



19-2529 – Summit Housing Plan Review

Date: February 14, 2020

Paul Glasgow
Director of Community Development
Town Planner
Town of Lyons, Colorado
303-823-6622 ext. 25
pglasgow@townoflyons.com

Re: Final Engineering Plans for Summit Housing Group – Carter Drive Engineering Plan Review

Dear Paul,

MurraySmith has completed the review of the Final Engineering Plans for Summit Housing Group – Carter Court. The PDF set of plans attached contain redlines and comments for review by the Developer and resubmittal to the Town of Lyons. Major comments are as follows:

- Service connections shall not be made at manholes per Construction Design Manual 5.1.3.8.
- Utilities shall terminate no further than 10' from the closed end of a cul de sac.
- Ensure the required minimum horizontal separation of 10-feet is maintained between sanitary sewer and waterline mains and laterals. Add dimensions where the lines approach each other to confirm the minimum separation is maintained.
- Include utility stubs for Tract A and confirm locations are coordinated with Multi Family Final Engineering Plans. The utility stubs and service laterals shall be constructed as part of the Carter Drive Public Improvements and be extended beyond the right of way.
- Include additional ADA curb ramps at each end of the multifamily site road to allow for crossing to the opposite side of Carter Drive.
- Stormwater drainage needs to be further detailed with detention and water quality treatment information, and document that one inlet can capture all of the runoff from the proposed development. Provide stage storage calculation of existing pond to verify the additional development can be managed by this facility.

- Please provide documentation on how the water quality capture volume is being achieved; how water quality treatment standards and requirements from CDPHE and/or MHFD (UDFCD) are being met utilizing the existing porous landscape detention area. This water quality/detention facility that was part of the drainage report 13 years ago, please confirm that the water quality BMPs using current MHFD standards are being met as no documentation of the water quality capture volume has been included in either the 2007 or the current drainage reports.
- Provide fire flow calculations and new fire hydrant(s) per Town of Lyons Design Criteria (may have been provided with final plat).

Additional detailed comments are included in the attached PDF. Please contact us with any questions of if you would like to discuss any comments in detail.

Sincerely,



MURRAYSMITH
Chris Jain, PE
Civil Engineer



MURRAYSMITH
Joel Price, PE
Principal Engineer

Attachment: PDF of Plan Comments to Final Engineering Plans – Carter Court for Summit Housing Group Site Development Plans.