

October 11, 2017

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

Re: Trails at Crowfoot Filing #3 Project #SUB17-042  
Final Plat 1<sup>st</sup> Referral  
PWSD Project #2017-072

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).
- On the legend the symbol for gate valves does not match the one shown in the plans, please ensure all legend symbols match what is called out in the plans.
- Please call out water and sanitary sewer service stationing or add a stationing table to the plans for the service lines.
- Please call out fire hydrant and Air Vac numbering in the profile.
- 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 9 on Wild Lupine St an additional gate valve will be required between FH TC-HA27 and FH TC-HA38.
- On sheet 3 the water and sanitary sewer lines in filing 1 are called out like they are being installed in filing 3, if the lines are installed in filing 1 please shade it accordingly.

- Please note PWSD will not grant probationary acceptance or approve a building permit on filing 3 until probationary acceptance is granted on filing 1 and 2.
- On sheet 11 please call out a blow off valve in the lowering at approximately STA 19+75.
- On sheet 9 a vertical shoe or a deep bury hydrant will need to be called out for TC-HA28.
- 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. 2008 specification manual or 3.2.6 2017 specification manual.
  - On sheet 11 if Air Vac is not placed at the high point of this water main in filing 2, please callout an Air Vac at approximately at STA 24+32 on the WL.
  - On sheet 12 please callout an Air Vac at the high point approximately at STA 17+50 on the WL.
  - On sheet 13 please callout an Air Vac at the high point approximately at STA 19+ on the WL.
- PWSD does not permit bends and sanitary sewer service lines under pavement in ROW.
  - On sheet 5 lot 10 has a bend shown in the sanitary sewer service lines, please revise.
  - On sheet 6 lots 3 and 4 have bends shown in the sanitary sewer service lines, please revise.
- Manholes must be installed at a distance not greater than 400' in separation.
  - On sheets 7 and 8 there are manholes separated by a distance greater than 400', please revise.
- 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 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  
Engineering Technician

