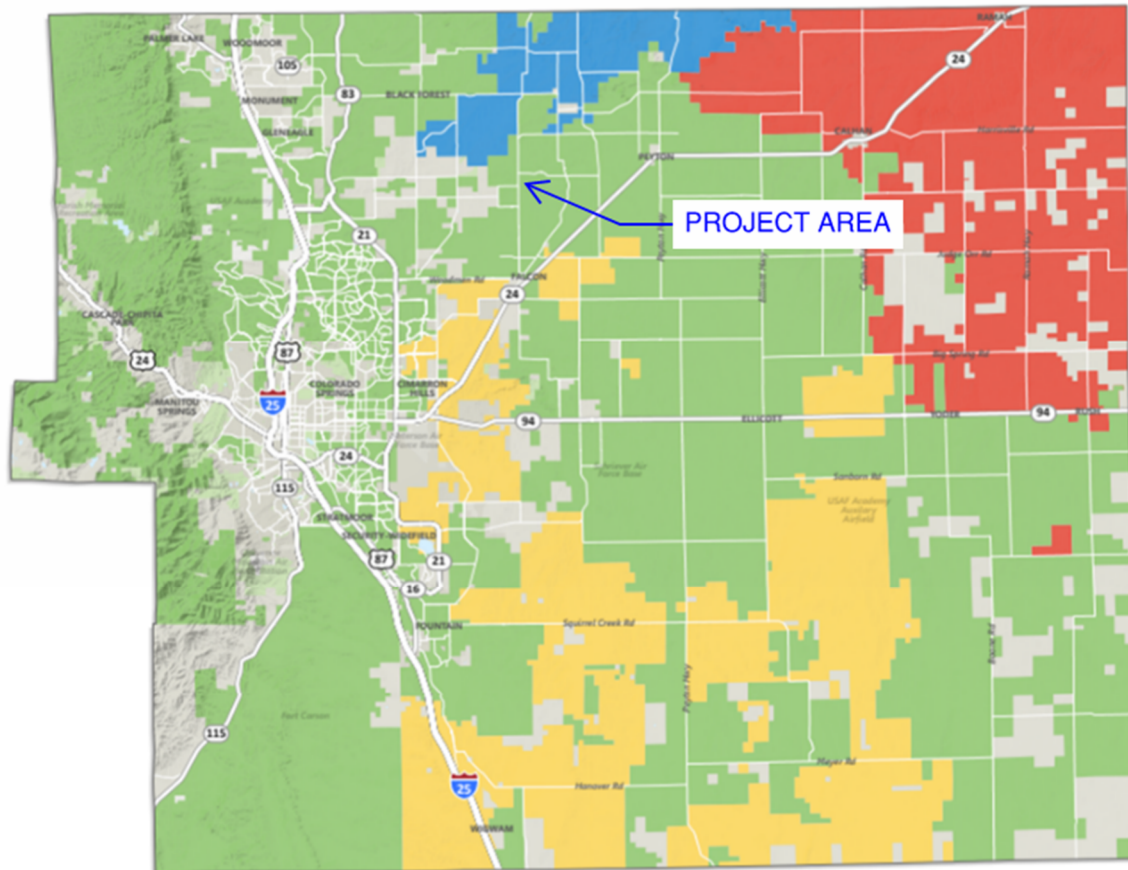


Figure 6. Housing and Communities Framework Map, Your El Paso 2021

The project site is located within a Large-Lot Residential Development Area as shown in Figure 6 above and is not located in a priority development area. The proposed subdivision is in line with the large-lot residential place type objectives as described above in Figure 5.

Conservation Districts



Conservation Districts

- Central Colorado Conservation District
- El Paso County Conservation District
- Double El Conservation District
- Kiowa Conservation District

Figure 7. Conservation District Map, Your El Paso 2021

The requested subdivision site falls within the El Paso County Conservation District, as shown in Figure 7 above. This request does not negatively impact the natural resources or rural character of the area and is considered to be compatible with the goals of the Conservation District.

CRITERIA FOR APPROVAL (7.2.1.D.3.f)

In approving a final plat, the approving authority shall find that:

- The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;
 - The subdivision meets the goals, objectives, and policies of the previously approved rezone application.
- The subdivision is in substantial conformance with the approved preliminary plan;
 - The subdivision is not within an approved preliminary plan, it is understood that the Final Minor Plat will be presented to Planning Commission and Board of County Commissioners for approval.
- The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;
 - The subdivision meets all planning, engineering, and survey requirements to be presented to staff from El Paso County.
- Either a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code, or, with respect to applications for administrative final plat approval, such finding was previously made by the BoCC at the time of preliminary plan approval;
 - It is understood water and wastewater services will be provided via proposed individual on-site wells and on-site wastewater treatment systems (OWTS). All water and/or wastewater related reports, analysis, documentation, findings, decrees, and determinations required for County submittals, review, and statutory compliance will be provided by others.
- A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. § 30-28-133(6)(b)] and the requirements of Chapter 8 of this Code;
 - It is understood water and wastewater services will be provided via proposed individual on-site wells and on-site wastewater treatment systems (OWTS). All water and/or wastewater related reports, analysis, documentation, findings,

decrees, and determinations required for County submittals, review, and statutory compliance will be provided by others.

- All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. § 30-28-133(6)(c)];
 - Geotechnical evaluation indicates the following lots to be impacted by geologic hazards. Mitigation measures and a map of the hazard areas can be found in the report (Knecht Subdivision, prepared by Entech Engineering Inc. and dated July 16, 2024 and a part of the SF2419 application)
 - Artificial Fill: Lot 1
 - Potentially Unstable Slope: Lots 2-5
 - Drainage and Floodplain: Lots 1-5
 - Shallow Bedrock: Lots 4 and 5
 - In areas of High Groundwater:
 - Due to high groundwater in the area, all foundations shall incorporate an underground drainage system
- Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;
 - Existing and Proposed drainage improvements comply with all State Statutes, requirements of this Code, and the ECM.
- Legal and physical access is provided to all parcels by a proposed private shared access road, acceptable to the County in compliance with this Code and the ECM;
 - Access for all Parcels is provided off Meridian Road. Access to parcel no. 4218000004 can be seen in an access agreement, Reception No. 469292.
 - A proposed private shared road off Meridian Rd. to serve as the primary proposed access for the proposed lots
- Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;
 - Commitment letters have been provided for services.
- The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;
 - Fire protection is in compliance with Chapter 6 of the code, see resources report for further information.

- Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;
 - There are no off-site improvements anticipated with the final plat submittal of this site.
- Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;
 - No know impacts to the public surrounding areas are anticipated at this time.
- The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.]
 - There is no known commercial mining deposits on this subdivision.
- The subdivision meets other applicable sections of Chapter 6 and 8; and
 - The subdivision meets other applicable sections of chapters 6 and 8 subject to the approval of the private road waiver and waiver for a lot less than 2.5 acres to have a portion of the lot within the 100-Year Floodplain.

Kofford, Kevin

From: Keith Curtis <keith@pprbd.org>
Sent: Wednesday, June 26, 2024 2:33 PM
To: Kofford, Kevin; Lambrechtsen, Frans
Cc: David Knecht
Subject: Re: Double Spur Ranch/ Knecht Minor Subdivision- Floodplain Question

Categories: External

Yes, I've been thinking about this over the past couple days and I think we could use the FEMA approved extents and then you know determine BFEs and then go through the waiver request process and I do think reconsidering I could get behind that approach.

Keith Curtis, PE, CFM, LEED AP
Floodplain Administrator
Pikes Peak Regional Building Department
2880 International Circle
Colorado Springs CO, 80910
O: 719-327-2898

From: Kofford, Kevin <Kevin.Kofford@kimley-horn.com>
Sent: Wednesday, June 26, 2024 2:26:39 PM
To: Keith Curtis <keith@pprbd.org>; Lambrechtsen, Frans <Frans.Lambrechtsen@kimley-horn.com>
Cc: David Knecht <davidjknecht@gmail.com>
Subject: RE: Double Spur Ranch/ Knecht Minor Subdivision- Floodplain Question

Keith,
In looking back at my notes, I thought I remember discussing that since the hydrology has been QC'd and reviewed by FEMA, that you would consider that the best available data, that we could use the hydrologic data from the DRAFT FEMA files to model a floodplain and set BFEs without a LOMR, by applying for the waiver through El Paso County. A LOMR for this particular project would be a large effort for the owner.

Thanks,

Kevin Kofford, P.E.

Kimley-Horn | 2 North Nevada Avenue, Suite 900 | Colorado Springs, CO 80903
Direct: 719 453 0181 | Mobile: 719 352 9194 | www.kimley-horn.com

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From: Keith Curtis <keith@pprbd.org>

Sent: Monday, June 24, 2024 9:17 AM

To: Kofford, Kevin <Kevin.Kofford@kimley-horn.com>

Subject: RE: Double Spur Ranch/ Knecht Minor Subdivision- Floodplain Question

As I recall the waiver I was going to support because we had FEMA approved BFEs on the plat. I then decided a waiver was not necessary since because we had some FEMA approved BFEs which met the letter of the code. This eastern parcel has no BFE's and would not be a waiver that I would support since it in no way satisfies the code requirement. So in this case we need a LOMR with BFEs. You may be able to get the BLE data/model from CWCB to expedite the LOMR effort.

Keith Curtis, PE, CFM, LEED AP

Floodplain Administrator

Pikes Peak Regional Building Department

2880 International Circle

Colorado Springs CO, 80910

O: 719-327-2898 E: keith@pprbd.org W: pprbd.org



From: Kofford, Kevin <Kevin.Kofford@kimley-horn.com>

Sent: Monday, June 24, 2024 8:37 AM

To: Keith Curtis <keith@pprbd.org>

Cc: Lambrechtsen, Frans <Frans.Lambrechtsen@kimley-horn.com>

Subject: RE: Double Spur Ranch/ Knecht Minor Subdivision- Floodplain Question

Hi Keith,

Yes I remember that discussion. I also thought that on the call with the County, that you were okay with us taking the same approach, assessing the results to see if we could apply for a waiver to this requirement. If you are not comfortable with the results we would need to do a full LOMR. We would like to see if we can pursue the waiver first and avoid the LOMR if possible.

Thanks,

Kevin Kofford, P.E.

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From: Keith Curtis <keith@pprbd.org>

Sent: Monday, June 24, 2024 8:30 AM

To: Kofford, Kevin <Kevin.Kofford@kimley-horn.com>

Cc: Lambrechtsen, Frans <Frans.Lambrechtsen@kimley-horn.com>

Subject: RE: Double Spur Ranch/ Knecht Minor Subdivision- Floodplain Question

If you recall the problem with the parcel to the east is that there where no BFEs from FEMA in that area , unlike Knecht which had 3 FEMA approved BFES thus satisfying the code requirement to "show FEMA approved BFEs"

Keith Curtis, PE, CFM, LEED AP

Floodplain Administrator

Pikes Peak Regional Building Department

2880 International Circle

Colorado Springs CO, 80910

O: 719-327-2898 E: keith@pprbd.org W: pprbd.org



From: Kofford, Kevin <Kevin.Kofford@kimley-horn.com>

Sent: Wednesday, June 19, 2024 8:10 AM

To: Keith Curtis <keith@pprbd.org>

Cc: Lambrechtsen, Frans <Frans.Lambrechtsen@kimley-horn.com>

Subject: RE: Double Spur Ranch/ Knecht Minor Subdivision- Floodplain Question

Keith,

Hope all is well. We are now working through the Project on the east side of Meridian, the Knecht Subdivision. I know that there are no mapped BFEs like there were on the previous parcel, but we talked about a similar approach to what we did on Double Spur Ranch of mapping the outer extents of the effective FEMA floodplain and the BLE Draft. The map package you sent over before only included the Double Spur Ranch. Would you be able to send over a map package for the project to the east, shown below:



Based on my notes we were going to proceed with the following process:

- 1) Show floodplain(both current and FEMA BLE Draft) as no build and no storage of materials in accordance with attached.
- 2) Include FEMA approved BFEs on plat. **We don't have any on this Site, so we would apply for a waiver. "I am going to compare your results with the draft FEMA extents and 2019 lidar contours if your BFEs jive with those checks then I will support. If not we can discuss your approach and different results , if I am not comfortable at that point I will suggest that you go through the FEMA LOMR process to define BFEs and extents."**
- 3) Include additional BFE derived from FEMA approved floodplain 2020 extents and 2019 State CWCB provided DEM.
- 4) Include the following note to describe data sources:

FLOOD PLAIN CERTIFICATION

According to the National Flood Insurance Program, Flood Insurance Rate Map Panel 08041C07340G with an effective date of December 7, 2018, the subject property is located in Zone A 100 year floodplain. Draft model backed BFEs and floodplain extents for this area have been developed as part of Phase 1 for the ongoing El Paso County, CO, Risk MAP Project". The data has been reviewed and approved through FEMA's QA/QC process (May 11, 2022) and is currently in the MIP (Case No. 19-08-0037s). The Phase 1/Base Level Engineering outputs and Zone A ready deliverables are, under the following folder: K:/FY2019/19-08-0037S/Discovery - BLE - El Paso and Teller Counties, CO - FY18 - 04/Discovery Data Capture - Discovery Data Capture - El Paso and Teller Counties, CO - 01/El Paso_Discovery_1. Floodplain extents and Base Flood Elevations (BFEs) shown hereon include both current effective and CWCB Phase 1 data.

Thanks,

Kevin Kofford, P.E.

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Direct: 719 453 0181 | Mobile: 719 352 9194 | www.kimley-horn.com

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From: Keith Curtis <keith@pprbd.org>

Sent: Thursday, March 14, 2024 3:47 PM

To: Kofford, Kevin <Kevin.Kofford@kimley-horn.com>

Cc: Lambrechtsen, Frans <Frans.Lambrechtsen@kimley-horn.com>

Subject: Re: Double Spur Ranch/ Knecht Minor Subdivision- Floodplain Question

The draft data is FEMA approved so yes , The extents have been mapped, I would be looking for base flood elevations that match the revised extents, which we can check based on lidar that we have . This is what I would be looking for to provide a supporting argument to the county commission for the variance

Keith Curtis, PE, CFM, LEED AP

Floodplain Administrator

Pikes Peak Regional Building Department

2880 International Circle

Colorado Springs CO, 80910

O: 719-327-2898

From: Kofford, Kevin <Kevin.Kofford@kimley-horn.com>

Sent: Thursday, March 14, 2024 3:42:11 PM

To: Keith Curtis <keith@pprbd.org>

Cc: Lambrechtsen, Frans <Frans.Lambrechtsen@kimley-horn.com>

Subject: RE: Double Spur Ranch/ Knecht Minor Subdivision- Floodplain Question

You don't often get email from kevin.kofford@kimley-horn.com. [Learn why this is important](#)

Hi Keith,
Hope all is well and you are safe in all the snow.

I understand you got a call from Joan Hathcock. We had a meeting this week trying to outline the process we saw going forward and I think she didn't fully understand.

Prior to the proposed meeting with her and Gilbert, we want to make sure we are on the same page with you regarding the process.

Our approach was going to use the 2018 CWCB study for hydrology, hydraulics and map the floodplain on recent LIDAR to establish the BFEs. We have been in contact with CWCB regarding the 2018 data. They've told us they have draft data for Black Squirrel Creek for half of our area of interest. A question we'd like to ask you is if you would be willing to accept the draft data for the area of interest for the hydrology and/or hydraulics. It's important to us that you're comfortable with the approach moving forward. If we could use this draft data it would help save these property owners some expense. Knowing your answer to this will help us with scoping the effort to establish BFEs.

Thanks,

Kevin Kofford, P.E.

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From: Keith Curtis <keith@pprbd.org>

Sent: Tuesday, February 27, 2024 2:52 PM

To: Kofford, Kevin <Kevin.Kofford@kimley-horn.com>; Gilbert LaForce <gilbertlaforce@elpasoco.com>

Cc: Justin Kilgore <JustinKilgore@elpasoco.com>; Ashlyn Mathy <AshlynMathy2@elpasoco.com>; Lupe Packman <LupePackman@elpasoco.com>

Subject: RE: Double Spur Ranch/ Knecht Minor Subdivision- Floodplain Question

I am going to compare your results with the draft FEMA extents and 2019 lidar contours if your BFEs jive with those checks then I will support. If not we can discuss your approach and different results , if I am not comfortable at that point I will suggest that you go through the FEMA LOMR process to define BFEs and extents .

Keith Curtis, PE, CFM, LEED AP

Floodplain Administrator
Pikes Peak Regional Building Department
2880 International Circle
Colorado Springs CO, 80910
O: 719-327-2898 E: keith@pprbd.org W: pprbd.org



From: Kofford, Kevin <Kevin.Kofford@kimley-horn.com>
Sent: Tuesday, February 27, 2024 2:32 PM
To: Keith Curtis <keith@pprbd.org>; Gilbert LaForce <gilbertlaforce@elpasoco.com>
Cc: Justin Kilgore <JustinKilgore@elpasoco.com>; Ashlyn Mathy <AshlynMathy2@elpasoco.com>; Lupe Packman <LupePackman@elpasoco.com>
Subject: RE: Double Spur Ranch/ Knecht Minor Subdivision- Floodplain Question

You don't often get email from kevin.kofford@kimley-horn.com. [Learn why this is important](#)

Gilbert/Keith,

Thank you for the response. This process mostly makes sense to me. I would like to clarify just one thing:

We need to provide a desktop study with BFEs and boundary shown on the plat prior to Keith stating whether or not he would be in favor of the waiver? From there it will be determined if a FEMA approval is necessary?

Thanks,

Kevin Kofford, P.E.

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From: Keith Curtis <keith@pprbd.org>
Sent: Tuesday, February 27, 2024 2:16 PM
To: Gilbert LaForce <gilbertlaforce@elpasoco.com>; Kofford, Kevin <Kevin.Kofford@kimley-horn.com>
Cc: Justin Kilgore <JustinKilgore@elpasoco.com>; Ashlyn Mathy <AshlynMathy2@elpasoco.com>; Lupe Packman <LupePackman@elpasoco.com>
Subject: RE: Double Spur Ranch/ Knecht Minor Subdivision- Floodplain Question

I concur with this outline.

Keith Curtis, PE, CFM, LEED AP
Floodplain Administrator
Pikes Peak Regional Building Department
2880 International Circle
Colorado Springs CO, 80910
O: 719-327-2898 E: keith@pprbd.org W: pprbd.org



From: Gilbert LaForce <GilbertLaForce@elpasoco.com>
Sent: Tuesday, February 27, 2024 2:13 PM
To: Kofford, Kevin <Kevin.Kofford@kimley-horn.com>
Cc: Justin Kilgore <JustinKilgore@elpasoco.com>; Ashlyn Mathy <AshlynMathy2@elpasoco.com>; Keith Curtis <keith@pprbd.org>; Lupe Packman <LupePackman@elpasoco.com>
Subject: RE: Double Spur Ranch/ Knecht Minor Subdivision- Floodplain Question

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Kevin,

For Double Spur Ranch (PCD File No MS235) waiver of the FEMA-approved base flood elevation (BFE) and boundaries to be shown on the plat will be processed as part of the subdivision application with the Planning Department. For projects within the County the governing body that approves waivers from the FEMA-approved BFE is the Board of County Commissioners, not Drainage Board. You'll need to request a waiver from LDC 8.4.2.B.1.e. that includes a letter of support from the Floodplain Administrator.

To get this accomplished you'll need to do the following:

1. Resubmit the project with an updated subdivision plat showing the local BFE and boundary for review. The Floodplain Administrator will either provide comments through eDARP or a letter recommending support/approval of the local BFE shown on the plat. NOTE: If the floodplain administrator does not support the waiver, then the applicant will need to apply to FEMA to obtain a FEMA-approved BFE and boundary.
2. Coordinate with the Planner/PM before resubmitting for any other documents that needs to be updated or submitted as part of a waiver request such as the Letter of Intent.
3. Update the drainage report to include the supporting analysis/calculations of the BFE and floodplain boundaries shown on the plat for review.

Once all review comments are resolved the project will be scheduled for public hearing.

Justin & Keith, please provide any corrections/clarifications to anything I stated above.

Respectfully,



Gilbert LaForce, P.E.

Engineering Manager

Development Services

Department of Public Works

719.520.7945 (Office) | 719.331.7134 (Cell)

<https://publicworks.elpasoco.com/>

From: Kofford, Kevin <Kevin.Kofford@kimley-horn.com>

Sent: Monday, February 26, 2024 1:58 PM

To: Gilbert LaForce <GilbertLaForce@elpasoco.com>

Subject: RE: Double Spur Ranch/ Knecht Minor Subdivision- Floodplain Question

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Hi Gilbert,

Hope you had a good weekend. Any updates on this?

Thanks,

Kevin Kofford, P.E.

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From: Kofford, Kevin
Sent: Thursday, February 15, 2024 9:44 PM
To: Gilbert LaForce <GilbertLaForce@elpasoco.com>
Subject: RE: Double Spur Ranch/ Knecht Minor Subdivision- Floodplain Question

Gilbert,
Thanks for the update. Would it be helpful to have a call so I can give you some background and context to help inform what the Attorney? Also happy to loop in Keith Curtis if we need to.

Thanks,

Kevin Kofford, P.E.
Kimley-Horn | 2 North Nevada Avenue, Suite 900 | Colorado Springs, CO 80903
Direct: 719 453 0181 | Mobile: 719 352 9194 | www.kimley-horn.com

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From: Gilbert LaForce <GilbertLaForce@elpasoco.com>
Sent: Wednesday, February 14, 2024 8:18 AM
To: Kofford, Kevin <Kevin.Kofford@kimley-horn.com>
Subject: RE: Double Spur Ranch/ Knecht Minor Subdivision- Floodplain Question

Kevin,

I'm going to do some internal coordination first. Sending to the County Attorney and Planner to make sure we're interpreting this correctly and get their thoughts on the matter.

Respectfully,



Gilbert LaForce, P.E.
Engineering Manager
Development Services
Department of Public Works
719.520.7945 (Office) | 719.331.7134 (Cell)
<https://publicworks.elpasoco.com/>

From: Kofford, Kevin <Kevin.Kofford@kimley-horn.com>
Sent: Friday, February 9, 2024 3:36 PM
To: Gilbert LaForce <GilbertLaForce@elpasoco.com>
Subject: Double Spur Ranch/ Knecht Minor Subdivision- Floodplain Question

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Gilbert,
I have a question regarding a comment from Keith Curtis on the Double Spur Ranch project which will also greatly affect the Knecht Minor Subdivision as well. Please see attached for the comment. I have had multiple conversations with Keith this week, but wanted to discuss with you the option of getting a variance through the drainage board.

When you have a moment, can you please give me a call to discuss?

Thanks,

Kevin Kofford, P.E.
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