

December 9, 2020

Krista Flynt
Town of Parker
20120 E Mainstreet
Parker CO 80138

Re: Douglas 234 filing 1 Lot 1 B10 (Daycare Facility)
Site Plan – 1st Referral Project #SP20-081
PWSD Project I.D. #2020-382

Dear Ms. Flynt:

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 completed PWSD Plan Requirements Checklist with the next submittal to ensure all plan requirements have been met. Checklist is available online at www.pwsd.org
- 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 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.
- Submit an executed Standard Improvement Agreement with all required exhibits.
- 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.
- 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. Please include building address for billing purposes.
- Profile all water and sanitary sewer mains.
- PWSD will not allow the fire line or the water service line to run under the sanitary sewer line.

- Please provide updated PWSD General (1-14), Water Main (1-19) and Sanitary Sewer Main (1-16) notes. Available at www.pwsd.org.
 - The notes shown on the utility plans are called out as Town of Parker General Notes, not PWSD notes. Please be sure to use PWSD notes.
- Add a materials list to the cover sheet of the PWSD Utility Plans.
- According to Town of Parker Life safety there will need to be a fire hydrant added on site. Please note all fire hydrants are required to be connected to an 8" water main.
- All fire hydrants are required to be in a PWSD easement.
- Show and call out irrigations taps and sizes on Water and Sanitary Sewer construction plans.
- Include all necessary details to the construction plans
- If food is going to be prepared onsite, a grease interceptor with a sampling manhole will be required.
- The existing water and sanitary sewer stub-outs do not exist.
 - The infrastructure plans do not show a water service or sanitary sewer service stub out either for this lot. Please revise the plans.
- Please note engineering review fees, domestic Tap fees, SIA, letter of credit or cash in lieu and PWSD easement documents are required to be submitted to PWSD prior to plan approval.

Please do not hesitate to contact us should you have any questions.

Sincerely,
Parker Water & Sanitation District


Drayton Sanderson
Engineering Technician

