

Client: El Paso County - Department of Public Works
Project: Jimmy Camp Creek DBPS - Alternative Evaluation Report
Job No.: 181301205

Comment Response Codes:
A. Acknowledged, consultant will revise
B. Acknowledged, consultant to evaluate
C. Client to evaluate
D. Comment not clear - requires clarification
E. No further action required

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Comments

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Cmnt #	Critical Issue	Reference Dwg, Spec, Page, Sec, Det, etc.	Reviewed By	Review Comments / Questions <i>(Italicized - direct text from Hydraulic Analysis Report)</i>	Response Code	Resolution / Response	Resolution		County Response
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1		all	Kiowa Engineering	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.	A	Figures are modified and increased resolution.	8/19/2024	B. Greimann	
2		all	Kiowa Engineering	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 Landuis properties are.	A	The start and stop designations of reaches are generally defined by stream junctions, the City/County boundary, and whether the reach is improved or not. The deficiency map is generally based upon critical velocity and shear stress assessment, which does not consider improvements that have been performed. No costs for improvements in Reach E1 are included in this DBPS.	8/19/2024	B. Greimann	
3		Hydraulics	Kiowa Engineering	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.	A	The flows for the hydraulic model were taken from the conduit, or reach based, flow estimates of the hydrologic model and not the nodal based flow estimates. Therefore, the reach based estimates may not be consistent with the nodal estimates. The flows used in the DBPS are not intended to replace the FEMA regulatory numbers, but rather are used in the DBPS to develop conceptual stream stabilization and stream crossing designs.	8/19/2024	B. Greimann	
4		Figure 4-8	Kiowa Engineering	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.	A	See comment response 2	8/19/2024	B. Greimann	
5		Table 5-16	Kiowa Engineering	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	A	See comment response 2. Reach E1 through Lorson Ranch is now considered to be improved and no additional improvements are required.	8/19/2024	B. Greimann	

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6		Section 5.3, 5.4.12	Kiowa Engineering	Landhi's has been working with County Engineering staff regarding closing the properties owned and being developed from future drainage fee assessment, Construction of the subreaches 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.	A	See comment response 2	8/19/2024	B. Greimann	
7		Section 5.4.5, Appendix G	Kiowa Engineering	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.	A	The costs for Improving Bradley Road are included now in the costs for Reach E1-T1 (see appendix G)	8/19/2024	B. Greimann	

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8		Section 4.8.2, 5.4.7	Kiowa Engineering	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 Landuis 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	A	The report has been edited to note the drainage features that have been constructed. In addition, no storm sewer improvements are recommended as part of this DBPS. The following paragraphs are included in the DBPS: "The Final Drainage Report (FDR) for Pulte at Lorson Ranch (Pentacor, 2006) shows the Fontaine Boulevard pipe discharging into a detention pond on the northeast corner of Fontaine Boulevard and Jimmy Camp Creek. The StormCAD pipe design output tables show the maximum 100-year flow rate in the pipe to be 305 cfs, which surcharges the pipe. The pipe is shown to have a full flow capacity of 165 cfs in the FDR. As described in the FDR for Carriage Meadows at Lorson Ranch Filing No. 1 (Core Engineering Group, 2006), the Carriage Meadows Drive pipe conveys flow from the FMIC ditch to Jimmy Camp Creek. The report states that the 100-year flow rate in the pipe is 245 cfs under developed conditions. The pipe is shown to have a maximum capacity of approximately 270 cfs in the FDR. This DBPS is not accounting for the FMIC diversion, on-site detention, or flows allowed to overtop pipes (street flows). The FDR for Carriage Meadows at Lorson Ranch Filing No. 1 (Core Engineering Group, 2006) shows that the Peaceful Ridge Drive pipe will run along the north boundary of the Carriage Meadows subdivision and will convey runoff from the future Peaceful Ridge subdivision to Jimmy Camp Creek. The 100-year flow rate in the pipe is 184 cfs under developed conditions per the FDR, which surcharges the pipe. Detention has been provided by the Carriage Meadows development south of Fontaine Boulevard. Details of the detention and how it relates to the subject pipes is not accounted for in this DBPS."	8/19/2024	B. Greimann	
9		Section 4.8.2, 5.4.7	Kiowa Engineering	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.	A	See comment response 8	8/19/2024	B. Greimann	

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10		General	EPC Parks	"During the Jimmy Camp Creek Drainage Basin Study, EPC Parks requests assurance that the proposed Jimmy Camp Creek Regional Trail corridor will remain a priority during discussions and planning."	A	Section 6.9 Trails contains a description on how trails can be integrated into the design. This DBPS does not include any detailed trail design and does not address their costs, but the drainage way design can be compatible with future trail design.	8/19/2024	B. Greimann	
11		Section 2.5.3.1	CO Parks & Wildlife	"States that the creek is intermittent all the way until the confluence with Fountain Creek. This statement is incorrect as this section of river always has flowing water, since the United States Geological Survey (USGS) installed the gauge on Ohio Ave in 1981."	A	We agree that the Stream gage does show that the Jimmy Camp can be classified as perennial at the USGS gage site, which is near Ohio Ave. The DBPS only analyzing Jimmy Camp Creek upstream of Link Rd, which is approximately 1.8 miles upstream of Ohio Ave crossing. Based upon field visist and aerial photography, Jimmy Camp Creek is intermittent updatem of Llnk Rd. The Report Text is updated as follows: "Based upon the stream gage record from 1976 to 2021, there is flow in Jimmy Camp Creek at the USGS stream gage more than 99% of the time. However, upstream of Link Rd, Jimmy Camp Creek is frequently dry based upon field visit and aerial photography analysis and can be classified as intermittent."	9/11/2024	B. Greimann	Please confirm Ohio gauge data and update text accordingly
12		Section 2.4	EPC Parks	Suggested text in red: "There are multiple proposed <i>candidate</i> Open Spaces <i>Areas</i> that would be located fully or partially in the Jimmy Camp Creek Drainage Basin. Falcon Garrett Roads Open Space would occupy the broad northeast trending ridge that separates upper Jimmy Camp Creek from the East Fork Sand Creek in the northeast headwaters of the Drainage Basin. Corral Bluffs Open Space would be connected to the southeast of Falcon Garrett Road and would provide an opportunity for a regional trail alignment linking Fountain Creek with Colorado Spring's proposed Jimmy Camp Creek Park. The proposed Fountain and Jimmy Camp Creek Open Space would protect the floodplains of both creeks and the nearby wildlife, including the globally-vulnerable Arkansas Darters that live in the spring-fed marshes adjacent to the main creek channels (EPC, 2022)."	A	Requested changes are made. Reference is changed to 2022.	9/11/2024	B. Greimann	Please reference the 2022 EPC Parks Master Plan instead of the 2013 MP, throughout document