



April 13th, 2022

Stacey Nerger
20120 E. Mainstreet
Parker, Colorado 80138

Re: Lincoln Professional Park L1 - Maverik
2nd Submittal
T.O.P. Project #SP21-133
PWSD Project 2021-397

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:

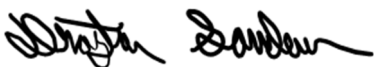
- Due to the addition of the fire hydrant, Submit an executed Standard Improvement Agreement with all required exhibits. ***The easements have been sent to the surveyor who will create the easement exhibits with legal descriptions. We will submit them upon completion. Note, Maverik understands easement documents with PWSD agreement signed and attached are required to 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. ***DCI Response: Working on the Engineers Estimate. Will be submitted with the Improvement agreement (SIA), domestic tap fees and Irrigation tap fees.***
- Please note the Lincoln & Dransfeldt infrastructure project must have PWSD construction approval prior to approval of this project. ***DCI Response: Noted, this will give us time to complete the "Engineers Estimate" and the "Improvement Agreement" for the next submittal.***
- 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-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. ***DCI Response: added a 30-ft wide easement around the 8" water main extended into our site for fire hydrant and domestic service line. These easement will be sent to surveyor to create the legal descriptions and exhibits to***

be submitted by separate documents.

- All PWSD fire hydrants require 20ft PWSD exclusive easements, (10ft to each side and 5ft behind the hydrant). **DCI Response: added a 20-ft wide easement around fire hydrant, 10-ft on each side and 5-ft from the back of hydrant.**
- There are no trees or structures, including but not limited to light poles, retaining walls and trash enclosures permitted in any Parker Water & Sanitation District easement. Any proposed or existing structures must be clearly called out on plans.
 - PWSD will not allow any water, sanitary sewer main or fire hydrant lateral to run under a trash enclosure, please redesign. **DCI Response: revised the 8" water main location alignment to the east side of the trash enclosure.**
 - The Transformer must be 10 ft away from the fire hydrant. **DCI Response: revised location of transformer to maintain 10-ft of separation from hydrant**
- PWSD does not allow bends in fire hydrant laterals please redesign.
 - Please consider adding an 8" water main with a 30ft exclusive easement that runs to the fire hydrant and also tapping it for the 2" domestic service (see redline plans) **DCI Response: revised fire hydrant line per redlines**
- Please note, Improvement agreement (SIA), Engineers cost estimate, domestic tap fees and Irrigation tap fees are required to be paid prior to plan approval. **DCI Response: Noted**
- Easement documents with PWSD agreement signed and attached are required to be submitted prior to plan approval. **DCI Response: Noted, the easements exhibits are being created and will be ready at next submittal**
- Please note, engineering inspection/review fees are required to be paid prior to plan approval. **DCI Response: Noted**
- Please respond to this comment letter with a response letter. **DCI Response: confirmed-see responses**

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