

Chad Phillips, Town Planner  
Town of Eagle  
P.O. Box 609  
Eagle, Colorado 81631

Subject: 435 Eby Creek Road (Lot 3, Perry Subdivision Phase 2)  
Drainage Memo

Chad:

Son Ray LLC has contracted Yarnell Consulting & Civil Design, LLC (YCCD) to design the grading, drainage, and utility elements of the proposed 30-unit apartment building on Lot 3 with associated landscaping, parking, and utilities. Per the town of Eagle *Public Works Manual*, new development is to "restrict site drainage to a rate no greater than the historical rate, before development, for the 25-year storm, or shall include development of a storm drainage system to convey runoff water to a site approved by the town." Per correspondence with the town engineer, we propose the following:

1. Provide a private hydrodynamic separator-type water quality unit (CDS as manufactured by Contech, or similar) in the proposed storm sewer manhole structure nearest the southeasterly property corner. This will be sized to treat the minor storm event as mandated by town code with an internal bypass for the estimated 25-year storm event.
2. Downstream of the water quality unit, we propose a private storm sewer system across Pond Road with a riprap rundown to Eby Creek. Therefore, no on-site stormwater detention is proposed. Along major waterways, standard drainage practice is not to detain but to "beat the peak" and get the water out before the flow rate in the waterway peaks. Detaining can worsen the drainage condition of a waterway by adding more flow to an already peaked scenario. We believe this approach will optimize conditions within Eby Creek.

To be clear, all proposed storm sewer infrastructure will be privately owned and maintained. We look forward to further discussion regarding this matter over the course of the development permit review. As part of a future building permit submission, we will provide a drainage report with substantially more information included.

Sincerely,



Justin J. Yarnell, PE  
Colorado PE Number 47241