

Comments	Reviewer	Responses
<p>Explain why there is a 11% increase in runoff because of the development when lots are rural in nature. Increase in flows post development should be negligible and close to what existing amounts are. If flows cannot match existing flows after development, other methods of detention might be required. The downstream channel appears to have erosion and an increase in runoff is not likely to be approved. Provide justification as to whether mitigation is needed for that channel. How long has erosion been a problem in the downstream channel (x-sec 0 x-sec 112)?</p>	lpackman	<p>Original analysis neglected to include channel travel time to the defined analysis point at the culvert. Travel time was added and exhibits a 0.3 cfs increase in the minor event and a 0.4 cfs increase in the major event. Overall increase at the downstream culvert of 0.4% due to development in the modeled Bijou Creek Basin. The reach is well vegetated and hydraulic modeling indicates adequate conveyance anticipated minimal degradation due to anticipated velocity within the reach. Channel exhibits hydraulic conformance with code requirements.</p>
<p>Unresolved from review 1. Revise report to provide additional details about the 500 cfs value that was mentioned in the first submittal. Account for all flows going through the property and outfalling at the culvert under Bradshaw Rd.</p>	lpackman	<p>The 500 cfs value estimated in the 1973 JR developers report was discussed and is not accepted in this report. The Bijou Creek Basin was modeled utilizing more sophisticated methodology in the report. Current methodology was utilized in analysis.</p>
<p>Unresolved from review 1. Include the offsite flow.</p>	lpackman	<p>Additional table including overall Bijou Creek Basin was added to the map.</p>
<p>Unresolved from review 1. Provide an analysis and discussion about the outfall and whether it meets the definition of a suitable outfall per ECM 3.2.4. If crossflow does not meet criteria the culvert might have to be replaced with the appropriate size. Per DCM table 6-1 minor storm and major storm flows need to be hydraulically adequate. Provide analysis for each storm and provide a recommendation for culvert size if necessary.</p>	lpackman	<p>Additional discussion regarding outfall was repeated in the conclusion of the report.</p>