



April 9, 2018

Mr. Jim Hancock
Town of Gypsum
P.O. Box 130
Gypsum, CO 81637

RE: River Dance RV Park Preliminary PUD – Drainage Letter

Dear Mr. Hancock:

Zancanella and Associates has been requested to provide discussion regarding the water quality and the stormwater detention for the proposed River Dance RV Park. This letter discusses the impact to the site at time of full build out even though the proposed development is in phases.

The existing conditions consist of an existing 45 space RV park and bath house with 46 spaces that are graded out, but not used. The remainder of the 70 acre is primarily made up of native material, low lying shrubs and interspersed native grasses found along the Eagle River. Along the fringe of the Eagle River, there are willows and other native wetland species as well as a wetland buffer area that was delineated and shown on the plans. Currently the flows generally follow existing grades and flow via un-contained sheet flow into the Eagle River or infiltrate into the native soil. There are a few locations along the northern side of the property where the Colorado Department of Transportation drain onto the property via culverts.

Proposed conditions consist of regrading the site and adding soft surface drive isles, parking areas, eating areas, and paths. Along with this, there are several bath houses and other buildings proposed. Areas will be revegetated per the Landscape plan and will allow for natural infiltration into the ground. There are no proposed curb and gutters or areas of concentrated flows. Flows will generally follow proposed grading and sheet flow, un-detained, across the property to the south and into the Eagle River. Flows from the CDOT culverts will either be re-directed in swales or culverts to a final discharge location closer to the Eagle River.

Due to the proximity to the Eagle River, storage is not proposed as this property will drain to the Eagle River ahead of the peaks of the surrounding areas that run onto the property. CDOT flows will drain as they currently do with the exception that they will be routed to the Eagle River instead of free draining across the property. We anticipate no significant impacts to surrounding properties with this method.

Water quality will consist primarily of utilizing the existing landscape and wetland buffer area between the proposed RV pads and the Eagle River. This buffer will act as a wetland BMP and will satisfy the WQCV for the proposed site. In addition to utilizing this buffer, sediment ponds and other small ponds may be used around the site to enhance water quality.

It is our opinion that this site can utilize the natural areas to the best extent possible to both enhance the stormwater runoff and water quality increase generated by the full build out of the River Dance RV park. Any interim phases will utilize the principles and will not require additional storage or treatment of stormwater.

If you have any questions, please contact our office at (970) 945-5700.

Very truly yours

Zancanella & Associates, Inc.



Matthew V. Weisbrod, P.E.