








July 1, 2019





Ms. BrieAnna Simon
Town of Parker
20120 E Mainstreet
Parker CO 80138

Re: Horseshoe Ridge Lot 1 Block 1 – Learning Experience Project #SP19-061
Final Plat 1st Referral
PWSD Project #2019-352

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 add PWSD's current contact information to the cover sheet. Our address is 18100 E. Woodman Drive Parker, Co 80134.
-  Due to the addition of the fire hydrant please submit an executed Standard Improvement Agreement with all required exhibits.
-  For all PWSD infrastructure (E.g. Fire hydrants, gate valves, 6" DIP hydrant lateral, tap saddle and sanitary sewer wye) 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.
-  There must be 10-foot separation between water and sanitary services. The plans show only 5-feet please revise.
 - 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.
-  No more than one fire hydrant and/or 15 lots may be out of service with the closing of two or more valves. PWSD feels the Town of Parker's Life Safety Official may require additional hydrants after their first review. Please note if more than one hydrant is required on each lot (1 &2) PWSD will require the water main to be looped.
-  PWSD will require an additional gate valve on our existing main to prevent more the one hydrant from being out of service with the closing of two or more valves. We may require additional gate valves on this lot or lot 2 once Life Safety has reviewed the plans.
-  If one fire hydrant satisfies the Life Safety reviewer requirements, PWSD recommends adding an 8"x6" tee and suppling the hydrant off of the existing 8" stub-out into the lot(see redline 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. The approved worksheet must be shown on the approved landscaped plans.
-  Is the irrigation system going to be supplied off of the building tap? If it is supplied of the domestic tap PWSD will required a tee off of the 1.5" domestic service line with a cub stop valve and a 3/4" meter pit for the irrigation system. PWSD only allows a maximum of a 3/4" irrigation demand (ISFE) to be supplied of a domestic service line.
-  Provide a physical address for all proposed irrigation taps on the Landscape/Irrigation Worksheet in the space provided.
- SIA, Letter of Credit, wet stamped and signed engineers estimate, engineering review fees, Irrigation review fees, domestic taps fees and electronic PDF utility plans signed by a Town of Parker life safety official are required to be submitted before PWSD approval.
-  Review fees and tap fees will be generated after the next submittal.

Please let us know if you have any question on the above comments. We look forward to the final submittal on this project.

Sincerely,
Parker Water & Sanitation District


Drayton Sanderson
Engineering Technician

