



October 7, 2020

Drayton Sanderson
Engineering Technician
Parker Water & Sanitation District
18100 E. Woodman Drive
Parker, CO 80134

RE: Douglas 234 Filing 6 Minor Development Plat – 3rd Referral Comments

Mr. Sanderson,

Please accept this letter as our response to engineering comments on the Douglas 234 Filing 6 Minor Development Plat PWSD 3rd Referral comments as provided in the letter dated September 23, 2020. Responses to these comments are included in blue beneath the original comments.

1. Please submit an original executed PWSD Standard Improvement Agreement with all required exhibits directly to PWSD.
RESPONSE: The applicant is seeking to go to public hearings at the Town at this time. Following public hearings the applicant intends to execute all agreements and will submit those documents then.
2. Please submit original easement documentation for the proposed 50' PWSD easements. Please attach and sign PWSD easement agreement to documentation.
RESPONSE: The applicant is seeking to go to public hearings at the Town at this time. Following public hearings the applicant intends to execute all agreements and will submit those documents at that time.
3. No more than one fire hydrant may be out of service with the closing of two or more valves. There will be four fire hydrants out of service, PWSD will require three more gate valves to be added to the proposed water main.
RESPONSE: We have added three additional gate valves to the system between hydrants to address the issue. Please see our revised plans for locations.
4. List all fittings on overall utility plan and profile sheets with numbers (man holes, blow offs, gate valves, butterfly valves, fire hydrants, air release valves, etc. i.e. GV1 or MH1. No gate valves or fire hydrants are numbered on any sheet, please number.
RESPONSE: We have added numbering systems to our proposed gate valves, blow offs and fire hydrants as requested.
5. Manholes must be installed at a distance not greater than 400' in separation. There is more than 400 feet between MH8 and MH7.
RESPONSE: We have revised the sewer layout to reduce the separation between manholes to less than 400'.
6. Please consider if manholes #5 and #6 can be removed. See redline plans.

RESPONSE: We have revised the sewer layout per redline suggestions and have eliminated the two manholes suggested. Please see our updated PWSD estimate attached.

7. A letter of credit or Cash in Lieu based on the approved Engineers Estimate must be submitted before final approval

RESPONSE: The applicant is seeking to go to public hearings at the Town at this time. Following public hearings, the applicant intends to execute all agreements and will submit the letter of credit or cash in lieu payment.

8. Please note irrigation tap fees are required to be paid prior to plan approval.

RESPONSE: The applicant is seeking to go to public hearings at the Town at this time. Following public hearings the applicant intends to execute all agreements and will pay irrigation tap fees then.

Please let me know if you have any questions concerning this response letter and/or the enclosed documents.

Sincerely,

Jack Scanlon, PE
Principal Project Engineer
RICK ENGINEERING COMPANY