



Civil Engineering  
Surveying & Geospatial Services  
Water Resources Management  
GIS Services  
Construction Management

May 8, 2020

Scott Barnett  
Cottonwood Water and Sanitation District  
188 Inverness Drive West #140  
Englewood, CO 80112

**RE: RESPONSE TO ENGINEERING MEMO  
COTTONWOOD HIGHLANDS FILING 7, AMENDMENT 1**

Dear Mr. Barnett:

Manhard Consulting has reviewed the referral comments for Cottonwood Highlands Filing 7; 104 Residential Units Water and Sanitary Sewer CD Review Second Response. Our comment responses have been provided in **bold** below.

Water and Sewer Construction Plan Set Comments:

1. *The Sheet Index is required to include sheets for landscape and irrigation drawings. These drawings should be submitted with the next submittal. Landscape drawings showing a minimum of irrigated landscape area totals with the irrigation component locations are required. Irrigation drawings showing a minimum of the tap size and location, general components, and maximum Flow calculations are required. These should be provided in the Water and Sewer Construction Drawing set.*

The above comment was included on the first submittal review comment letter. We note that now included are the Landscape and Irrigation Drawings in the Plan Set. From the Landscape drawings I was able to determine only that there are 70,840 SF of irrigated turf. What is needed is the total irrigated area. Shrubs, drip, turf, everything that is irrigated needs to be included. The Irrigation Plans show connecting to the Filing 7 Irrigation main, which has a 2 inch POC. Similarly to the Filing 7 comments, please provide calculations showing this 2 inch Tap and POC will be sufficient for the entire system.

**Response: The cover sheet has been revised to include the full list of the landscape and irrigation plan sheets. The irrigation calculations have been added to the details page on both the Filing 7 and Filing 7, Amendment 1.**

2. The first submittal set response required the replacement of standard buried blowoff valves with fire hydrants. Since that time there has been communication about using the Denver Blowoff Standard Detail located within a manhole. This is an acceptable alternative to the Fire Hydrant. It is noted that the Denver Detail is now present in the drawing set on the second submittal. Please refer to it on all appropriate drawing sheets in the plan set.

**Response: All of these blowoffs have been labeled as “BLOWOFF IN MANHOLE (DENVER WATER DETAIL).**

3. Previous Filings that have been developed by Lennar have used inside meter settings on their houses. This drawing set shows the Standard Detail for the outside setting. While we allow for both inside and outside settings, please make sure the appropriate Standard Detail is used to match what the Developer intends to use.

**Response: The water meter detail has been updated accordingly.**

4. The proposed development has a pro-rata share obligation for costs associated with the recent construction of the Cottonwood Highlands Booster Pump station. Those costs are detailed in the attached “Booster Pump Station Funding Agreement”, which outlines the financial and construction obligations for this proposed development. Parcel D2 on the Cost Reimbursement Exhibit is subject to these costs. The remaining Parcel PA6 is not.

The above comment was provided in the first submittal review. The response was that the comment was forwarded on to Lennar. Please confirm from Lennar that they have received this and confirm no further communication is needed on this matter. Assuming they understand, these fees will be included in the first Tap Fee Invoice, which is due at Building Permit time.

**Response: The “BPS Cost Reimbursement Agreement” and “BPS Cost Reimbursement Exhibit” files have been received by Lennar. To my knowledge, they have no objections.**

If you have any questions about these responses to your comments, please contact me at [droduiguez@manhard.com](mailto:droduiguez@manhard.com) or (303) 531-3211.

Sincerely,



Dan Rodriguez, P.E.  
Project Manager  
Manhard Consulting