



DENVER • DALLAS/FORT WORTH

March 6, 2023

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 – 5th Referral Project #SUB21-055
PWSD Project I.D. #2021-387
HKS Project No. 200829

Dear Mr. Sanderson,

Please find responses (in blue italics) below for comments received February 2, 2023, regarding the proposed Lincoln Professional Park Filing No. 1 (Master Development Plans)

Parker Water & Sanitation District Comments

1. Please, submit the signed and executed version of the PWSD Standard Improvement Agreement with all required exhibits A-D directly to PWSD.
HKS RESPONSE: Acknowledged.
2. The Engineers Estimate amount is approved, please submit a wet stamped and signed version with the SIA when ready.
HKS RESPONSE: Acknowledged.
3. The easement agreements and documentation needs to be broken up into four separate documents. One for the 50ft Non exclusive easement and three for the 30ft exclusive easements. Please see redline overall utility plan for further clarification. Please see uploaded PWSD easement agreements that will need to be signed and notarized and attached to documentation.
HKS RESPONSE: Acknowledged.
4. A letter of credit or Cash in Lieu based on the approved Engineers Estimate must be submitted before final approval
HKS RESPONSE: Acknowledged.

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5. All proposed water main lowering's require low point blow off valves. On sheets 9 and 10 please call out low point blow off valves in the lowering's.

HKS RESPONSE: Labels added.

6. Include all necessary details to the construction plans. There are several missing details that will apply to this project.

- Please add water details:
W3.5,W3.6,W3.7,W3.8,W3.19,W4.1,W4.2,W4.6,W4.8,W4.11,W5.3,W5.10 &W6.3.
- Please add sanitary sewer details: S3.1,S3.5,S3.7,S3.9,S3.11,S3.13,S4.1,S4.10,S4.12 & S4.13

HKS RESPONSE: Details added.

7. On sheets 3 and 11 please move gate valve GV14 to approximately STA 1+10 closer to 8"x8" Tee4.

HKS RESPONSE: Gate valve moved.

8. On sheet 3 and 9 please add a gate valve at approximately STA 4+10 between Tee2 and Tee 7.

HKS RESPONSE: Gate valve added.

9. Please note prior to plan approval the following documents and fee are required to be submitted to PWSD: Irrigation review fees, Three ¾" irrigation tap fees for each irrigation tap, one 1" Domestic tap fee, Signed SIA, signed stamped Engineers Cost Estimate, letter of credit, and Easement documentation with PWSD agreements attached and PDF plans signed by a Parker Life Safety Official.

HKS RESPONSE: Acknowledged.

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