

December 4, 2019

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

Re: Horseshoe Ridge Lot 2 Block 1 – Multi Tenant Commercial Building #SP19-062
Site Plan 2nd Referral
PWSD Project #2019-356

Dear Ms. Simon:

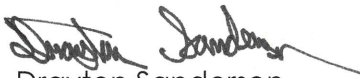
Thank you for forwarding the referral request for the above mentioned project. After a review of the documents submitted, the Parker Water & Sanitation District has the following comments:

- 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.
- An Industrial Waste Permit application must be completed. Application is available at www.pwsd.org.
- 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.
- Submit an executed Standard Improvement Agreement with all required exhibits.
- 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.
- Profile all water and sanitary sewer mains.
- 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.
- Please consider looping the 8" water main with the proposed water line located in the lot to the North 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.
- SIA, Letter of Credit, wet stamped and signed engineers estimate, easement documents with PWSD agreement attached, 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

