

## Review Comments

Draft Jimmy Camp Creek Drainage Basin Planning Study September 7, 2023

Stantec/HDR

Submitted by: Kiowa Engineering November 10, 2023

Provided below are comments prepared on behalf of Landhuis Development in regard to the draft Jimmy Camp Creek Drainage Basin Planning Study (DBPS). All of the documents that were reviewed were downloaded from the DBPS website. Sections reviewed included:

Section 1.0	Introduction
Section 2.0	Basin Characteristics and Environmental Resources
Section 3.0	Hydraulic Analysis
Section 4.0	Alternative Evaluation
Hydrologic Analysis	Draft shown as Section 1.0
Technical Memorandum	El Paso County Rainfall Distribution

The comments presented below are focused on the portion of the watershed known as East Fork Jimmy Camp Creek. East Fork Jimmy Camp Creek passes through properties that are currently owned and being developed by Landhuis Development. Specifically, portions of reaches E1, E2, and E1-T1 as designated for East Fork Jimmy Camp Creek pass through the Lorson Ranch, Bull Run and Rolling Meadows properties. Each of the properties are currently under some stage of development. Reach J3b of Jimmy Camp Creek also passes through Lorson Ranch. Reaches E1 and J3b are already constructed and have been accepted by the El Paso County for maintenance..

- 1, General comment: The figures in the report, especially those figures pertaining to reach delineation, are hard to read due to the font sizes and font type. Might want consider revising these figures to make for easier viewing (e.g. Figures 2-5, 2-6, and 4-3). Road names would be helpful on Figure 4-6.
2. Start and stop designations for the various sub-reaches should be added to reach delineation figures. It could not be discerned what the limits of the sub-reaches within the Landhuis properties are.
3. 100-year existing flow rates shown in the shear stress calculation spreadsheet for reach E1 do not match the various existing condition hydrology summaries in the draft Hydrology Report.
4. All of the major drainageways through Lorson Ranch have been constructed. These reaches are shown as existing deficiencies on Figure 3-8. While it is understood that the term “deficiency” is being used based upon the velocity and shear stress criteria set forth in the draft report section 2.0, this is confusing and does not accurately convey the actual stability of the constructed improvements in reach E1.
5. The length for reach E1 could not be determined from the various reach figures. E1 has been constructed therefore the costs for this reach in Table 4-20 does not appear to match the existing drainageway conditions.
6. Landhuis has been working with County Engineering staff regarding closing the properties owned and being developed from future drainage fee assessment, Construction of the sub-reaches identified above that lie within Bull Run and Rolling Meadows (E1-T1 and portion of E2), in the closing scenario presented to the County would not be subject to reimbursement. The improvements would be subject to County maintenance once accepted. Acreage

associated with the remaining Landhuis Development properties within the County portion of the Jimmy Camp Creek watershed should be removed from any fee calculations.

As Landhuis Development and EPC have reached an understanding on the closing of their properties to fees, based upon the information submitted by Kiowa to EPC that shows there would not be any negative impact resulting from the removal of the remaining Landhuis properties from fee assessment, it is requested that these sub-reaches be removed from the study or placed in the “excluded drainageway not analyzed” category.

7. There are no improvements shown on Table 4-12 for the Bradley Road crossing the East Fork Jimmy Camp Creek. As it is assumed that this determination is based upon using the existing condition 100-year hydrology presented in the draft Hydrology report (568 cubic feet per second), it should be noted in the final report that the County is going to require that the effective FEMA FIS 100-year discharge (3,600 cubic feet per second), be used for the design of increased hydraulic capacity. Costs for the upgrade should be reflected in Table 4-12.

8. Exception is taken with Table 4-10, page 4.23 and the recommendations in Table 4-13, page 4.30, Section 4.0 in the draft Alternatives Evaluation. The two apparent deficient storm sewers located in Carriage Meadows North were designed and evaluated as part of SF 17-023 that included a fully approved final drainage report with extended detention both onsite and offsite. The other apparent deficient storm sewer located in Fontaine Boulevard was designed and evaluated as part of the preparation of the Final Drainage Report Fontaine Boulevard/Old Glory/Marksheffel Road Phase 1 improvements by Pentacor Engineering and approved by El Paso County in November 2006 that induced onsite extended detention within Lorson Ranch. It appears that the incoming discharges to these storm sewer systems does not account for the extended detention basin(s) that were designed and constructed in accordance with County drainage criteria and specifications. It is Landhuis Development’s opinion that none of the storm sewers stated in the two tables are hydraulically deficient. It is requested that the storm sewer systems be removed from the draft Alternatives Report and from the DBPS in general.

9. The analysis of the existing storm sewers within Lorson Ranch as shown in the draft DBPS has been conducted using future condition discharges. This is inconsistent with known criteria that requires that extended detention be provided in all new development. As the extended detention basins in Lorson Ranch perform as full spectrum detention basins, all frequencies of developed runoff that reach them are discharged so that existing condition peak flows to downstream receiving waters are maintained.

Landhuis Development has appreciated the opportunity to review the draft DBPS and offering comments to the County and their consultant. Landhuis Development plans to continue participation in the stakeholder coordination process going forward.