



April 8, 2024

Aaron Caplan
Director of Utilities & Engineering
Town of Lyons

RE: Addendum to Final Drainage Report – River Bend

Dear Mr. Caplan,

Thank you for the opportunity to submit the Addendum to the 2022 Final Drainage Report that was approved by the Town two years ago.

The main differences from the two drainage plans are:

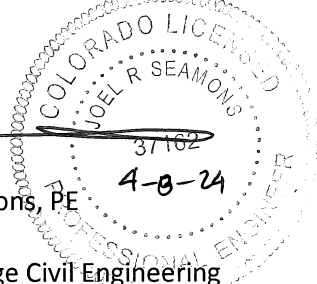
- The main concrete patio and adjacent restroom area was removed
- This allowed room for the proposed barn
- In the 2022 Drainage plan, there was an 11,897 SF area that was reserved as future building.

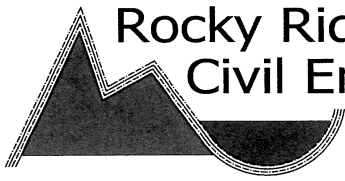
Calculations were completed (on the next page) to compare the impervious areas of the 2022 report and the plan being proposed today and it was found that the assumptions in the report were very conservative. The result is that about 9000 SF of grass area is being proposed in the current design versus was calculated 2 years ago. The result is that the sand filters that were built are oversized for what is being proposed today and do not need to be modified.

Please call me with any questions about this development.

Sincerely,

Joel Seamons, PE
Owner
Rocky Ridge Civil Engineering
joel@rockyridgecivil.com





Rocky Ridge Civil Engineering

420 21st Avenue, Suite 101, Longmont, CO 80501
303.651.6626

JOB NAME River Bend JOB # 884-2
SHEET NO. _____ OF _____
BY Joel Seamons DATE 4/6/24
REGARDING Impervious Study

To remove

Bldg/Concrete

11,897 \square (^{assumed} future weed gas)

182 \square restrooms

6538 \square concrete oval patio

(18,617 \square) roof/concrete

Gravel

2,240 \square N+W of concrete oval patio

156 \square E of " " "

(2,396 \square) gravel

To add

84 \square trash enclosure (N)

5456 \square prop Barn

2298 \square concrete/stone patio

479 \square ADA PKg

~~192~~ \square Flagstone Steps (S)

700 \square ADA Concrete Path (E)

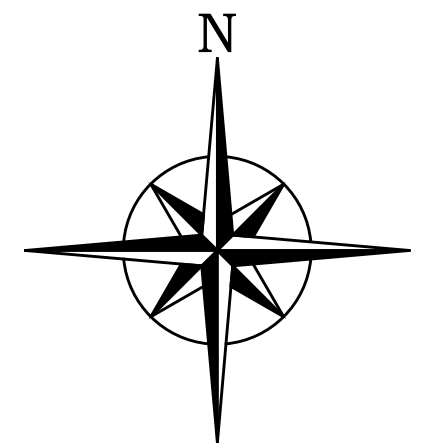
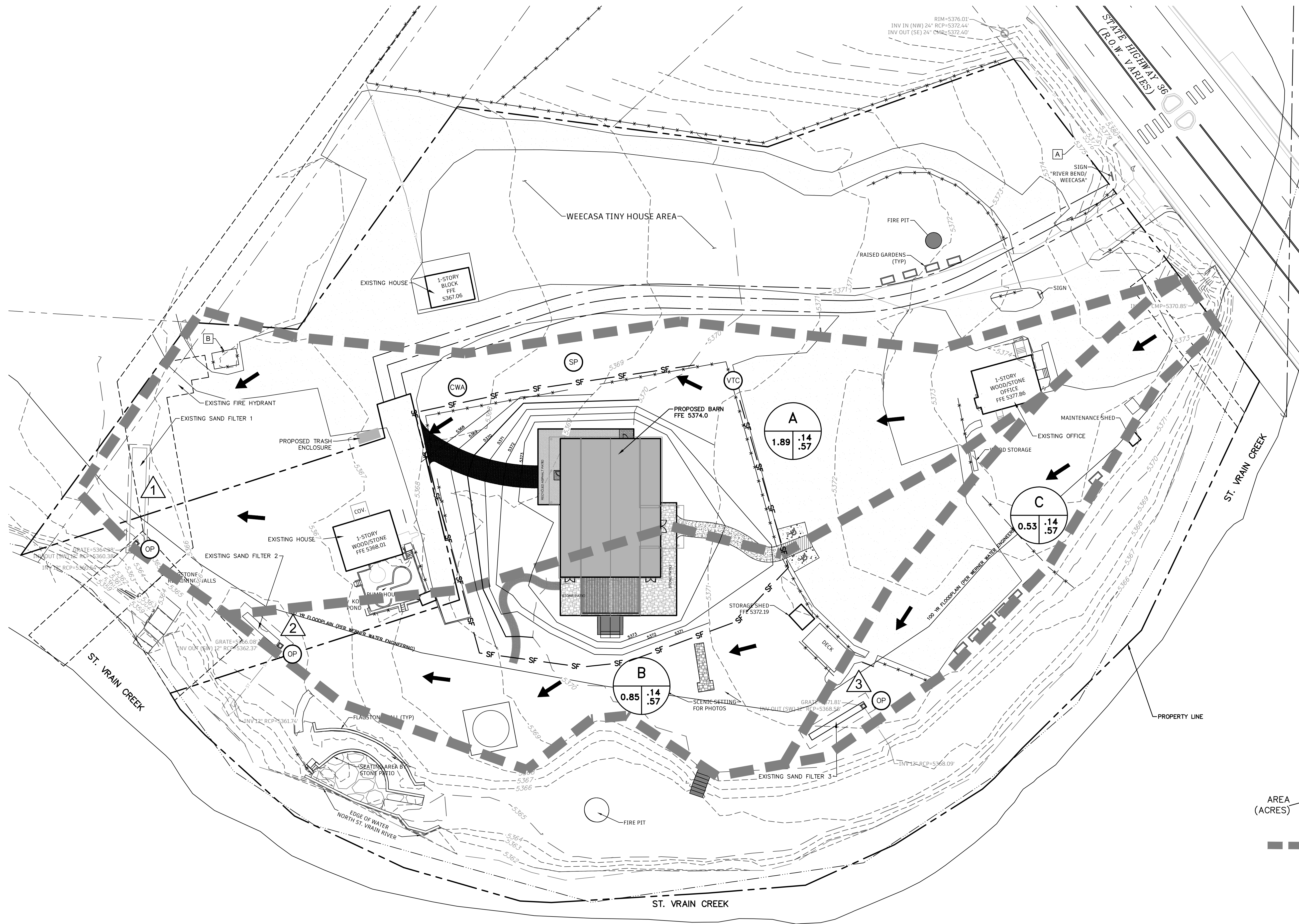
9289 \square roof/concrete

1073 \square Gravel path (NW)

886 \square crush asphalt (N)

1959 \square Gravel

9765 \square grass
added
↑



0 30' 60'
SCALE: 1" = 30'

GRADING & EROSION
CONTROL LEGEND

- SP STOCKPILE MANAGEMENT
- CWA CONCRETE WASHOUT AREA
- VTC VEHICLE TRACKING CONTROL
- OP OUTLET PROTECTION
- SF SILT FENCE
- SF SILT FENCE
- 5075 EXISTING 1' CONTOUR
- 5074 EXISTING 1' CONTOUR
- 5075 PROPOSED 1' CONTOUR
- 5074 PROPOSED 1' CONTOUR
- PROPERTY BOUNDARY

DRAINAGE LEGEND

- A BASIN OR SUB-BASIN
- C VALUE 2-YR STORM
- C VALUE 100-YR STORM
- 1 DESIGN POINT
- AREA (ACRES)
- BASIN LIMIT
- GENERAL SLOPE DIRECTION

- NOTES:
- EXISTING TOPOGRAPHIC SURVEY COMPLETED BY EAGLE EYE SURVEYING LLC IN MARCH OF 2024.
 - 100 YEAR FLOODPLAIN DETERMINED BY WERNER WATER ENGINEERING.

PRELIMINARY
THIS DRAWING IS UNCHECKED
NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION	BY

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RIVER BEND DEVELOPMENT	CAD NO 8842BASE	JOB NO 884-2
GRADING, STORMWATER, AND DRAINAGE PLAN	DATE 04/08/24	

SHEET NO	4
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