



May 30, 2024

Ashley Chasez
Town of Parker Community Development
20120 E. Main Street
Parker, CO 80138

Re: Les Schwab Tire Center, Site Plan Review, Comment Response Letter
(SP23-054)

We have reviewed the comments provided by the Town of Parker's reviewing departments. The comments provided are listed below with our responses in bold.

PWSD

1. Please provide the following documents: 30' PWSD Easement. **Easement is currently being prepared by Les Schwab. We will follow up with this document.**
2. Please provide Business Addresses on the plans. **Address is now shown on the title block. 12236 Sliceroo Drive, Parker, CO 80134.**
3. Please provide Irrigation Tap Fee Locations. **Address noted on title block. Plumbing plans will follow to include irrigation service details.**
4. Please note that the ¾" irrigation tap can come off of the 1.5" domestic water service, however, it, must come off prior to the building meter and must have its own meter pit and curb stop and backflow and address. **Acknowledged and will be incorporated into the plumbing plans.**
5. Please submit the PWSD sand and oil interceptor in detail. **Detail now shown on sheet C304.**
6. 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. **We will follow up with this document in the executed Standard Improvement Agreement.**
7. Submit an executed Standard Improvement Agreement with all required exhibits. **We will follow up with this fully executed document.**
8. Submit completed PWSD Plan Requirements Checklist with the next submittal to ensure all plan requirements have been met. A checklist is available online at www.pwsd.org. **Checklist is included in submittal.**
9. An Industrial Waste Permit application must be completed. Application is available at www.pwsd.org. **Application is included in submittal.**
10. Invoices for the building and irrigation taps will be provided when addresses are received. **Acknowledged.**
11. Invoices for review and inspection will be sent to you upon the third review of the plans. **Acknowledged.**

If you have any questions, comments, or require any additional information please let our team know. Thank you for your time and please contact me via email or phone at your convenience.

Sincerely,

Ian Graham, PE
Civil Engineer
(405) 500-3505
iangraham@cushingterrell.com
cushingterrell.com

Welcome to the Parker Water and Sanitation District

Private Development - Construction Plan Requirement Checklist

Jurisdictional Statement

These requirements represent the checklist for projects within the Parker Water & Sanitation District's jurisdiction.

Project Name: LES SCHWAB TIRE CENTER-PARKER, COLARADO

Developer Name: REPUBLIC INVESTMENT GROUP

Engineering Firm: CUSHING TERRELL

Before Starting Your Project

Refer to Parker Water and Sanitation District Standards & Specifications Manual,
District Master Plan, and District Rules & Regs
To Ensure Compliance of PWSD's Requirements

WATER AND SANITARY SEWER MAIN PLAN CHECKLIST

The purpose of this checklist is to offer comments on plan design for construction of water and sewer mains, fittings, fire hydrants, and any other required infrastructure for the construction of public water and sewer infrastructure.

This checklist serves to minimize redline comments and to maintain consistency on plan sets for public water/sewer infrastructure in the PWSD service area. Plan approval and the issuing of permits are dependent upon compliance with the comments made on the check prints, this checklist, Rules & Regs, and Standards & Specifications of the Parker Water & Sanitation District.

Please return this checklist and 2 plan sets with your submittal.

GENERAL REQUIREMENTS

- Plan shall be on 24" X 36" sheets.
- Details shall be Parker Water and Sanitation District Details.
- Orientation of each plan sheet shall be shown by a north arrow and scale of drawing. (North arrow to point up or to the left.)
- Each sheet shall be identified by sheet number, project name and match lines.
- All plan sheets shall be sufficiently clear. The size of lettering and symbols shall be 1/8 inch minimum.
- Services only plan sets will not require plan and profile sheets.
- Lettering for callouts and proposed utilities must be heavier line weight

COVER SHEET REQUIREMENTS

- Project title: PARKER WATER AND SANITATION CONSTRUCTIONS PLANS with name and address of project.
- Developer's name, address, and telephone number.
- Engineer's name, address, and telephone number.
- PWSD contact information
- PWSD Signature Approval Block (locate in lower right hand corner)
- Vicinity map
- UNCC notification decal affixed.
- Material list
- Benchmark
- District notes (General, Water Main, Sanitary Sewer and Acceptance notes. (May be place on separate sheet)

OVERALL UTILITY (ONE OR MORE PAGES)

- Scale: 1 inch = 50 feet
- Scale: 1 inch = 10 feet, 20 feet, or 30 feet (acceptable if the entire project size allows)
- Legible Key Map
- All street must be identified by name
- North Arrow, Graphic Scale, and Scale Factor
- Legend
- Pertinent Notes
- Each Valve, Fire Hydrant, Air Release Valve, Blow Off, Pressure Reducing Valve, Manhole, and Etc. must be called out and numbered(GV#1, FH#1, ARV#1, BO#1, PRV#1)
- Show and call out all existing utilities
- Show all water and sanitary sewer services (including irrigation services) and call out.
- Show all easements call out as "Exclusive 30' PWSD Easement" or "Non-exclusive 50' PWSD Easement"

WATER AND SANITARY SEWER MAIN PROFILE PAGES

- 1 inch = 50 feet
- 1 inch = 10 feet, 20 feet, or 30 feet (acceptable if the entire project size allows)
- Legible Key Map
- North Arrow, Graphic Scale, and Scale Factor
- Show all stationing in plan and profile views
- Legend
- Pertinent Notes
- Each Valve, Fire Hydrant, Air Release Valve, Blow Off, Pressure Reducing Valve, Manhole, and Etc. must be called out and numbered
- Show all water and sanitary sewer services (including irrigation services) and call out with station number
- Show and call out all tees and bends(w/ thrust block)
- Show and call out 4.5' min. cover over top of pipe
- Show and call out all utility crossings
- Show and call out 1.5' min. clearance between pipes at all crossings
- At each manhole call out station number, rim, invert in, and invert out elevations
- Show all easements call out as "Exclusive 30' PWSD Easement" or "Non-exclusive 50' PWSD Easement"

DETAIL PAGES

- Include all pertinent Parker Water and Sanitation District details

Industrial/Commercial Wastewater Discharge Information Form

This information is to help Parker Water & Sanitation District (PWSD) adequately treat and classify wastewater from commercial and industrial customers. PWSD must comply with sewer treatment standards imposed by the Environmental Protection Agency (EPA), Colorado Department of Public Health and Environment (CDPHE), and other State and Federal regulatory agencies. It is PWSD's intent to see that all businesses work cooperatively with PWSD to come into compliance with Parker Water & Sanitation District Rules and Regulations. This information could be used to determine if your business will require an Industrial Waste Permit.

The [PWSD Industrial Wastewater Control \(IWC\) Regulations](#) apply to all non-domestic (non-residential) sources or any business that could potentially introduce pollutants into the Parker Wastewater treatment facility. These sources of "indirect discharge" are commonly referred to as industrial users (IUs). IUs can be as simple as an unmanned coin-operated car wash to a complex manufacturer. The Pretreatment Program goal is to prevent the introduction of pollutants into PWSD treatment plants that may pass through (the biological process) into rivers, creeks, and streams causing toxicity or other impacts on the environment.

Applicability

These Industrial Wastewater Control Regulations set uniform requirements for all industrial users discharging to the Publicly-Owned Treatment Works (POTW) and enables the District to comply with all applicable State and Federal laws including the Clean Water Act (33 U.S.C. 1251 et seq.) and the applicable General Pretreatment Regulations for Existing and New Sources of Pollution (40 CFR Part 403). Any industrial user, the discharge from which directly or indirectly enters the District's POTW from areas within or without the boundaries of the District, shall be bound by these Industrial Wastewater Control Regulations. These Regulations may be enforced against any Industrial User. All businesses that could potentially affect the process of the Parker Wastewater Treatment Facility must complete this form and return it to PWSD Industrial Pretreatment Department.

Any questions regarding this form should be directed to Pretreatment at 720-842-4248 or Pretreatment@pwsd.org. We are dedicated to providing excellent service to our customers and will answer any questions you might have.

**Please complete and return this form within 14 days to:
Parker Water & Sanitation District 18100 E. Woodman Drive Parker, CO 80134
or Pretreatment@pwsd.org**

I. General Information

Business Name: Les Schwab



Business Phone Number: (541) 416-5241

PWSD Service Address: 12236 Sliceroo Dr Parker, CO 80134

PWSD Service Account Number:

PWSD Account Person Responsible:

PWSD Account Person Responsible Phone Number:

Corporation Name (if applicable): SFP-E, LLC

Corporation Address (if applicable): PO Box 5350, Bend, OR 97701

Emergency Contact Name: George Bunting

Emergency Contact Title: Project Manager

Emergency Contact Day Phone: 5414165241

Emergency Contact Night Phone:

Standard Industrial Classification Code:

EPA Categorical Standard 40 CFR:

Please describe in detail services or products manufactured at this location:

Vehicle maintenance and tire repair.

Check which applies:

New Owner Tenant Finish New Build

Average Number of Employees (Annually):

Check any activity that applies:

Industrial Discharge Zero Discharge Potentially Harmful Discharge
 Commercial Discharge



II. Businesses that Generate Process Wastewaters

Is this a business required to report discharges to the EPA under the General Pretreatment Regulations (40 CFR 403)? Check one: Yes No

Types of waste discharged to Parker Water & Sanitation District sanitary sewer system. Check all that apply:

- Cleanup waste from floor drains
- Restaurant kitchen waste
- Manufacturing process(es) wastewater
- Laundry equipment or car wash
- Dry cleaning
- Automotive paint booth(s)
- Parts cleaning or preparation
- Industrial cooling water discharge
- Other (describe):

Major process discharges:

Continuous: Average water use:

Number of days per week of operation: 6

Work or production schedule at this location:

- | | | |
|---|--|---------------------------------|
| <input checked="" type="checkbox"/> Monday | <input checked="" type="checkbox"/> Thursday | <input type="checkbox"/> Sunday |
| <input checked="" type="checkbox"/> Tuesday | <input checked="" type="checkbox"/> Friday | |
| <input checked="" type="checkbox"/> Wednesday | <input checked="" type="checkbox"/> Saturday | |

Number of floor drains: 8

Batch: If you have holding tanks, please fill out the section below

Number of discharges per month:

Average quantity per batch:

Days of week batch discharge occurs:

- | | | |
|------------------------------------|-----------------------------------|---------------------------------|
| <input type="checkbox"/> Monday | <input type="checkbox"/> Thursday | <input type="checkbox"/> Sunday |
| <input type="checkbox"/> Tuesday | <input type="checkbox"/> Friday | |
| <input type="checkbox"/> Wednesday | <input type="checkbox"/> Saturday | |

Describe average batch contents:

Holding tank volume:

Holding tank contents:

Add more information, if needed:

III. Chemical Storage

Please list all chemicals that are known to be discharged or suspected to be discharged into the sewer system through batch, continuous, or drain. The information on the discharge of specific chemicals may be obtained from the SDS sheets from commercial products used. Please attach SDS sheets as needed. Chemicals include (but not limited to) solvents, detergents, and any other chemicals on site that may be used for operation or process.

Are bulk chemicals received and stored for use at this location?

Check one: Yes No

If yes, please list chemicals used or stored and maximum quantity on hand.

Please list below all chemicals used in production and stored on site, which meet or exceed the following:

A—Dry powders or granules > 10 pounds

B—Liquids > 10 gallons

| Common Name | Technical Name | Manufacturer |
|-------------------|----------------|--------------|
| Antifreeze | | |
| Oil | | |
| Liquid Detergents | | |

Has a Spill Prevention or Countermeasure Plan been prepared for this facility?

- Yes (Please attach a copy)
- No (If chemicals are stored on site **provide a drawing** of plant layout showing chemical storage areas, chemicals being stored, location of floor drains in these areas, and any primary or secondary containment structures)

IV. Businesses that Require Pretreatment

Is any treatment given to the wastewater before it is discharged into the sewer?

- | | | |
|--|---|---|
| <input type="checkbox"/> None | <input type="checkbox"/> Holding Tank | <input type="checkbox"/> Amalgam |
| <input checked="" type="checkbox"/> Sand and Oil | <input type="checkbox"/> Grinding | <input type="checkbox"/> Other (describe) |
| <input type="checkbox"/> Sedimentation | <input type="checkbox"/> pH Adjustment | |
| <input type="checkbox"/> Screening | <input type="checkbox"/> Fats/Oils/Grease | |

For all businesses using a treatment method checked above (Grease, Oil, Silver, etc. anything that is transported for disposal or recycle, may be multiple companies), complete this information:

What is hauled?

Hauler Name:

Hauler address:

Hauler Phone:

Hauling Frequency:

Sand/Oil interceptors are required to be hauled and cleaned once per 12 months or annually. Grease interceptors are required to be hauled and cleaned a minimum of once every ninety (90) days. All commercial and industrial customers are subject to random and scheduled inspection by



the District. Hauling manifests are to be maintained and copies sent to Parker Water & Sanitation District, 18100 E Woodman Drive, Parker, CO 80134 or Pretreatment@pwsd.org

Important note: It is stated in the IWC Regulations section 11.4.7.1 "The use of hot water, enzymes, bacteria, chemicals, emulsifiers, or other agents or devices used to cause oil and grease to be discharged from a grease interceptor is PROHIBITED. Any product which is designed to change the nature of the contents of a grease interceptor is prohibited unless specifically approved by the District."

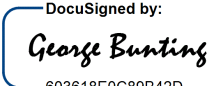
Important Note to Signing Official

In accordance with Title 40 of the Code of Federal Regulations Part 403 Section 403.14, effluent data provided in this Questionnaire shall be available to the public without restriction. Any other information provided may be claimed as confidential by the submitter. Such claim must be asserted at the time of submission by stamping the words "Confidential Business Information" on, or similarly identifying the information claimed as confidential. Requests for confidential treatment of information shall be governed by procedures specified in 40 CFR Part 2.

I am aware that there are significant penalties for submitting false information.

Certification

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or the persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of a fine and imprisonment for knowing violations."

Print Name: George Bunting
Signature: 
Company: Les Schwab
Title: Project Manager
Date: 11/07/23