



# MEMO

To: Kari Parsons, El Paso County  
From: Greg Panza  
Subject: Grandview Reserve Gieck Basin Channel **Letter of Intent**  
Project Number: EA20175-201662.03  
Date: March 23, 2023

Revise to CDR228.

Review #1 is unresolved.

Grandview Reserve is located in Falcon, Colorado within the south half of section 21 and 22 and the north half of section 23 within Township 12 South, and Range 66 West of the Sixth Principal Meridian in El Paso County, Colorado. Two drainage channels exist within Filing 1 of the Grandview Reserve Project, Main Stem (aka Channel A) and Main Stem Tributary (aka Channel B). The two channels will be stabilized or constructed with Filing 1 through the work completed by DR Horton. A CLOMR will be obtained for the channels and is currently in-process with FEMA. Construction for the channel work is to commence late fall/ early winter 2022 and will be constructed in conjunction with the Grandview Reserve Filing 1.

The following presents a general discussion of the basis of design for channel work within. This document addresses geomorphic analysis and design and is not intended for analysis of FEMA floodplain related topics.

Grandview reserve falls within the Gieck Ranch Drainage Basin which covers approximately 22 square miles. This drainage basin is tributary to Black Squirrel Creek and joins said creek just to the south of Elicott, CO about 18 miles to the south. Black Squirrel Creek eventually drains to the Arkansas River in Pueblo Colorado. Much of the Gieck Ranch Drainage basin is undeveloped consisting of rural farmland. The Gieck Ranch Drainage basin lies north of the Haegler Ranch drainage basin. The channels through the Grandview property can all be described as gently sloping drainages that roll through the site towards the creeks, they are tributary too.

Per the NRCS web soil survey, the site is made up entirely of Type A and B soils. The majority of which are Type A soils. The predominate soils are Blakeland loamy sand, Columbine gravelly sandy loam, and Stapleton sandy loam. The first two soils are Type A soil and cover approximately 55.1% of the site and the later soil is a Type B soil and covers the remaining 44.9% of the site. See Appendix A for the NRCS soil map.

The vegetation found within Grandview Reserve consists of wetland communities in the floodplain with a transitional area to shortgrass prairie communities that dominate the site. The primary species found in the shortgrass prairie regions include little bluestem, blue grama, and buffalograss. The transitional area between the wetlands and shortgrass prairie includes patches of snowberry, and wood's rose. There are a few plains cottonwoods along the main channels. The area has historically been heavily grazed and there are weeds throughout the site. Weeds found onsite include Canada thistle, Russian thistle, common mullein and yellow toadflax spp.

Observations of the existing channels suggest that by and large they are equilibrium with their watershed flows; evidence including relatively stable bankfull channels, adequate floodplain (above bankfull channel elevations) and in-tact plant communities that would be expected in this type of reach support the notion that the reach is in equilibrium.

At present, the analysis and design of Main Stem and Main Stem Tributary has been completed. Main Stem is to by and large be left in its current state with the exception of the reach surrounding the existing breached stock pond berm. This berm is to be removed and the surrounding region is to be regraded and stabilized to match the existing channel conditions.



Proposed improvements for Main Stem Tributary include the realignment of the channel, generally shifting the channel towards the west to accommodate the proposed land plan. There is to be a dedicated 100' corridor in which the valley will meander. Preliminary analysis indicates the valley will have an average width of approximately 63' at the elevation necessary to meet freeboard requirements; initial sizing approximates the bankfull width to be 6.8' as the channel begins traversing the project site and gradually increase to 10.45' to accommodate additional flows as they enter the channel through the site. The valley and channel thalweg will generally follow the same profile, with some deviation as the bankfull channel meanders through the valley in turn decreasing the low flow channels average slope. The average valley profile is to be approximately 1% with a series of grade control structures to both decrease elevation and dissipate energy to meet natural channel criteria as outline in El Paso County criteria and agreed upon channel parameters.

As the design will affect the current floodplain delineation along Main Stem and Main Stem Tributary through the Grandview Reserve site HR Green has submitted a CLOMR application, awaiting comment from FEMA, and a LOMR upon the completion of all improvement construction.

As design continues, East Fork and East Fork Tributary will be analyzed and designed to meet channel criteria as outlined in El Paso Counties DCM and agreed upon channel parameters that are summarized in Table 1 below.



Table 1. Grandview Reserve Design Criteria.

Design Parameter	Design Value
Roughness values	EPC Table 10-2
Maximum 5-year velocity, main channel (within bankfull channel width) (ft/s)	Consideration given to both MHFD and EPC
Maximum 100-year velocity, main channel (within bankfull channel width) (ft/s)	Consideration given to both MHFD and EPC
Froude No., 5-year, main channel (within bankfull channel width)	0.7
Froude No., 100-year, main channel (within bankfull channel width)	0.85
Maximum shear stress, 100-year, main channel (within bankfull channel width)	1.2 lb/sf
Minimum bankfull capacity of bankfull channel (based on future development conditions)	70% of 2 year, 10.5 cfs
Minimum bankfull channel geometry <sup>1</sup>	
Design Channel Type	C4
Entrenchment Ratio	2.7-31.65 (x=5.26)
Width to depth ratio	13.5-75.0 (x=29.28)
Sinuosity	1.43-2.80 (x=1.92)
Slope	0.0001-0.0184 (x=0.0045)
D50	12-14mm (~0.5 in)
d84	32-48mm (~1.6in)
Meander Length <sup>2</sup>	34-92 (x=56)
Belt Width <sup>2</sup>	18-55 (x=32)
Radius of Curvature <sup>2</sup>	7-28 (x=11)
Minimum Floodplain Terrace	6 ft
Maximum overbank side slope	4(H):1(V)
Maximum bankfull side slope	2.5(H):1(V)
Maximum bankfull side slope	2.5(H):1(V)
Minimum bottom width <sup>3</sup>	3.8 ft
Freeboard	1.5 ft

<sup>1</sup>These values were derived from empirical data and will be used as guidelines for design and will be used in conjunction with hydraulic regime equations as outlined in "Spreadsheet Tools for River Evaluation, Assessment, and Monitoring: The STREAM Diagnostic Modules"

<sup>2</sup>These values are derived from "Spreadsheet Tools for River Evaluation, Assessment, and Monitoring: The STREAM Diagnostic Modules"

<sup>3</sup>Minimum bottom width shown is for the low flow channel only. The main channel will be ~41 ft wide