



July 24, 2017

Diana Miller, District Manager
Perry Park Water and Sanitation District
5676 W. Red Rock Dr.
Larkspur, CO 80118

RE: Proposed Jellystone at Larkspur Referral

Ms. Diana Miller,

We have reviewed the referral package for the proposed Jellystone at Larkspur located at 650 Skyview Lane Larkspur, CO 80118. As part of our evaluation we reviewed the proposed development documents, Perry Park Water and Sanitation District's (PPWSD) existing infrastructure and property / easements held by PPWSD to identify any conflicts with the proposed development.

In review of the referral information we have the following comments:

- The project narrative and the Utility report states:

"A portion of the project is located within the Perry Park Water and Sanitation District but due to a lack of renewable water resources, the Sanitation District will not serve the entire site."

As PPWSD and Atwell, LLC discussed via email the current PPWSD Master Plan has planned for one EQR for water and sewer to the portion of the proposed Jellystone at Larkspur located within PPWSD. If the proposed development would like service from PPWSD an engineering study would need to be completed to determine if the existing infrastructure and PPWSD water supplies would allow for the increase in demand planned for the portion of Jellystone at Larkspur included in PPWSD. In addition to the engineering study if the remaining portion of Jellystone at Larkspur, currently located outside of PPWSD, was to be included in to PPWSD, a renewable water resource would be required to be dedicated to PPWSD as part of the inclusion agreement. The inclusion agreement would also need to address required infrastructure and treatment to serve the inclusion area.



- The proposed camp / cabin sites are in close proximity to PPWSD Sageport Wastewater Treatment Plant. Normal operation of any wastewater treatment plant treatment occurs 24 hours a day, 365 days per year. As such there may be noise and odors at any time during the day or night. Jellystone at Larkspur should be aware that odor or noise complaints will not warrant change in operations of the PPWSD WWTP.
- The overall utility plan shows manholes on the proposed force main. Please provide details for these manholes.
- Near the south of the Jellystone at Larkspur property a crossing of an existing 30 foot wide sanitary sewer easement is shown. This easement is held by PPWSD for the WWTP treated water effluent pipe to the discharge point along East Plum Creek. The PPWSD effluent piping should be potholed to ensure the existing piping and the proposed force main have a minimum of 18 inches of vertical separation between the pipes. The proposed force main should be encased in concrete across the entire easement to protect the PPWSD WWTP effluent piping.
- The proposed force main shown along the south portion of the property and along the Mandel property is in close proximity to an existing PPWSD well water line. The existing PPWSD easement for the well line, the well line and the well should all be shown to ensure there is not a conflict between the existing PPWSD infrastructure and the proposed force main.

Sincerely,
TST Infrastructure, LLC

Adam Monchak, P.E., PMP
Project Manager