

October 18, 2018

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

Re: Trails at Crowfoot Filing #15 Project #SUB18-028
Final Plat 2nd Referral
PWSD Project #2018-089

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. The estimate may need revised after the following comments.
- A letter of credit or Cash in Lieu based on the approved Engineers Estimate must be submitted before final approval is granted.
- No more than one fire hydrant and/or 15 lots may be out of service with the closing of two or more valves.
 - On sheet 3 and 8 please add a gate valve at approximately at STA 12+00 between fire hydrant 10 and the Tee at STA 12+17.72.
- All proposed fire hydrants are required to have 10 feet of easement to each side (20ft total) and 5 feet of easement behind the hydrant. Hydrants 11 & 12 do not appear to follow this easement and clearance requirement, please revise.
- Many of the PWSD proposed easements overlap residential lots lines on this project. PWSD will not allow our easements to overlap multiple lots as currently called out in the plans, please revise.

- PWSD does not permit water or sanitary sewer services to cross tracts or lot lines once outside of a PWSD easement or public ROW. The proposed sanitary sewer service lines in Alpine Phlox St supplying lots 5-14, 19, 20, 29&30 are not permitted to cross a tract after exiting ROW or a PWSD easement, please revise. After discussing the proposed service line utility easements internally, PWSD will not allow the proposed layout for the above listed lots, please revise and discuss options with PWSD.
- 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