

October 26, 2023

Stacey Nerger
Town of Parker
20120 E Mainstreet
Parker CO 80138

Re: The Exchange Lot (Main Street Center)
Site Plan– 1st Referral Project #SP23-080
PWSD Project I.D. #2023-351

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:

- Due to the addition of a fire hydrant please submit a 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. Only the fire hydrant, gate valves and taps to our main will be required to be added to this estimate. It will not be necessary to add the grease interceptor and the service line material as this is considered private.
- Due to the addition of a grease interceptor an Industrial Waste Permit application must be completed. Application is available at www.pwsd.org.
- Is there going to be plumbing fixtures added during this remodel? If yes please, submit the plumbing plans for the building(s) for verification and calculation of tap size (include engineer's fixture count worksheet). Please include both existing fixtures and proposed fixtures. The District uses the 2009 IPC for sizing water taps.
- No more than one fire hydrant may be out of service with the closing of two or more valves.
 - Due to the addition of the fire hydrant and an existing fire hydrant south of the building an additional gate valve will need to be added to the existing 8" water line just South of the proposed new fire hydrant, see redline plans.
- Please add a 4" gate valve to the proposed underground fire line right after the tap.
- Please show the existing sanitary sewer service line on the plans. Will this line be abandoned or will it still be used for all non-grease related sanitary sewer flows?
- IS the proposed new sanitary sewer service line for grease only or will it be for all sanitary sewer flow? If it is for all sewer flow a 2nd line will need to be run parallel to the proposed line and tie in to the sanitary sewer service line after the grease interceptor, see redline plans.

- A sampling manhole will be required to be after right after the grease interceptor see redline plans.
- The clean out after the interceptor will need to be a double clean out after the interceptor see redline plans.
- Please add a materials list to the cover sheet.
- How is the irrigation water going to be supplied for the new landscaping, will it be coming off the building tap? Is more water going to be used to irrigate after the remodel or will less water be used with the proposed new drip system?
- Please add water and sanitary sewer detail W2.6, W5.18, S4.13, S4.14, S5.3 and S4.12.
- A letter of credit or Cash in Lieu based on the approved Engineers Estimate must be submitted before final approval.
- Prior to project final approval the following documents will be required, SIA, original wet stamped Engineers Estimate, Letter of Credit, updated easements documents with PWSD agreement attached, engineering review fees, and plans signed by a Town of Parker life safety official.

Please do not hesitate to contact us should you have any questions.

Sincerely,
Parker Water & Sanitation District



Drayton Sanderson
Engineering Technician