



March 6, 2020

Mr. Paul Glassgow
Town of Lyons
432 5th Avenue
P.O Box 49
Lyons, CO 80540

Reference: Site Plan – Comment Response Letter
Lyons Valley Park – Filing No. 7 – Tract A – Lyons, Colorado
Scott, Cox & Associates Project No. 19165A

Dear Mr. Glassgow:

The following is a line item response to the Town of Lyons review comments dated February 24, 2020 for the above referenced project. The comments are listed below with responses in italics. Please let us know if you have any questions or need any further clarification regarding these issues.

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

We have reviewed the engineering comment letters and plans provided by MurraySmith dated February 14, 2020. We are actively working through the plan revisions that were identified.

We have also worked to address the Town's detention and water quality concerns. We are in the process of designing a full Water Quality/Detention facility to be located at the north corner of Tract A. This will ensure that the Tract A development meets the drainage requirements in the Town of Lyons Stormwater Masterplan and the Storm Drainage Criteria Addendum.

The complete set of Final Engineering Plans will be reviewed and approved by the Town prior to Building Permit submittal.

1. Service connections shall not be made at manholes per Construction Design Manual 5.1.3.8.

Agreed. The plans will be revised accordingly.

2. Utilities shall terminate no further than 10' from the closed end of a cul de sac.

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Agreed. The plans will be revised accordingly.

3. 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.

Agreed. The plans will be revised accordingly.

4. 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.

Agreed. The plans will be revised accordingly.

5. Include additional ADA curb ramps at each end of the multifamily site road to allow for crossing to the opposite side of Carter Drive.

Agreed. The plans will be revised accordingly.

6. 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

Agreed. The plans will be revised accordingly.

Final Engineering Plans for Summit Housing Group – Multi-Family Engineering Plan Review

1. 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.

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Agreed. The plans will be revised accordingly.

2. Ensure the required minimum horizontal separation of 10-feet is maintained between sanitary sewer and waterline mains and laterals.

Agreed. The plans will be revised accordingly.

3. Include additional ADA curb ramps at each end of the multifamily site road to allow for crossing to the opposite side of Carter Drive.

Agreed. The plans will be revised accordingly.

4. 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.

Agreed. The plans will be revised accordingly.

Final Engineering Plans for Summit Housing Group – Site Development Plans
Engineering Plan Review

1. 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.

Agreed. The plans will be revised accordingly.

2. 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.

Agreed. The plans will be revised accordingly.

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

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Agreed. All of the storm water runoff calculations will be included with the Final Drainage Report that is currently being updated for the project.

N Line Electric Comments

Our electrical engineer will continue working with the Town and N Line Electric to resolve the remaining items. The complete set of Electrical Plans will be reviewed and approved by the Town prior to Building Permit submittal.

1. N Line Electric was not provided the electrical one-line diagrams with this review. There may be additional comments once they are received. The diagram needs to include house panels where applicable, load calculations, which will address metering counts and sizing of transformers.

Noted. We will work on finalizing the one-line diagrams and submit for review.

2. How are easements being provided to the dry utilities when outside of road right of way?

Easements have now been shown Utility Plans. There will be a 35' wide Utility Easement centered along the private drive. Pocket easements have been included at each of the transformer locations. Final location and configuration will be adjusted as needed. Our assumption would be that the easements would be dedicated to the Town via the Development Agreement or separate document once the final locations have been established.

3. Sheet C1.02 – Address easement question, remove transformer and adjust utility alignment at the storm inlet.

The extra transformer location has been removed from the plans. The alignment at the storm sewer inlets will be adjusted. We are in the process of revising the inlet locations. So, the electrical alignment in this location may change slightly.

4. Sheet C1.02 - Please note, gas and electric will not be installed in the same trench as the Town of Lyons Electric Utility. Provide accommodations for gas as needed.

Noted. We will work with Xcel in order to determine routing of the gas lines as needed.

5. Sheet C1.06, Acknowledge where silt fence conflicts with dry utility installation, the developer will remove and replace the fencing as needed

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without cost to the utilities.

Acknowledged. The Developer will be responsible for maintaining all erosion control devices. We will work to minimize conflicted areas.

6. The developer will be required to provide 4" PVC sleeves for the electric utility. Upon request from the Town of Lyons, N Line Electric will complete the electric design and provide those sleeve locations.

Acknowledged. The Developer will be responsible for installing sleeves as noted.

Should you have any questions or comments regarding this letter, kindly give us a call.

Sincerely,

SCOTT, COX & ASSOCIATES, INC.



Donald P. Ash, P.E.
Chief Civil Engineer

Enclosures