

October 4, 2017

Ryan McGee
Town of Parker
20120 E Mainstreet
Parker CO 80138

Re: Parker Auto Plaza F1 B3 Lot 1
Site Plan – 1st Referral Project #SUB17-073
PWSD Project I.D. #2017-068

Dear Mr. McGee:

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:

- Submit completed PWSD Plan Requirements Checklist with the next submittal to ensure all plan requirements have been met. Checklist is available online at www.pwsd.org
- Submit an executed PWSD Standard Improvement Agreement with all required exhibits.
- A letter of credit or Cash in Lieu based on the approved Engineers Estimate must be submitted before final approval is granted.
- 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.
- List all fittings on the overall utility plan with numbers (man holes, blow offs, gate valves, butterfly valves, fire hydrants, air release valves, etc. i.e. PA-GV1 or PA-MH1).
- Submit the plumbing plans for the building(s) for verification and calculation of tap size (include engineer's fixture count worksheet). The District uses the 2009 IPC for sizing water taps. Please callout domestic tap size on the overall utility plan.
- Please note the proposed tie in location on Pine Lane may not exist. Please verify with PWSD's senior construction inspector Robert Ramsey or have a contractor pot hole to verify.

- On sheet C7.3 please consider lowering the proposed sanitary sewer line from manhole SSWR-03A to SSWR-01A. This will ensure the sanitary sewer service line will not run over the proposed water main. Or please verify on sheet 7.8 that the service line will run under the proposed water main and have 18" or greater clearance between lines. PWSD does not permit water mains to be under any sanitary sewer line.
- On sheet C7.3 please show and callout SSWR 01A as an outside drop manhole (not dog house). Please add PWSD detail S3.8. PWSD does not permit inside drop manholes in the District.
- On sheet C7.4 please callout SSWR-01B as a drop manhole (not a dog house)
- On sheet C7.4 please provide profiles & sizes for proposed 176Lf & 153LF sanitary sewer services.
- On sheet C7.5 please show fire hydrant in the plan and profile.
- On sheet C7.5 FH#10 is well over 100' in length. PWSD does not allow any fire hydrant supply lines to be over 100' in length.
- 6" fire hydrant supply lines are called out in PVC. PWSD only allows 6" DIP for all fire hydrant supply lines.
- On sheet C7.6 show and callout all fire hydrants. Please ensure no fire hydrant supply line is over 100'.
- On sheet C7.6 in the profile, it shows the 4" sanitary sewer service line running over the top of the water main at STA 4+92.24. Please revise sanitary sewer service line and main to run under the water main.
- On sheet C7.6 please show and call out a low point blow-off valve in the water main lowering at approximately STA 3+85.
- On sheet C7.7 show low point blow-off valve on all three proposed water main lowering's.
- On sheet C7.7 an Air-Vac will be required on the high point in the water line at approximately STA 3+85
- On sheet C7.8 please show and call out a low point blow off valve in the lowering.
- On C7.8 sanitary sewer service lines are running over the top of the proposed water main please revise.
- Please show and call out all fire hydrants in the plan & profile. Please redesign fire hydrant#6. PWSD does not allow bends in 6" fire hydrant supply lines. PWSD does not permit FH#6 to be over 100' in length. Please extend the 8" main to reduce the length and eliminate the bends in the fire supply line. Show and call out FH# 3 with all gate valves in the plan & profile.
- All manhole shall be numbered on the overall utility sheets and plan and profile sheets.

- Please show and clearly call out where the 2" domestic water services lines are going. Please show what buildings they are supplying water to on the overall utility and plans and profile sheets.
- Please verify the materials list on the cover sheet is correct for all water service line & tap materials.
- Submit the plumbing plans for the building(s) for verification and calculation of tap size (include engineer's fixture count worksheet). The District uses the 2009 IPC for sizing water taps.
- Include all necessary details to the construction plans.
- An Industrial Waste Permit application must be completed. Application is available at www.pwsd.org
- If automobiles are going to be serviced and washed/detailed on the proposed site, a sand and oil interceptor will be required to be installed per PWSD specifications.
- ET based Smart Irrigation Controllers with rain sensors are required on all projects. Choose a controller from the Districts approved ET Controller list and specify the manufacturer and model number on the irrigation worksheet.
www.pwsd.org/pdf/Conservation/AvailableSmartIrrigationControlTechnologies.pdf
- Please show and call out irrigations taps and sizes on Water and Sanitary Sewer construction plans.

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

Sincerely,
Parker Water & Sanitation District


Drayton Sanderson
Engineering Technician

