



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 – Multi-Family Engineering Plan Review

Dear Paul,

Murraysmith has completed the review of the Final Engineering Plans for Summit Housing Group – Multi-family Site. 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:

- The Town of Lyons Water Distribution System Construction Design Standards state that water mains must have a minimum of 4.5 feet and a maximum of 6 feet of cover from finished grade directly above the pipe to the top of the pipe, and sanitary sewer lines must have a minimum of 4.5 feet of cover from finished grade directly above the pipe to the top of the pipe. Please show the proposed grade at the centerline of the water and sanitary sewer lines with the required clearance or label the points of minimum and maximum cover on each profile to demonstrate that minimum and maximum cover are not exceeded.
- Ensure the required minimum horizontal separation of 10-feet is maintained between sanitary sewer and waterline mains and laterals.
- Include additional ADA curb ramps at each end of the multifamily site road to allow for crossing to the opposite side of Carter Drive.
- Include utility stubs for Tract A and confirm locations are coordinated with Final Engineering Plans – Public Improvements. The mainline utility stubs and service laterals should be constructed beyond the right of way with the Carter Drive and public improvements.

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,



MURRAYSIMTH  
Chris Jain, PE  
Civil Engineer



MURRAYSIMTH  
Joel Price, PE  
Principal Engineer

Attachment: PDF of Plan Comments to Final Engineering Plans – Multi-Family for Summit Housing Group Site Development Plans.