



June 4, 2025

City of Parker, CO
Parker Water & Sanitation District
13939 Ancestry Drive,
Parker, CO 80134

Subject: Parker Pointe – Black Rock Coffee Bar PWSD Project#: 2025-305, TOP Etrackit#: SP24-128

To whom it may concern:

The following are responses to comments received from the Parker Water & Sanitation District, dated April 09, 2025.

1. See redlined plans. Include materials list on cover sheet of plans on your next submittal.
 - Material List has been added on the Cover Sheet. Please see revised 01 Water and Sewer Cover Sheet.
2. Move proposed 6" fire hydrant south a few feet, along with the proposed 8" gate valves.
 - Proposed 6" fire hydrant has been revised to move south along with the proposed 8" gate valves.
3. Note fire hydrants cannot have bends in the pipe run.
 - Fire hydrant does not have bends in the pipe run. Please see Overall Utility Plan & Water Plan.
4. The plans show the proposed meter for domestic and irrigation water in the street, these must be in landscaped area or behind the sidewalk.
 - The Proposed meter for domestic and irrigation water in the street has been revised. Please see revised Overall utility Sheet and Water Plan.
5. The PWSD hydrant is 20 feet, see standard PWSD easement.
 - The PWSD 20' easement is provided on the Water Plan & overall utility Plan.
6. Please note updated landscape requirements, rules and regulations section 4.16.6. 2025 PWSD Rules & Regulations (PDF) see website www.pwsd.org/rulesandregulations/section4.16.6.
 - Acknowledged
7. Please note PWSD will need the following documents: a completed SIA with all exhibits; PWSD Easements; Engineer Stamped - Engineers Estimate of Cost for the Project (EECOP, which must be reviewed and approved by PWSD – this will include fire hydrant, pipe and gate valves).
 - Provided SIA Improvement Agreement, Exhibit A – Legal Description is created, Exhibit B - Site Plan is attached, Exhibit C - Project timeline is attached and Exhibit D - EPOC.
8. Please note, a 20' easement must be signed by property owner and original sent to PWSD for recordation.
 - A 20' Fire Hydrant easement agreement with exhibit A has been provided with

also owner signature.

9. Please provide address for building so that we can invoice your tap fee.
 - The building address is 13135 Declan Drive, Parker CO.

Please let us know if there are any questions on the above responses.
Thank you for your time and review,

Nicholas Salazar
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