

From: [G. Robert Brakenridge](#)
To: [Paul Glasgow](#); Chiefchief@lyonsfire.org
Subject: Carter Drive/Tract A flood egress
Date: Thursday, August 15, 2019 9:23:29 AM
Attachments: [Screen Shot 2019-08-14 at 1.21.10 PM.png](#)
[Screen Shot 2019-08-14 at 1.13.38 PM.png](#)

Hello Paul Glasgow, Town Planner, and J.J. Hoffman, Fire Chief,

Just a quick note. Some neighbors have expressed concern about emergency access to and egress from the proposed Carter Drive development. However, the stormwater issue seems to not have been considered.

My note is to ensure that you both are fully aware. And the matter should also be considered by the town's PCDC, when a subdivision application comes up for its consideration.

Here is the concern:

From the town's web site: "The Town recently completed a Stormwater Master Plan, funded by a CDBG-DR grant from HUD"

<https://www.townoflyons.com/545/Stormwater-Master-Plan>

On this plan is clearly shown a 100 year flood hazard to the proposed Carter Drive/Tract A development. See first enclosed graphic, from the Plan.

The drainage is not shown on the FEMA floodplain map (second enclosure). But is shown on the stormwater plan. It comes down off the ridge and encounters McConnell Drive at about its junction with the western end of Carter Drive. Then flows along McConnell northeastward, and finally enters the 100 year floodplain.

Now, regarding the proposed cul-de-sac with "fire lane" design of the proposed development: If a major flood, occurred (say, the ~"100 year event", not as big as 2013), how could the Carter Drive and Tract A properties be evacuated?

Access out through the fire lane, west end of development would surely be blocked. Egress would have to occur entirely along Carter, to the east, and towards the river.

Note that this assessment does not include the flood hazard added by the South Ledge Ditch, which over-flowed at this location in 2013.

In short, the stormwater issue needs to be included in review of development plan at this location. The HUD/CDBG-DR funding and a town contract obtained this information for the

Town of Lyons and the public. It would not make sense for subdivision planners to not include it, or for the public safety issues to not be identified and considered.

I hope this is helpful. Thanks,

Robert Brakenridge
107 Bohn Ct
Lyons, CO