

February 17th, 2021

Krista Flynt
20120 E. Mainstreet
Parker, Colorado 80138

Re: Parker and Pine Filing 1, Lot 6 – Everbrook Daycare
1st Referral
T.O.P. Project #SP20-131; PWSD Project #2021-311

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 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.
- PWSD charges a different rate for irrigation water than we do for domestic water.
 - Show and call out irrigation sizes on Water and Sanitary Sewer construction plans.
- 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.
- Please add a 1.5" curbstop valve to the domestic water service line.
- 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.
- 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.
- Please note Tap fees (domestic & IRR) and Engineering review fees are required to be paid prior to plan approval.
- Please note 8" Force main relocation plans will be required to be approved before this project will be approved for construction.

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