



January 29th, 2021

Mary Munekata
20120 E. Mainstreet
Parker, Colorado 80138

Re: Parker and Pine Filing 1, Lot 3 – Slim Chickens
1st Referral
T.O.P. Project #SP20-058
PWSD Project #2020-361

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:

- Submit an executed Standard Improvement Agreement with all required exhibits for the fire hydrant and supply line. **Forthcoming prior to approval.**
- A wet stamped and signed Engineers Estimate with a 20% contingency must be submitted for verification and District approval for the fire hydrant and supply line. The approved document will be an Exhibit for the Standard Improvement Agreement and Letter of Credit. **Estimate completed.**
- A Letter of Credit or Cash in Lieu based on the approved Engineers Estimate shall be submitted prior to plan approval. **We request approval of Estimate.**
- All easements must be called out and shown on the plans as well as the Plat. The District requires fire hydrant easements to be called out as 20-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. **Easement exhibit forthcoming prior to approval.**
 - Please call out the fire hydrant easement as a 20' Exclusive PWSD Easement. **Completed.**
 - PWSD requires 5ft of easement to be behind the hydrant. It does not appear there is 5ft of easement behind the hydrant please revise. **Completed.**
- All fire hydrant supply lines must be DIP. Please change the material from 6" PVC to 6" DIP and add PWSD water details W2.5 & W2.6. **Completed.**
- Please add a PWSD materials list to the cover sheet that includes all relevant PWSD materials. **Completed.**
- Please show accurate existing infrastructure there appears to be several missing gate vales not called out. **CAD layers turned on.**
- PWSD's minimum size for a grease interceptor is 1190 Gallons. Please upsize the interceptor from 1000 gallons to 1190 gallons and add PWSD sanitary sewer details S5.1 & S5.2. **Completed.**
- PWSD will not allow the 8" stub out to be used for the proposed 6" Fire line (UFL); it will need a dedicated 6" tap to the existing 8" water main. The UFL is inspected and tested by Town of Parker Life Safety, including the thrust block on the existing water main.

Taps modified per conversation on 2/9/2021.

Taps modified per conversation on 2/9/2021.

- PWSD will not allow the 4" stub-out tap to be used for the proposed 1" domestic water service line. PWSD will require a dedicated 1" water tap to the existing main.
- PWSD does not allow outside set commercial meters please call out a 1" interior set meter. Please add PWSD water detail W5.9. **Completed.**
- PWSD charges a different rate for irrigation water then we do for domestic water.
 - Please call out a 1"x 3/4" tee and add an outside set 3/4" meter pit with above ground RP backflow. Please add PWSD water detail W5.10. **See Irrigation Plans for callouts and**
 - Show and call out irrigation sizes on Water and Sanitary Sewer construction plans. **EES detail sheets for detail.. Irrigation Plans showing this information are in the PWSD construction plan set.**
- 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. **Supplemental plumbing plans (not part of PWSD set) are included.**
- In the landscape/irrigation plans include completed PWSD landscape worksheet. PWSD Landscape/Irrigation worksheet is available online, at www.pwsd.org/developer.html. The approved worksheet must be shown on the approved landscaped plans. **Completed.**
- Please note, engineering inspection/review fees and domestic tap fees are required to be paid before plan approval. **Understood.**

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 **PWSD**