

Miranda Benson2

From: Margene Horne <margene01@msn.com>
Sent: Tuesday, May 2, 2023 5:09 PM
To: Lekishia Bellamy
Cc: PCD Hearings
Subject: Kinch Minor Subdivision MS204 Bellamy Hearing May 4, 2023
Attachments: Attachment 1.pdf; Attachment 2.pdf; IMG_1.jpg; IMG_2.jpg; IMG_3.jpg

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To Lekishia Bellamy,

RE: MS204

We, Margene and Bob Horne, are the property owners adjacent to the Kinch Subdivision Lot #1 part of their western subdivision boundary. We have a barn and the front of our house located downhill approximately 10 and 14 feet in elevation from this boundary and have experienced serious flooding, run-off and erosion during numerous weather events over the 33 years we have lived here.

We are largely ok with the proposed Kinch Subdivision development of (4) residential lots and appreciate their choice of (5) acre minimum size lots in keeping with the spirit of most Black Forest residents. We do, however, have concerns about the drainage plans for Lots 1, 2 and 3 as these plans directly impact us, their downhill neighbors to the west of Lot 1.

These concerns are specifically related to Lot 1, design point 2 depicted on the Final Drainage Report dated October 8, 2022, Appendix D, page 69, the proposed 20' wide drainage easement also shown on Appendix D, page 69 and the proposed flow direction arrows depicted on page 2 of the Grading and Erosion Control Plans dated July 2022. Attachment 1 is a screen shot with the specific areas of concern encircled.

Design point 2 calculates flows which are currently being concentrated by the addition of a dirt hill shown in photos IMG_1 through IMG_5. Prior to the addition of the dirt hill, water flowing from Lot 1 was evenly distributed across our property. Since the addition of this hill in 2018, our barn which is west about 75' and 10' downhill consistently floods and during heavy downpours, the front of our house looks like a waterfall which heavily erodes our driveway.

Appendix D, page 69 shows a proposed 20' wide drainage easement very close to the south boundary of Lot 1. The drainage easement flow is not depicted after leaving Lot 2 although the topology suggests it will add to water already flowing east to west from Lot 1 onto our property. This may further increase the rainfall rate of flow at design point 2. Attachment 2 is a screenshot from page 2 of the Grading and Erosion Control Plans with the dirt hill depicted, the general direction of photo images 1-5 indicated and flow direction arrows based on experience.

There is a 10' easement for drainage and utilities depicted between lot 1 and 2 although it does not indicate it is being developed? Could this be used to decrease the westerly flow from Lots 2 and 3 by distributing some rainwater north and south? This could help control erosion on lot 1 as well as our adjacent property. Also, we keep a retaining pond situated near the center of our property for flooding mitigation towards our downhill neighbors in addition to berms designed to slow/deflect rainwater flow. Could some of these techniques or others be employed to help with water flow onto our property? It would be greatly appreciated.

Sincerely,

Margene and Bob Horne
(719) 495-4732

Note: Remaining (3) photos will be sent in follow-up email due to size limits.













