

February 17, 2021

Krista Flynt
Town of Parker
20120 E Mainstreet
Parker CO 80138

Re: Douglas 234 filing 1, Lot 1, B10 (Daycare Facility)
Site Plan – 2nd 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:

- 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.
 - Water and sanitary sewer service lines and fire lines (UFL) are considered private and do not require an easement. Please revise easement to be a 30ft PWSD exclusive easement.
- 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.
- There is no need to have a 2" water service line and water main/fire line. Please consider installing an 8" PVC water line all the way into the site with a dead end blow-off then taping it for the 2" water service, UFL, and fire hydrant.(See redline plans).
- Based the fixture count worksheet a 1.5" tap will work for the building and has enough capacity. Please note PWSD charges \$287,565 for a 2" tap. A 1.5" tap is \$164,864.
- Please call out sampling manhole for the grease interceptor on the overall utility plan.
- The landscape Worksheet is not filled out correctly and will need to be revised. The SFE count and 1.5" IRR tap seem too large for the size of the landscaping.

PWSD feels there is more than 3 square feet of turf and 1.4 square feet of low water native grass and spry shrubs as shown on the IRR work sheet.

- Please note PWSD will not approve this set of plans until Douglas 234, Filing 6 *Sub 20-002* Mater Development Plan 11 Commercial lots is approved by PWSD.
- Please note engineering review fees, domestic Tap fees, IRR 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 II

PWSD