

September 25, 2018

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

Re: Trails at Crowfoot Filing #16 Project #SUB18-032
Final Plat 1st Referral
PWSD Project #2018-090

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.
- All easements must be called out and shown on the plans as well as the Plat. The District requires single utility easements to be 30-foot exclusive PWSD easements and multiple utilities to be 50-foot non-exclusive PWSD easements (with 10-foot separation between any utility). ALL easements must be done by separate document (on the District's standard Easement Agreement) regardless if they are done by Plat.
 - There are no easements called out in the plans, please callout easements in the overall utility plans and plan and profile sheets. All water and sanitary sewer mains are required to be in a PWSD easement or public right of way.
- No more than one fire hydrant and/or 15 lots may be out of service with the closing of two or more valves.
 - There is only one 8" gate valve called out in this filing. To be in compliance with the above rules & regulations please add gate valves where applicable.
- 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 Birds Foot Ave supplying lots 11-14 and in Shasta Daisy St supplying lots 1-6 are not permitted to cross tract F after exiting ROW or a PWSD easement, please revise.
- On sheets 3, 8 and 9 PWSD does not allow the proposed water main to be placed in the side walk at STA 34+88.96 or STA 10+36+4. Rather than a 90 degree bend please add two 45 degree bends and keep the water line out of the curb and gutter and sidewalk.

- On sheet 3 and 4 why is manhole 17 placed to the south of manholes 16 & 18? PWSD does not allow manholes to be in curb and gutter. Please straighten out the line between manholes 16 and 18.
- Please note PWSD will not grant probationary acceptance or approve a building permit on filing 16 until probationary acceptance is granted on filing 1.
- 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.
- Please include the PWSD landscape/irrigation worksheet for filing 16 on the landscaped/irrigation plans.
- Engineering review fees, 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, PWSD
Engineer Technician II