

October 06, 2017

Ms. Stacey Nerger  
Town of Parker  
20120 E Mainstreet  
Parker CO 80138

Re: Trails at Crowfoot Filing #9 Project #SUB17-040  
Final Plat 1<sup>st</sup> Referral  
PWSD Project #2017-070

Dear Ms. Nerger:

Thank you for forwarding the referral request for the above mentioned project. After a review of the documents submitted, the Parker Water & Sanitation District has the following comments:

- Submit an executed Standard Improvement Agreement with all required exhibits.
- A wet stamped and signed Engineers Estimate with a 20% contingency must be submitted for verification and District approval. The approved document will be an Exhibit for the Standard Improvement Agreement and Letter of Credit.
- A letter of credit or Cash in Lieu based on the approved Engineers Estimate must be submitted before final approval is granted.
- A copy of the signed/recorded Final Plat must be provided to the District prior to construction plan approval.
- Submit completed PWSD Plan Requirements Checklist with the next submittal to ensure all plan requirements have been met. Checklist is available online at [www.pwsd.org](http://www.pwsd.org)
- List all fittings on overall utility and plan and profile sheets with numbers (man holes, blow offs, gate valves, butterfly valves, fire hydrants, air release valves, tie in locations, etc. i.e. TC-GV1 or TC-MH1).
- No more than one fire hydrant and/or 15 lots may be out of service with the closing of two or more valves.
  - On sheets 3 and 12 an additional gate valve will be required between Black Sedge Cir and Field Mint Ave.
  - On sheet 4 both water line stub outs into tract N will require gate valves
- Please note, If ROW has not been dedicated before installation of PWSD infrastructure temporary PWSD easements will be required.
- All water main stub-outs to future filings are required to have temporary blow-off valves.

- The high point in the water main will require air-vac valves to be called out in the plan and profile sheets and installed to PWSD standards. Please see PWSD water specification section 4.2.6.
  - On sheet 11 please callout an Air Vac at the high point on the WL.
  - On sheet 13 please callout an Air Vac at the high point on the WL.
  - On sheet 17 please callout an Air Vac at the high point on the WL
- Callout irrigation tap sizing and location on plans including the overall utility plans.
- Please add all necessary PWSD details sheets to the plans. For example PWSD sanitary sewer detail sheet S3.5 Cast in Place Manhole Base Detail is missing.
- Provide a physical address for all proposed irrigation taps on the Landscape/Irrigation Worksheet in the space provided.
- ET based Smart Irrigation Controllers with rain sensors are required on all projects. Choose a controller from the Districts approved ET Controller list and specify the manufacturer and model number on the irrigation worksheet.  
[www.pwsd.org/pdf/Conservation/AvailableSmartIrrigationControlTechnologies.pdf](http://www.pwsd.org/pdf/Conservation/AvailableSmartIrrigationControlTechnologies.pdf)
- Please note all areas with more than one fire hydrant or 15 lots must have the water main loop in operation. PWSD may refuse to grant probationary acceptance or set water meters until the adjacent/reliant filings PWSD infrastructure is installed to allow appropriate looping.
- Please note that PWSD has listed multiple comments based on our specification for this review. Please note that it is the engineering firm's responsibility to ensure that all water and sanitary sewer plans conform to PWSD specifications. All comments must be addressed with a response letter during the next submittal.

Please let us know if you have any question on the above comments. We look forward to the final submittal on this project.

Sincerely,

Parker Water & Sanitation District

*Drayton Sanderson*

Drayton Sanderson

Engineering Technician

**PWSD**