

October 16, 2017

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

Re: Trails at Crowfoot Filing #5 Project #SUB17-046
Final Plat 1st Referral
PWSD Project #2017-075

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
- 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.
- On sheets 3 and 5 please explain why both TC-SSMH-79 and TC-SSMH-63 are needed. Would it be possible to eliminate one of these manholes and have a 90 degree invert out rather than what is shown?
- On sheet 5 & 7 please show all crossings in the profile some are missing on these sheets.
- 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 10 on Hop Clover Ave an additional gate valve will be required between FH TC-HA42 and FH TC-HA43.
- On sheet 7 please call out the linear feet of 8" sanitary sewer main between TC-SSMH-81 and TC-SSMH-82.
- Please note PWSD will not grant probationary acceptance or approve a building permit on filing 5 until probationary acceptance is granted on filing 1 and 4.
- 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 please callout an Air Vac at the high point, approximately STA 29+10 on the WL.
- On sheet 9 please explain and callout what the tees (STA 26+05.73 & STA 29+04.60) are for stubbing into the future filing on Birds Foot Ave. Please callout the stub out sizes. PWSD requires blow off valves on all stub outs to proposed future infrastructure, please callout see water detail 59 & 60.
- 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.
- In filing #5 irrigation plans, please show and call out the filing and irrigation taps POC# that is supplying filing#5 water.
- 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

PWSD