



August 31, 2018

Mr. Drayton Sanderson
Parker Water and Sanitation District
18100 E. Woodman Drive
Parker, Colorado 80134

SUBJECT: Parker Pointe Response to Comments Project #2018-017

Dear Mr. Sanderson,

Below I have reproduced your comment letter on the above project and added responses in red.

- Submit an executed Standard Improvement Agreement with all required exhibits. **Original executed to be forwarded under separate cover.**
- A wet stamped and signed Engineers Estimate with a 20% contingency must be submitted directly to PWSD for verification and District approval. The approved document will be an Exhibit for the Standard Improvement Agreement and Letter of Credit. **Original wet stamped document to be forwarded under separate cover.**
- A letter of credit or Cash in Lieu based on the approved Engineers Estimate must be submitted before final approval is granted. **Comment noted.**
- All proposed easements must be done by separate document (on the District's standard Easement Agreement). A wet stamped original version shall be submitted directly to PWSD regardless if they are done by Plat. **Original wet stamped document to be forwarded under separate cover.**
- 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, etc. i.e. PP-GVI or PP-MH 1). This comment was requested on the last referral and still has not been addressed. If this comment is not addressed on the next referral PWSD will reject the review. **Fittings are called out by keynote with keynote listing on the next page after overall utility plan.**
- There are no PWSD easements called out for the proposed sanitary sewer main called out on the West side of Parker Road. Please call out a PWSD easement, all mains must be in a PWSD easement or ROW. **Call out of easement added.**
- Show and call out irrigations taps and sizes on the overall utility plan. **Irrigation tap called out on overall utility plan.**
- In the water plan and profile sheets all lowerings are required to have low point blow-off valves called out. Please see sheets W4.6 and add sheets W3.8. **Low point blowoffs and details added.**
- On sheets C7.09 and C7.13 please callout a gate valve at approximately STA 1+10. **Gat evalve added. I shofeted it a little further out to avoid the cross pan.**
- Due to state contamination requirements, on sheet C7.14 the sanitary sewer main shall be concrete encased 1 Oft to each side of the storm crossing at ST A I 2+33.02. Please add PWSD detail sheets S4.8. **Encasement callout added as well as details.**

- On sheet C7 .15 there must be several feet of separation between manhole 6 and the 18" steel casing. **Casing pipe shifted a few feet away from the manhole.**
- Engineering inspection/review fees, SIA, letter of credit, Easement documentation with PWSD agreements attached, irrigation tap fees, domestic tap fees and mylars signed by Randy Capra with the Town of Parker must be submitted before PWSD approval. **Comment noted.**

Thank you for your review and comments. Please contact me if additional revisions or clarifications are required.

Professionally,



Jerry W. Davidson, P.E.
For and on Behalf of
Perception Design Group, Inc.