

March 13, 2020

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

Re: Horseshoe Ridge Lot 1 Block 1 – Learning Experience Project #SP19-061
Site Plan 3rd 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:

- 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. [Plans included in 4th submittal](#)
- Please move the proposed 8" gate valve on the proposed main to between the fire hydrant and the 1.5" domestic water tap (see redline). [Moved](#)
- Please call out the 1.5" curb stop valve on the proposed 1.5" water service line and ¾" IRR line(see redline). [Called out](#)
- Please upsize the water line supplying the North fire hydrant from 6" DIP to 8" PVC(see redline). [FH has moved and that line is no longer required, fire hydrant is now connecting into Triple Crown Drive.](#)
- Please remove the two 45 degree bends on the proposed main and straighten the line (see redline plans). [two bends are there to keep the Trash Enclosure out of the easement](#)
- If food are going to be prepared inside this location a grease interceptor will be required to be installed. [Grease unterceptor will not be required for this site](#)
- Provide a physical address for the building for billing purposes. If address is not provide this will delay the next review because PWSD will not be able to invoice review fees.
- Provide a physical address for the proposed irrigation meter on the Landscape/Irrigation Worksheet in the space provided. PWSD will accept .5 in the address (for example 18100.5). [12215 Pardee Street and 12215.5 Pardee Street](#)
- 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. HR-GV1 or HR-MH1). [Listed and shown on the utility sheet and plan and profile sheets](#)
- All easements must be called out and shown on the plans. The District requires fire hydrant easements to be called out as 20-foot exclusive PWSD easements and single utilities easements to be called out as 30-foot exclusive PWSD easements. **ALL easements must be done by separate document (on the District's standard Easement Agreement) regardless if they are done by Plat.** [Shown and called out but need easement exhibits](#)

- SIA, Letter of Credit, wet stamped and signed engineers estimate, easement documents, 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 once PWSD receives the address for the building. Please note PWSD will not review the plans an additional time until engineering review fees are paid.
- PWSD will require a written response letter on the next submittal. [See all responses](#)

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

 **PWSD**
Drayton Sanderson
Engineering Technician