

April 10, 2024

Re: McDonalds, Parker Pointe, Filing 2, Lot 2A

T.O.P. Project: #SP23-070

PWSD Project: #2023-353

To Whom It May Concern,

Thank you for submitting your plans for the above-mentioned project. After a 2nd review of the documents submitted, the Parker Water & Sanitation District has the following comments:

1. Please provide address for building and irrigation, once addresses are received, we can invoice you for Domestic Water and Sewer and Irrigation tap fees. Please note all fees must be paid prior to plan final approval. The invoice for tap fees will be sent once the address has been given to PWSD.
2. Your plans do call for a 1.5" Domestic Water & Sewer line. Once the address has been determined please notify PWSD immediately for a tap fee invoice to be issued. Also verify the water credits you will be using.
3. Please review PWSD specification manual to assure that the documents are complete.
4. Please complete all required documents, SIA, EPOC (Wet stamped by Engineer), LOC, IPP Form, Easement Documents (30', 50', 20' Fire Hydrant Easements).
5. All documents must be submitted and all fees must be paid prior to final plan approval by PWSD.
6. Please call out grease interceptor size.
7. Please be aware that PWSD will not approve the plans until the Town of Parker, Life Safety has approved the plans.
8. Please submit Landscape Irrigation Plans for this project.
9. An Engineers Probable Cost shall be included with a 20% contingency which will be held in escrow for the two-year warranty period once your project has received probationary acceptance you will receive 100% of the funds returned.
10. A Letter of Credit or Cash In Lieu will be required based off of the EPOC that is submitted.
11. Please note that the overall site (infrastructure) does not have probationary acceptance at this time, lot plans will not be approved until site has received probationary acceptance.

Please let us know if you have any questions on the above comments. We look forward to further submittals of this project.

Sincerely,
Parker Water & Sanitation District

Robert Ramsey

Robert Ramsey
Sr. Construction Inspector