

December 3, 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 2nd 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.
- Please call out the proposed 8" gate valve on our existing main stub out tie in location.
- Please call out the 1.5" curb stop valve on the proposed 1.5" water service line.
- If the irrigation is going to be supplied off of the 1.5" domestic tap please call out a tee after the curb-stop valve on the proposed 1.5" service line and call out a ¾" curb-stop and meter pit to supply the irrigation system (see redline plans). PWSD charges a different water rate for domestic water vs irrigation water requiring two separate meters.
- PWSD requires 10-ft of easement to each side of the proposed fire hydrant. Currently there is 10ft of easement shown, please increase the fire hydrant pocket easement size to 20ft in width.
- PWSD requires all proposed water mains to be profiled. Please profile the 8" water main.
- Please consider looping the 8" water main with the proposed water line located in the lot to the South of the site. The looping will address Parker's life safety comments regarding the UFL and fire hydrant on a dead end main (see redline plans).
- Provide a physical address for all proposed irrigation meter on the Landscape/Irrigation Worksheet in the space provided. PWSD will accept .5 in the address (for example 18100.5). Please provide PWSD the physical building address.
- Please add water detail 3.10, W5.11, and W5.18.
- All easements must be called out and shown on the plans as well as the Plat. The District requires single utility easements to be 30-foot exclusive PWSD easements and multiple utilities to be 50-foot non-exclusive PWSD easements (with 10-foot separation between any utility). ALL easements must be done by separate document (on the District's standard Easement Agreement) regardless if they are done by Plat.

- 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.

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