

December 1, 2020

Ms. Mary Munekata
Town of Parker
20120 E. Mainstreet
Parker, Colorado 80138

Re: Parker and Pine Filing 1, Lot 2 – Murphy Gas Station
1st Referral
T.O.P. Project #SP20-019
PWSD Project #2020-334

Dear Ms. Munekata:

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:

- The plans shown do not match the current infrastructure plan from Kimley Horn. Please revise the plans to reflect what is currently being installed and approved by PWSD.
- Due to the addition of the fire hydrant, submit an executed Standard Improvement Agreement with all required exhibits.
- A wet stamped and signed Engineers Estimate for the fire hydrant materials, 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.
- Please add a materials list to the cover sheet.
- Please call out the domestic water tap size and curb-stop valve size on the plans.
- PWSD requires commercial buildings to have interior set meters with backflow. Please call out an interior set meter and backflow.
- The fuel islands water supply will need to be connected after the interior set water meter and backflow.
- 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. GV1 or MH1 or FH1)
- No more than one fire hydrant may be out of service with the closing of one or more valves. There are two fire hydrants on a proposed dead end main please redesign.
- 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, fire hydrant easements to be 20-foot and multiple utilities to be 50-foot non-exclusive PWSD easements (with 10-feet 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.
 - Please call out all relevant PWSD easements on the overall utility plans.

- There are no trees or structures, including but not limited to light poles, retaining walls and trash enclosures permitted in any Parker Water & Sanitation District easement. Any proposed or existing structures must be clearly called out on plans.
- 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.
- An Industrial Waste Permit application must be completed. Application is available at www.pwsd.org.
- 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.
- Provide a physical address for all proposed irrigation taps on the Landscape/Irrigation Worksheet in the space provided.
- PWSD requires a sampling manhole be called out after the grease interceptor. Please add sewer detail S5.3.
- Include all necessary details to the construction plans.
- PWSD only allows a 3/4" irrigation tap to be connected to a domestic water tap with an outside meter pit. Please add a 1.5"x3/4" tee after the domestic curb-stop. For the 3/4" irrigation service line add a 3/4" curb-stop and meter pit. Add PWSD water detail w5.10.
- PWSD will require a PWSD SIA, letter of credit, easements documents for the proposed fire hydrant, engineering inspection/review fees, tap fees and plans signed by Parker's Fire and Life Safety Supervisor prior to PWSD utility plan approval.

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 II