

October 26 , 2020

Stacey Nerger
20120 E. Mainstreet
Parker, Colorado 80138

Re: Parker and Pine Filing 1, AMD 2, Lot 1-3 - Multifamily
1st Referral
T.O.P. Project #SP20-084
PWSD Project #2020-377

Dear Ms. Nerger:

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:

- List all fittings on overall utility and plan and profile sheets with numbers (man holes, blow offs, gate valves, butterfly valves, fire hydrants, air release valves, etc. i.e. PP-GV1, PP-FH1 or PP-MH1).
- A Letter of Credit or Cash in Lieu based on the approved Engineers Estimate shall be submitted prior to plan approval.
- 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 an executed Standard Improvement Agreement with all required exhibits.
- 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 and multiple utilities to be 50-foot non-exclusive PWSD easements (with 10-feet 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.
- On sheet C7.2, please center the fire hydrant in the easement North of Building 1. All fire hydrants are required to have 10ft of easement to each side of the hydrant (20ft total width) and 5ft of easement behind.
- No more than one fire hydrant may be out of service with the closing of one or more valves. Because two fire hydrants are on a dead end main, please connect the fire hydrant North of building 2 to the 8" water main the runs between buildings 2 and 3(see red line plans).
 - Please add a gate valve South of the cross or just north of buildings 2 and 3(see redline plans).

- There are multiple water and sanitary sewer service lines shown in gray that will not be used for Buildings 2, 3, and 4. Please remove all service line stub outs that will not be used for all proposed Multifamily family buildings on this plan as well as in the Infrastructure plan. Please add proposed service lines that will be used to the approved Infrastructure plans (see redline plans clouded service lines for stub outs in question).
- 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.
- Show and call out irrigations taps and sizes on Water and Sanitary Sewer construction plans.
- Submit landscape/irrigation plans for verification and calculation of tap size(s) (include completed PWSO landscape worksheet-one worksheet per tap). PWSO Landscape/Irrigation worksheet is available online, at www.pwsd.org/developer.html. The approved worksheet must be shown on the approved landscaped plans.
- Please call out how many water and sanitary sewer services lines are going to be installed on the materials list on the coversheet.
- Please include the PWSO sizing worksheet in the irrigation plans.
- Please note, domestic and Irrigation tap fees are required to be paid prior to plan approval.
- Please note, engineering inspection/review fees are required to be paid before 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