

June 16, 2023

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

RE: Parker and Pine F1 L1: In-N-Out Burger
PWSD Construction Documents – 2nd Submittal Review Comments – PWSD #2023-307

Plan Review Summary:

1 st Formal Submittal	-	12/21/22
1 st Review Comments	-	02/07/23
2 nd Formal Submittal	-	04/25/23
2 nd Review Comments	-	05/22/23

The Following letter summarizes our responses and plan changes made regarding your 2nd review comments for the Parker and Pine F1 L1, In-N- Out Burger PWSD Construction Documents. Our responses are shown below each comment in [blue](#). In addition, a blue-line comment response has been provided with responses to the redlined plans.

1. Please provide a completed irrigation landscape and tap sizing worksheet for the next review.
[Response: the tap sizing worksheet is provided in the submittal.](#)
2. Please review and pay attached invoices, please provide addresses prior to payment.
[Response: Address has been added to the plan as requested. The addressing map has also been included with our submittal. Invoices have been provided to In-N-Out for payment.](#)
3. Please note PWSD Easement that you requested be reviewed, additional comments will be routed to you by the end of this week.
[Response: Based on separate coordination between In-N-Out legal counsel and Jarod Baylie, easement language has been agreed to and easements will be executed upon In-N-Out's closing on the property.](#)
4. Please note that plans will not be approved with Parker Water & Sanitation until all invoices are paid, and all easements are recorded with Douglas County and recordation numbers are shown on the plan set.
[Response: acknowledged.](#)
5. Please be aware that we will not approve plans until Town of Parker, Life Safety has approved plans.
[Response: acknowledged.](#)
6. Please complete the PWSD IPP Forms.
[Response: IPP form is being completed and will be provided to Parker Water & Sanitation separately.](#)
7. An Engineers Probable Cost shall be included with a 20% contingency which includes the material list for the project.
[Response: The OPC has been included in this submittal.](#)



8. A Letter of Credit or Cash In Lieu will be required based off of the EPOC that is submitted.
[Response: acknowledged. Galloway and In-N-Out will continue to coordinate with PWSD regarding this item.](#)

9. Please submit a signed SIA (Water and Sewer Signed Improvement Agreement).
[Based on separate coordination with Jarod Baylie, the SIA language provided will be reviewed by In-N-Out legal counsel. Coordination between In-N-Out Legal and the district will be done on an as-needed basis to finalize the SIA. The final SIA document will be executed upon In-N-Out's closing on the property.](#)

Please feel free to reach out with any additional comments or questions you may have.

Sincerely,
GALLOWAY

Phil Dalrymple
Civil Engineering Project Manager
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