



May 7, 2021

Parker Water and Sanitation District
18100 E. Woodman Drive
Parker, CO 80134

RE: *Parker and Pine Filing 1, AMD 2, Lot 1-3 - Multifamily*

Dear Drayton Sanderson:

Thank you for the comments on October 26th, 2020 for the above-mentioned project. To address your comments concisely and simplify your review process, we have summarized your comments and our responses below.

MULTIFAMILY REVIEW COMMENTS

1. 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.
 - Please submit easement documentation with PWSD agreement attached.
KHA Response: Acknowledged. Easement documents will be submitted prior to plan approval.
2. PWSD charges a different rate for irrigation water then we do for domestic water.
 - Show and call out irrigations sizes on Water and Sanitary Sewer construction plans.
KHA Response: Separate or combined tap?
3. 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.
 - If food is going to be prepared onsite a grease interceptor will be required.
KHA Response: Acknowledged. Grease interceptor provided internal to building. To be detailed in building plans.
4. Please add a 1.5" curbstop valve to the domestic water service line.
KHA Response: Acknowledged. Note added to plans.
5. Submit landscape/irrigation plans for verification and calculation of tap size(s) (include completed PWSD landscape worksheet-one worksheet per tap). PWSD Landscape/Irrigation worksheet is available online, at www.pwsd.org/developer.html. The approved worksheet must be shown on the approved landscaped plans.
KHA Response: Acknowledged. Worksheet included with resubmittal.

6. The proposed 6" sanitary sewer service line will need to be concrete encased 10ft to each side of the 20ft water and 16" Force main crossing. Please add PWSD encasement detail.
Response: Concrete encasement added to plan and profile sheet. PWSD encasement detail added to detail sheet.
7. Please note Tap fees (domestic & IRR) and Engineering review fees are required to be paid prior to plan approval.
KHA Response: Acknowledged.
8. Please note 8" Force main relocation plans will be required to be approved before this project will be approved for construction.
KHA Response: Acknowledged.

Please contact me with any questions or concerns (303.228.2318)

Dan Skeehan, P.E.
Project Engineer