



DENVER • DALLAS/FORT WORTH

November 18, 2022

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

RE: Lincoln Professional Park Filing No.1 (Master Development Plans)
Minor Development Plat – 4th Referral Project #SUB21-055
PWSD Project I.D. #2021-38
HKS Project No. 200829

Dear Mr. Sanderson,

Please find responses (in blue italics) below for comments received August 3, 2022, regarding the proposed Lincoln Professional Park Filing No. 1 (Master Development Plans)

Parker Water & Sanitation District Comments

1. Please, submit an original executed PWSD Standard Improvement Agreement with all required exhibits directly to PWSD.

HKS RESPONSE:

2. 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. This need to be revised due the design changes.

HKS RESPONSE: Cost estimate updated with design changes.

3. 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.
 - a. There are multiple utilities in an easement called out as non-exclusive 30' PWSD Easements. This must be a 50ft easement PWSD will not allow a 30'ft non-exclusive easement.
 - b. All fire hydrants must have 20ft wide easements. All fire hydrants are currently proposed to have 10ft easements please revise to a 20ft.

HKS RESPONSE: Easement updated to 50' where multiple utilities share. Hydrant easements updated to 20'.

4. 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. LD-GV1 or LD-MH1).
 - a. This was requested on previous comments letters and still has not been addressed. No manholes, gate valves and fire hydrants are labeled & numbered.
 - b. IF applicable, please show all proposed stub-outs for both water and sanitary sewer on the overall utility plan.

HKS RESPONSE: All fitting and structures labeled with numbers. Stubs added to plans.

5. Air Relief Valves (ARVs) shall be installed at all high points on the water mains.
 - a. On sheet 5 please add an air-vac to the high point at approximately STA 7+25.

HKS RESPONSE: ARV added at the requested location.

6. On sheet 6 there is lot of missing data in the profile and there appears to be a PDF plotting error between STA 9+75 and 10+75 please revise.

HKS RESPONSE: Plotting corrected.

7. On sheet 8 our existing water main is a 12" main, please callout an 8"x12" tee at STA 8+71.59 rather than the 8"x 8" tee as currently called out.

HKS RESPONSE: Tee updated to be 8"x12"

8. If there is irrigation planned for this referral, please call out the irrigation tap on the plans.

HKS RESPONSE: No irrigation is planned for this referral.

9. Submit landscape/irrigation plans for verification and calculation of tap size(s) (include completed PWSD landscape worksheet-one worksheet per tap). PWSD Landscape/Irrigation worksheet is available online, at www.pwsd.org/developer.html. The approved worksheet must be shown on the approved landscaped plans.

HKS RESPONSE: No irrigation is planned for this referral.

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

HKS RESPONSE: Acknowledged

11. Please note prior to plan approval the following documents and fee are required to be submitted to PWSD: Engineering review fees, irrigation review fees, irrigation tap fees(if applicable), SIA, signed stamped Engineers Cost Estimate, letter of credit, and Easement documentation with PWSD agreements attached.

HKS RESPONSE: Acknowledged

12. Please respond to this comment with a response letter.

HKS RESPONSE: Comment response letter provided.

13. Please note PWSD will do no further reviews until engineer review fees are paid.

HKS RESPONSE: Acknowledged.

Parker Water & Sanitation District

Page 3 of 3

November 18, 2022

Please contact me if you have any questions or require additional information at omccracken@hkseng.com or 303-623-6300.

Sincerely,

HARRIS KOCHER SMITH

Olivia McCracken

Project Engineer