

TECHNICAL MEMO:
761 Sylvan Lake Road
Talon Flats Development
Public Facilities Impact Report

To: Bryan Desmond (Developer)
 From: Matt Wadey, AEI
 Date: February 13, 2020

Project Introduction

The proposed Talon Flats development consists of a retail and residential mixed use plan in a 3 story building. The Project is located on a vacate lot in downtown Eagle Ranch at the intersection of Sylvan Lake Road and Capitol Street. The proposed density is for (8) 1 bedroom units, (12) 2 bedroom units, 1264 sqft of retail (level 1) and office space on the 2nd and 3rd levels (667 sqft and 347 sqft). The residential living will span all 3 levels.

Sanitary Sewer:

The project is proposed to be served by an existing 6" commercial sewer service stubbed from the parking lot north of the project (from Town manhole C.2.2) All sewer service extensions will be designed in compliance with Town Design Standards.

Projected sewer effluent volumes are shown in the Table below.

Retail Use

Density Type	Square Footage	Sewage GPD/1000 SF Gross Building	Average Daily Volume (Gallons)	Peaking Factor	Peak Day Volume (Gallons)
Retail/ Office	2278	200*	456	1.5	684

* Flowrates taken from City of Denver Public Works

Residential Use

Density Type	Unit Count	Persons Per Unit	Sewage Volume Per Capita Daily (Gallons)	Average Daily Volume (Gallons)	Peaking Factor	Peak Day Volume (Gallons)
1 bedroom	8	2.0	81	1,296	1.5	1,944
2 bedroom	12	3.0	81	2,916	1.5	4,374

Treated Water System:

The proposed treated water distribution system for the Project will connect to the town's existing water main line infrastructure in Sylvan Lake Road or Capitol Street. There are currently (2) 4" water services stubbed to the lot, one off each road.

The building will be fire sprinklered and 4" DIP minimum service lines will extend to the building prior to being split into domestic and fire services. The actual size of each service will be determined by the mechanical engineer. All water services will be designed in compliance with Town Design Standards.

Projected water demand volumes are shown in the Table below.

Retail Use

Density Type	Square Footage	Water GPD/ SF Gross Building	Average Daily Volume (Gallons)	Peaking Factor	Peak Day Volume (Gallons)
Retail/Office	2278	0.22	501	2.0	1,002

Residential Use

Density Type	Unit Count	Persons Per Unit	Sewage Volume Per Capita Daily (Gallons)	Average Daily Volume (Gallons)	Peaking Factor	Peak Day Volume (Gallons)
1 bedroom	8	2.0	100	1,600	2.0	3,200
2 bedroom	12	3.0	100	3,600	2.0	7,200

Thank you,



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