

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)  
Public Path 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. We understand the town is finalizing its *Open Space and Trails Master Plan* to optimize pedestrian connectivity and circulation through the town. The *Master Plan* proposes a trail along Eby Creek Road. Our team reviewed the corridor from Pond Road north to Castle Peak Road. We identified the following:

1. The topography along the west side of the road is steep and the roadside ditch is already minimal. As you may be aware, a ditch is critical on the uphill side of roadways cut into slopes to ensure runoff is intercepted and does not flow onto pavement. Constructing a trail in this area is going to be exceptionally challenging with the steep topography in close proximity to the edge of the road. Retaining walls will be necessary. Even then, it's likely the trail will need to be attached to the edge of the street with only curb and gutter to separate pedestrians from vehicles. This is not ideal. Furthermore, it is unclear how a ditch could be constructed to keep drainage from flowing onto the trail. Please refer to the photo below.





2. The topography along the east side of the road is generally more gradual and downward-sloping. Furthermore, no ditch is required on the downhill side of the road. Constructing a trail along but detached from the east side of the road would be a more cost-effective and constructable solution. Refer to the photo below.



3. Public sidewalk has already been constructed to the driveway for the Eagle County Ambulance District facility north of FirstBank. Refer to the photo below.



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229 Midland Ave.  
Basalt, Colorado 81621

In light of this analysis, we believe the most appropriate approach for the future trail is along the east side of Eby Creek Road – not along the subject property. Therefore, said trail is not shown on the architectural or engineering drawings being provided for the development permit.

We look forward to further discussion regarding this matter over the course of the development permit review.

Sincerely,



Justin J. Yarnell, PE  
Colorado PE Number 47241