

October 31, 2023

Drayton Sanderson, Engineering Technician II  
Parker Water & Sanitation District  
18100 E. Woodman Drive  
Parker, CO 80134



RE: Parker Pointe F1 L10 Medical Office Building (Case No. SP23-058 or PWSD No. 2023-333) Planning Review – Water & Sanitation District Comments

Dear Drayton,

Thank you for your plan review comments for the above-mentioned project. Please find our response to those comments below and in the documents and drawings attached here. For information, the original plan review comment is shown below in black, with the design team response in blue. Should you need any additional clarification, please don't hesitate to contact me.

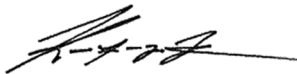
1. Submit an executed Standard Improvement Agreement with all required exhibits.
  - This will be executed upon final approval of plans.
2. A wet stamped and signed Engineers Estimate with a 20% contingency must be submitted for verification and District approval. The approved document will be an Exhibit for the Standard Improvement Agreement and Letter of Credit. Submit an executed Standard Improvement Agreement with all required exhibits.
  - Cost Estimate has been provided and has been signed and stamped.
3. A Letter of Credit or Cash in Lieu based on the approved Engineers Estimate shall be submitted prior to plan approval.
  - Noted, and this will be executed upon final approval of plans.
4. All easements must be called out and shown on the plans as well as the Plat. The District requires fire hydrant easements to be 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.
  - All the easements have been added and labeled on the plans. Easements will be submitted by separate document.
  - If hydrants are not within existing easements, please callout 20ft PWSD easements for each of the proposed fire hydrants. Submit an executed Standard Improvement Agreement with all required exhibits.
    - i. The fire hydrant on the east side of the site is in an existing easement. A new easement has been provided and labeled for the new fire hydrant on the north side of the site.
5. Please call out a 2" curb-stop valve rather than a gate valve for the proposed 2" domestic service line. Submit an executed Standard Improvement Agreement with all required exhibits.
  - The label has been updated.
6. Submit the plumbing plans for the building(s) for verification and calculation of tap size (include engineer's fixture count worksheet). The District uses IPC for sizing water taps.

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O: 303.499.7795

- Fixture unit calculations and plans showing fixtures have been provided with round two submittal, see sheet 13 of 14.
7. 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](http://www.pwsd.org/developer.html). The approved worksheet must be shown on the approved landscaped plans.
    - Landscape and Irrigation plans will be submitted to PWSD. The approved worksheet will be shown on the approved landscape plan.
  8. Show and call out irrigations taps and sizes on Water and Sanitary Sewer construction plans.
    - Please note if the irrigation is planned to be a combo tap PWSD charges different rates for domestic water and irrigation water use. PWSD requires all combo irrigation taps to tee off of the domestic service line with an outside irrigation meter pit called out.
      - i. Irrigation tap and size will be called out on the irrigation plans submitted with the Water and Sanitary Sewer Construction Plans.
  9. Include water details W2.5 and W5.14.
    - Irrigation water details W2.5 and W5.14 will be provided in the irrigation plans.
  10. Please note, tap fees are required to be paid prior to plan approval.
    - Noted.
  11. Please note, engineering inspection/review fees are required to be paid prior to the next review.
    - Noted.

Thank you again, and we look forward to hearing from you.

Sincerely,



Keith Fronczak, AIA  
Boulder Associates, Inc.  
Associate