

October 18, 2018

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

Re: Trails at Crowfoot Filing #14 Project #SUB18-027
Final Plat 2nd Referral
PWSD Project #2018-088

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.
- Many of the water service and sanitary sewer service lines run through sections of Tract A that is not in a proposed PWSD easement or inside the lot. Please explain how the homeowner will be allowed to repair or maintain water service or sanitary sewer service lines anytime that are located outside of a PWSD easement and the home owner's property line.
- Some of PWSD's proposed easements overlap lots lines on this project. PWSD will not allow our easements to overlap multiple lots as currently called out in the plans.
- All fire hydrants are required to have 10 feet of easement to each side (20ft total) and 5 feet of easement behind the hydrant. Hydrants 1, 3, 7, 8 & 9 do not appear to follow this easement and clearance requirement, please revise.
- On sheets 11 and 12 the streets, lots lines and easements are hard to see, please call them out legibly so they are easier to read.

- On sheets 3 and 12 on Red Cosmos St please move the Air-Vac a little South and tap lot 18 before the air vac.
- Please note that PWSD has listed multiple comments based on our specifications for this review. 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.
- Irrigation tap fees, improvement agreement, wet stamped cost estimate, letter of credit, easement documentation and a paper approval set of utility plans with Randy Capra's signature shall all be submitted prior to approval.

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
Engineer Technician II

PWSD