

August 22nd, 2023

Ashley Chasez
20120 E. Mainstreet
Parker, Colorado 80138

Re: Parker Pointe- Filing 1 Lot 10 (Medical Office Building)
Site Plan: 1st Submittal
T.O.P. Project #SP23-058
PWSD Project #2023-333

Dear Ms. Chasez:

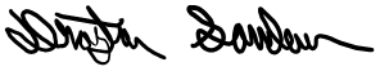
Thank you for forwarding the referral request for the above-mentioned project. After a review of the documents submitted, the Parker Water & Sanitation District has the following comments:

- Submit an executed Standard Improvement Agreement with all required exhibits.
- 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.
- A Letter of Credit or Cash in Lieu based on the approved Engineers Estimate shall be submitted prior to plan approval.
- 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.
 - If hydrants are not within existing easements, please callout 20ft PWSD easements for each of the proposed fire hydrants.
- Please call out a 2" curb-stop valve rather than a gate valve for the proposed 2" domestic service line.
- 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.
- 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.
- 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.
- Include water details W2.5 and W5.14

- Please note, tap fees are required to be paid prior to plan approval.
- Please note, engineering inspection/review fees are required to be paid prior to the next review.

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

A handwritten signature in black ink, appearing to read "Drayton Sanderson". The signature is fluid and cursive, with the first name "Drayton" and last name "Sanderson" clearly distinguishable.

Drayton Sanderson
Engineering Technician II