

Chris Mueller

From: Nerger, Stacey <snerger@parkeronline.org>
Sent: Monday, September 14, 2020 2:44 PM
To: Chris Mueller
Cc: Krysta Houtchens; Munekata, Mary
Subject: RE: Slim Chickens - Clarifications Requested

Chris,

Some of the referral agencies add their comments into their review. You will want to go through all referral agencies and check to see if they added comments. Below are the comments Parker Water added:

Drayton Sanderson
Parker Water and Sanitation District 20
This project shows PWSD infrastructure that does not exist, yet it is called out as existing infrastructure. Also Randy Capra from Parker Life Safety is requesting a additional fire hydrant to be installed. All PWSD fire hydrants require PWSD easements and possibly a water main to be looped through the site. Also all grease interceptors in PWSD require sampling manholes.
PWSD can not do a proper review of the utility plan referral until the fire hydrant is added and the Parker and Pine infrastructure utility plans are approved by PWSD. Please fill out the uploaded PWSD checklist and upload it to Etrakit on your next submittal. Verify all applicable checklist items are included in the plans.
9/1/2020 12:17:24 PM

- 1. PWSD infrastructure that was labeled as existing has been modified to say "by Master Developer." Sheet U1.0.
2. A proposed fire hydrant has been added to Sheet U1.0, along with the accompanying easement and 6" water main.
3. A downstream sampling manhole has been added to the grease interceptor layout on sheet U1.0

Please let me know if you have any questions.

Thank you,
Stacey



Stacey Nerger, Associate Planner
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303.805.3199 www.parkeronline.org



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From: Chris Mueller [mailto:Chris.Mueller@ees.us.com]
Sent: Monday, September 14, 2020 2:19 PM
To: Nerger, Stacey <snerger@parkeronline.org>
Cc: Krysta Houtchens <khoutchens@ees.us.com>
Subject: Slim Chickens - Clarifications Requested

Stacey,
Good afternoon. On behalf of Trail Star Development and Slim Chickens Restaurants, we respectfully request clarifications of the attached comments. Please see our questions and comments in blue ink.

Thank you!

Chris Mueller PE NCEES

Project Manager

Entitlement and Engineering Solutions, Inc.

501 S. Cherry Street, Suite 300 Glendale, CO 80246

C 314-737-2758

O 303-572-7997, ext. 205

D 720-594-7635

chris.mueller@ees.us.com



Welcome to the Parker Water and Sanitation District

Private Development - Construction Plan Requirement Checklist

Jurisdictional Statement

These requirements represent the checklist for projects within the Parker Water & Sanitation District's jurisdiction.

Project Name: SLIM CHICKENS

Developer Name: TRAIL STAR DEVELOPMENT, LLC

Engineering Firm: EES

Before Starting Your Project

Refer to Parker Water and Sanitation District Standards & Specifications Manual,
District Master Plan, and District Rules & Regs
To Ensure Compliance of PWSD's Requirements

WATER AND SANITARY SEWER MAIN PLAN CHECKLIST

The purpose of this checklist is to offer comments on plan design for construction of water and sewer mains, fittings, fire hydrants, and any other required infrastructure for the construction of public water and sewer infrastructure.

This checklist serves to minimize redline comments and to maintain consistency on plan sets for public water/sewer infrastructure in the PWSD service area. Plan approval and the issuing of permits are dependent upon compliance with the comments made on the check prints, this checklist, Rules & Regs, and Standards & Specifications of the Parker Water & Sanitation District.

Please return this checklist and 2 plan sets with your submittal.

GENERAL REQUIREMENTS

- Plan shall be on 24" X 36" sheets.
- Details shall be Parker Water and Sanitation District Details. [SEE SHEETS U2.0, U2.1](#)
- Orientation of each plan sheet shall be shown by a north arrow and scale of drawing. (North arrow to point up or to the left.) [SEE SHEET U1.0](#)
- Each sheet shall be identified by sheet number, project name and match lines. [SEE SHEETS U0.0 TO U2.1](#)
- All plan sheets shall be sufficiently clear. The size of lettering and symbols shall be 1/8 inch minimum. [SEE SHEET U1.0](#)
- Services only plan sets will not require plan and profile sheets. [SEE SHEET U1.0. SERVICES ONLY.](#)
- Lettering for callouts and proposed utilities must be heavier line weight [SHEET SHEET U1.0](#)

COVER SHEET REQUIREMENTS See U0.0

- Project title: PARKER WATER AND SANITATION CONSTRUCTIONS PLANS with name and address of project.
- Developer's name, address, and telephone number.
- Engineer's name, address, and telephone number.
- PWSD contact information
- PWSD Signature Approval Block (locate in lower right hand corner)
- Vicinity map
- UNCC notification decal affixed. 811
- Material list N/A - PRIVATE SERVICES ONLY.
- Benchmark
- District notes (General, Water Main, Sanitary Sewer and Acceptance notes. (May be place on separate sheet) SEE SHEET U0.1

OVERALL UTILITY (ONE OR MORE PAGES) See U1.0

- Scale: 1 inch = 50 feet
- Scale: 1 inch = 10 feet, 20 feet, or 30 feet (acceptable if the entire project size allows)
- Legible Key Map NOT APPLICABLE
- All street must be identified by name
- North Arrow, Graphic Scale, and Scale Factor
- Legend
- Pertinent Notes
- Each Valve, Fire Hydrant, Air Release Valve, Blow Off, Pressure Reducing Valve, Manhole, and Etc. must be called out and numbered(GV#1, FH#1, ARV#1, BO#1, PRV#1) N/A - PRIVATE SERVICES ONLY.
- Show and call out all existing utilities
- Show all water and sanitary sewer services (including irrigation services) and call out.
- Show all easements call out as "Exclusive 30' PWSD Easement" or "Non-exclusive 50' PWSD Easement"

WATER AND SANITARY SEWER MAIN PROFILE PAGES NOT APPLICABLE - PRIVATE SERVICES ONLY.

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- Show all water and sanitary sewer services (including irrigation services) and call out with station number
- Show and call out all tees and bends(w/ thrust block)
- Show and call out 4.5' min. cover over top of pipe
- Show and call out all utility crossings
- Show and call out 1.5' min. clearance between pipes at all crossings
- At each manhole call out station number, rim, invert in, and invert out elevations
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DETAIL PAGES

- Include all pertinent Parker Water and Sanitation District details SEE SHEETS U2.0, U2.1

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CITY REQUIRES 22"X34" PER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, 3.1.7. WE ARE OPEN TO

- Plan shall be on 24" X 36" sheets. **RE-SIZING UPON JOINT AGREEMENT BETWEEN PWSD AND CITY OF PARKER.**
- Details shall be Parker Water and Sanitation District Details. **SEE SHEETS U2.0, U2.1**
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