

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 Facilities Impact Report

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. This letter is intended to address the requirement of a "Public Facilities Impact Report" and "Water Demand Report" for the proposed Development Permit.

Sanitary Sewer

The proposed project will receive sanitary sewer service from an existing, public sanitary sewer system east of and lower than the site project. The apartment building will be served by new private 6-inch, gravity-fed sewer service tying into the existing 8-inch sewer main within the Eby Creek Road right-of-way.

Downstream system limitations have not been disclosed to Son Ray LLC; therefore, it is assumed that this building will not adversely impact the existing system beyond its designed capacity.

Potable Water System

The proposed project will receive potable water service from an existing, public water main located in the Eby Creek Road right of way – east of the proposed building. Available pressures and volumes within the system are unknown but assumed to be adequate for providing domestic and fire suppression water service to the proposed building.

The private water service line is anticipated to be a 6-inch ductile iron from the existing main line all the way into the building before it splits to serve both domestic and fire demands.

A water demand analysis is being included with this permit package.

Streets

The proposed development does not include any new public street facilities but will utilize the existing Eby Creek Road. The development will connect to this road with a private driveway that connects to a private parking lot for the residential units. A Traffic Study performed by McDowell Engineering is being included with this permit package. Per this report, the development is anticipated to be successfully incorporated into the existing roadway network.

Schools

According to Son Ray LLC, this project is anticipated to have minimal impact on the school system. This development does contain residential units. The number of units, unit types, and unit sizes can be found on sheet A2.2. This information can be used by the school district to estimate the number of school-aged children that are expected to be generated by the development.

Emergency Service

The ambulance facility is across Eby Creek Road from the project site – less than ½ mile away.

Fire

The fire department is less than one (1) mile away.

Summary

In summary, the proposed development of Lot 3 will have minimal impact on the existing, public infrastructure and schools, while adequate emergency and fire service appears to be available to serve the project.

Please let know if you have any further questions regarding this letter.

Sincerely,



Justin J. Yarnell, PE
Colorado PE Number 47241