

July 9, 2021

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

Re: Parker and Pine Filing 1, Lot 2 – Murphy Gas Station
2nd 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:

- 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.
 - There is a 30ft PWSD exclusive easement for the PWSD water main stubbed out to supply the domestic and irrigation water. PWSD does not allow buildings or the above in an exclusive easement please revise easement or remove items in the easement.
- PWSD requires a sampling manhole be called out after the grease interceptor.
 - The domestic sanitary sewer service line from the building must tie downstream of the sampling manhole. Only the grease line needs to be sampled after the interceptor.
- Include all necessary details to the construction plans. Please add PWSD detail W5.19 and W5.14.
- PWSD only allows a ¾" 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 ¾" irrigation service line add a ¾" curb-stop and meter pit.
 - This comment has not been addressed. Unless the developer wants to pay for a ¾" separate irrigation tap the irrigation line must be tied into the 1.5" domestic service line after the 1.5" curb stop. As shown the irrigation is tapped off the existing 8" PWSD main stub out, please revise.

- As an FYI, based on the submitted plumbing plans it is possible to use a smaller 1" domestic water tap if desired. The cost difference is significant a 1" tap is \$ 82,120 vs a 1.5" tap at \$164,864. Please note you are open to choose either tap size.
- Under the Utility Installation Responsibilities Water Services notes, please note it is utility contractor or plumbers responsibility to provide and install tap and backflow not PWSD's responsibility.
- PWSD will require a signed/executed SIA, Signed and stamped Engineers Cost Estimate, letter of credit based on the approved cost estimate, easements documents with PWSD agreement attached 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