



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 – Site Development Plans Engineering Plan Review

Dear Paul,

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

- 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.
- 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.
- Please provide calculations for runoff coefficients listed in the drawings.

Additional detailed comments are included in the attached PDF. Please contact us with any questions or 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 – Site Development Plans for  
Summit Housing Group Site Development Plans.