

June 21th, 2022

Stacey Nerger
20120 E. Mainstreet
Parker, Colorado 80138

Re: Lincoln Professional Park L1 - Maverik
3rd 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:


- Please note the Lincoln & Dransfeldt infrastructure project must have PWSD construction approval prior to approval of this project. **DCI Response: Noted**
- 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.
 - Please call out a 30ft PWSD exclusive easement on the overall utility plan for the proposed 8" main and fire hydrant. **DCI Response: 30 ft PWSD easement is called out for the proposed 8" water main and a pocket easement for the fire hydrant.**
- Please note a 2" domestic PWSD water tap fee is \$324,050. Generally, most gas stations without carwashes use a 1.5" or 1" tape in the District.
 - 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 or newer IPC for sizing water taps. **DCI Response: The domestic water size has been reduced to 1-1/2". Maverik will attach plumbing plans closer to the building permit submittal**
- Please note the 3/4" Irrigation tap may be able to tee off the proposed 2" domestic water service line in the landscape island with a 3/4" curb-stop valve and irrigation outdoor meter pit. This also will reduce the cost of a 3/4" dedicated IRR service tap estimated to cost \$39,254. **DCI Response: Revised location of the 3/4" irrigation**

connection to the parking island off the 1-1/2" domestic line.

- Sewer services may not enter into inline manholes. They must be a minimum of 7-feet from the center of manholes. Please redesign proposed tie in location to PWSD's SS main. **DCI Response: The sewer service connection has been revised to tie into the sewer main with a clean out 7 ft from the center of the manhole. Revised plan and profile sheet for new connection.**
- PWSD does not allow water service line curb-stop valves to be in parking spaces. Please move the 2" curb-stop valve out of the parking space. **DCI Response: relocated curb stops out of parking stalls to parking island.**
- All proposed PWSD water mains are required to be profiled. Please profile the proposed water main from the existing main tie location to the 8"x 8" x6" tee. **DCI Response: Profiled the proposed water main from the existing main tie location to the 8"x 8" x6" tee and added a plan and profile sheet to the plan set.**
- Please refer to redline overall utility plans. **DCI Response: revised comments per redlined overall utility plan.**
- Please note, Improvement agreement (SIA), Engineers cost estimate, letter of credit, domestic tap fees and Irrigation tap fees are required to be paid or submitted 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: Once PWSD has signed off on proposed easements as shown in plan set they will be sent to surveyor to prepare easement documents for PWSD's approval.**
- Please respond to this comment letter with a response letter. **DCI Response: done**

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