

**From:** Webster, Dave <dwebster@bouldercounty.gov>  
**Sent:** Wednesday, March 5, 2025 9:43 PM  
**To:** General Mailbox <info@somersetstates-hoa.com>  
**Cc:** Riley, Anita <ariley@bouldercounty.gov>  
**Subject:** RE: Somerset Estates Drainage, Blocks 2 - 5

See responses to your questions below in **RED**.

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**To:** Webster, Dave [dwebster@bouldercounty.gov](mailto:dwebster@bouldercounty.gov)  
**Cc:** Riley, Anita <ariley@bouldercounty.gov>  
**Subject:** [EXTERNAL] Re: Somerset Estates Drainage, Blocks 2 – 5

To your comment about permits, I have electronic copies of detailed engineering drawings of ponds 8-11 by James H. Mountain, Architect dated May 14, 2004 and marked as "Record Drawing" but I don't see any county stamp. Is it possible that these ponds were permitted, just later? **PW has no records of this. I suggest you inquire with CP&P department about this.** I haven't found anything equivalent for ponds 2-7.

Just to be sure I'm understanding correctly, it would be okay to reduce in size or remove any of the ponds as long as the grading after such modification doesn't affect "local drainage". **Correct.** I assume local drainage means in the immediate area, not for the subdivision. For example, if we were to remove ponds 4-7, the revised landscaping would need to be such that stormwater falling on those 8 lots would still flow away from the houses and out to the open space, etc. **Yes, more, or less; removal of the ponds should include drainage swales in the drainage easements between the lots allowing runoff to collect and drain along the same patterns it does today. Ponds 2 and 3 could be smaller or more of a stream as long as stormwater falling near them would flow to an actual storm drain. Ponds 2 and 3 were not included in the drainage plan. Outlet D is supposed to drain to the corner of Primrose Ln & Somerset Drive where a cross culvert directs runoff west along a roadside ditch on Strawberry Ln. Do future channels or swales have to be grass lined or could they be rock, etc.? Either. No rock in the county right-of-way (but don't think we'll run into that). Grassed swales are easier to maintain.**

If the 10" pipe going from the waterfall to pond 4 is not part of the subdivision drainage system, I assume that also means that water that flows on to ponds 5, 6, and 7 on the same path isn't either? **The 10-inch pipe could be removed. It is too small to be a drainage pipe. Drainage on both sides of Somerset Drive should drain to Strawberry Lane via roadside ditches. Beginning at Lots 1 & 11 where the first pond (pond 4) is, runoff would drain to the west between the lots along the same path ponds 4-7 are located.**

I have no idea where the second detention pond from the 1980s is. Might be worth finding! **I have someone at Parks & Open Space researching the property to determine if that pond exists. Even if it doesn't exist, the open space will accept the subdivision's runoff (remember it's only a portion of Blocks 2-5 overall drainage), and it will dissipate flow velocities and promote infiltration along its path west to its ultimate outfall at the Boulder and White Rock Ditch. No downstream properties will be adversely impacted.**

Finally, can you explain what you mean by the last sentence "any future proposals that increase imperviousness will require an updated drainage report and plan that meets the county's Storm Drainage Criteria Manual". Would that be if we wanted to replace a pond with something that would actually block water flow or change its direction, etc.? And in that case, we'd be looking at a new drainage plan that meets the requirements of the current Manual? **As long as the topography remains about the same, the 1993 drainage plan is still valid. I meant if hardscaping (concrete, paving, rooves, etc.) are added that would increase runoff or if existing drainage patterns are altered, it would require an updated drainage report. If there is nothing more than reducing/removing ponds done in the future, it is likely the 1993 drainage plan would still apply.**

Sometime it'd be helpful to get a mocked-up satellite photo from you showing which storm drains are maintained by the county, but that can wait. **That shouldn't be difficult to provide.**