



**DATE:** 12/20/2019

**TO:** Stacey Nerger – Associate Planner

**FROM:** Amanda Carlston – Ridgetop Engineering

**PROJECT:** Jackalope F1 AMD1 L1 Site Plan and Replat – Parker Water Comments

---

The following is our response to the Engineering 2<sup>nd</sup> Review Comments, dated November 20, 2019, regarding the above referenced project located in the City of Parker. Our responses are given in the order listed in the comments letter. The comments have been provided in standard font and our responses have been provided in *red* font.

1. There are no trees or structures, including but not limited to light poles, retaining walls and trash enclosures permitted in any Parker Water & Sanitation District easement. Any proposed or existing structures must be clearly called out on plans.  
*Response: Items have been removed from the easement.*
2. Submit an executed Standard Improvement Agreement with all required exhibits.  
*Response: An executed Standard Improvement Agreement with Exhibits has been submitted.*
3. PWSD requires a Letter of Credit in the amount of the approved Engineer's Estimate be submitted before plan sign-off will be given.  
*Response: Letter of Credit will be applied for.*
4. Engineering and Landscape review fees must be paid before another submittal will be completed for this project.  
*Response: Fees will be paid before review.*
5. Submit an executed Standard Improvement Agreement with all required exhibits.  
*Response: This is a repeat comment. Please see response above.*
6. Please update the edit date on all sheets.  
*Response: Date has been edited on all sheets.*
7. Add cleanouts in the middle of both of your sewer line runs.  
*Response: Cleanouts have been added to the sewer lines.*
8. Submit required easements to PWSD for fire hydrants.  
*Response: Easement for fire hydrants has been submitted.*
9. PWSD will allow a combo tap for the ¾" irrigation line. The irrigation line will tee off of the existing domestic service line sit outside of the building, please see redline plans for more information on this layout, or contact Abby Hildebrandt for details if necessary.  
*Response: Understood. Irrigation and domestic has been revised.*
10. PWSD will not allow a looped domestic water service system. Please revise the construction plans so that yard hydrants are not on a looped system.  
*Response: A looped system was approved. We will continue to loop the yard hydrants.*
11. Show on plumbing plans the two pipes for domestic water: one to take water to fixtures inside the building and one for the yard hydrants.  
Please let us know if you have.  
*Response: Plumbing plan has been revised.*