



November 10, 2023

Robert Ramsey  
Parker Water & Sanitation District  
18100 E. Woodman Drive  
Parker, CO 80134

RE: Douglas 234, Filing No. 6. Amendment 1, Lot 4 (SP22-041) – PWSD Referral Agency Comment Responses

Dear Mr. Ramsey,

Please accept this letter as our response to the 2<sup>nd</sup> referral comments from the Parker Water & Sanitation District, dated October 11, 2023, for the Douglas 234, Filing No. 6, Amendment 1, Lot 4 application being processed through the Town of Parker, SP22-041. Responses to comments are included in blue beneath the original comments.

1. See Redlined Plans.  
**RESPONSE: Noted. See revised plans.**
2. Submit a stamped Engineer's Estimate, reflecting the material list shown on page 1 of the plan set. A 20% contingency must be added to the total.  
**RESPONSE: Noted. We have provided an Engineer's Estimate with a 20% contingency.**
3. Submit an executed Standard Improvement Agreement (S.I.A.) with all required exhibits.  
**RESPONSE: Noted. We have provided a SIA with all exhibits.**
4. A letter of Credit or Cash in lieu based on the approved Engineers Estimate must be submitted prior to plan approval.  
**RESPONSE: Noted.**
5. Please provide internal plumbing plans to PWSD. This submittal should also include a fixture count worksheet of all fixtures served by the tap.  
**RESPONSE: Noted. We will provide an updated fixture count for next submittal.**
6. Please submit a complete IPP form. This is found on the [www.PWSD.org](http://www.PWSD.org) website.  
**RESPONSE: Noted. We will provide an updated IPP form for next submittal.**
7. Engineering and Landscape Review Fees must be paid before a 2<sup>nd</sup> or 3<sup>rd</sup> submittal of this project will be reviewed. This covers up to 3 reviews, subsequent reviews after that will be an additional charge at 50% the rate.  
**RESPONSE: Noted.**

8. Irrigation Review Fees must also be paid before a 3<sup>rd</sup> submittal of this project will be reviewed. This covers up to 3 reviews, subsequent reviews after that will be an additional charge at 50% the rate.

**RESPONSE: Noted.**

9. All tap fees must be paid before the plans are signed.

**RESPONSE: Noted.**

10. Please include necessary easement agreements.

**RESPONSE: Noted. We have included the necessary easement agreements.**

11. Please show and call-out curb stop on 1.5" Domestic service.

**RESPONSE: We revised the plans to show and call-out a curb stop on the 1.5" Domestic service.**

12. Please show and call out 8" gate valve & tapping "T" saddle for 8" water main.

**RESPONSE: We have revised the plans to show and call-out an 8" gate valve & tapping "T" saddle for the 8" water main.**

13. Please show an 8"x8"x6" Tee for the fire hydrant.

**RESPONSE: We have revised the plans to show an 8"x8"x6" Tee for the fire hydrant.**

Please let me know if you have any questions concerning this response letter and/or the enclosed documents.

Sincerely,

RICK ENGINEERING COMPANY

Troy Bales, PE  
Associate

cc: Andrew Trietley, Ventana Capital

Enclosure