

August 3, 2022

Stacey Nerger  
Town of Parker  
20120 E Mainstreet  
Parker CO 80138

Re: Lincoln Professional Park Filing No.1 (Master Development Plans)  
Minor Development Plat – 4<sup>th</sup> Referral Project #SUB21-055  
PWSD Project I.D. #2021-387

Dear Ms. Simon:

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:

- Please, submit an original executed PWSD Standard Improvement Agreement with all required exhibits directly to PWSD.
- 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.
- 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-feet 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 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.
  - All fire hydrants must have 20ft wide easements. All fire hydrants are currently proposed to have 10ft easements please revise to a 20ft.
- 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).
  - This was requested on previous comments letters and still has not been addressed. No manholes, gate valves and fire hydrants are labeled & numbered.
  - IF applicable, please show all proposed stub-outs for both water and sanitary sewer on the overall utility plan.
- Air Relief Valves (ARVs) shall be installed at all high points on the water mains.

- On sheet 5 please add an air-vac to the high point at approximately STA 7+25.
- 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.
- 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.
- If there is irrigation planned for this referral, please call out the irrigation tap on the plans.
- 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](http://www.pwsd.org/developer.html). The approved worksheet must be shown on the approved landscaped plans.
- A letter of credit or Cash in Lieu based on the approved Engineers Estimate must be submitted before final approval.
- 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.
- Please respond to this comment with a response letter.
- Please note PWSD will do no further reviews until engineer review fees are paid.

Please do not hesitate to contact us should you have any questions.

Sincerely,  
Parker Water & Sanitation District



Drayton Sanderson  
Engineering Technician