

USE WATER WISELY – CONSERVE!

THE CONSOLIDATED MUTUAL WATER COMPANY

SOIL PREPARATION INFORMATION FOR ALL METER SETS REQUESTED AS OF AUGUST 1, 2008

Importance of Soil Amendment:

Amending your soil with compost has multiple benefits. Organic matter (compost) particles can hold moisture in the soil for extended periods, allowing water to be available to plants over a longer period of time. Compost can provide small amounts of the key nutrients nitrogen, phosphorus, and potassium (N-P-K) and also increases microbial activity, which improves plant root growth. Compost also “opens” clay soils allowing better drainage and “closes” sandy soils preventing water from leaching away too quick.

For all meter sets requested as of August 1, 2008, The Consolidated Mutual Water Company, (Consolidated) requires soil amendment before an appointment for meter set will be scheduled. **If the property fails soil amendment inspection, the appointment for meter inspection/set will not be accepted, which may affect whether the property may be landscaped or occupied. Failure to have the meter set or to pass meter inspection and complete the Capital Stock process may also result in cancellation of the Water Tap Application.**

Limits on Use. Use of water for construction is permitted only through a fire hydrant permit from Consolidated until the water service is activated. **Landscape irrigation and occupancy of the premises prior to the installation of a meter are prohibited and shall constitute unauthorized use of water.**

At the time of application for the water tap, a soil amendment fee (\$80) will be collected in addition to all other applicable fees. In the case of re-inspections, a \$60 trip charge will be assessed for each additional visit to the property and will be billed to the property once the meter has been set/inspected.

To Pass Soil Amendment Inspection:

1. Prior to the installation of any plant material, including sod, apply a minimum of four (4) cubic yards of soil amendment product per one thousand (1,000) square feet of permeable area. This soil amendment product must be incorporated or rototilled to a depth of four to six inches. Site shall be raked smooth and finish grades established. Rocks and debris over 1-inch diameter that may interfere with planting and maintenance operations shall be removed.
- The soil amendment product applied to the premises must be on the Approved Soil Amendment product list available at cmwc.net.
 - Tilled soil amendment product is required for all permeable area of the property, including tree lawn and right-of-way adjacent to the property for which the property owner is responsible for planting and maintaining.

2. Schedule an Inspection for Soil Amendment:
 - Provide documentation of soil amendment product, quantity of product and address(es) it will be applied to – invoice or load ticket – to Consolidated prior to inspection appointment. Inspection will be arranged once documentation has been received and product approved. Documentation may be:
 - E-mailed – soilamendment@cmwc.net
 - Faxed – 303-237-5560 (Lisa Welton or Karen Bayley)
 - Mailed – Consolidated Mutual Water Co, 12700 W. 27th Avenue, Lakewood CO 80215
 - Schedule an inspection with The Consolidated Mutual Water Co by calling 303-274-7406 or 303-274-7429. The inspection will take place within 2 business days of request. Business days are Monday – Friday, 7:00 a.m. – 4:00 p.m. except holidays.
 - Inspection status (pass or fail) will be communicated to the party who requested the inspection. Both hardcopy notice (left at the property) and phone call will be provided, day of inspection. The representative will be provided the same information via e-mail within the next business day.
 - Once the property passes soil amendment inspection, the meter set/inspection appointment may be made the following business day.

If the property fails soil amendment inspection: The appointment for meter inspection/set will not be accepted if the property fails the soil amendment inspection. Consolidated will notify the party who made the appointment. For re-inspection, the same process applies along with a \$60 trip charge. **The property may not be occupied or landscaped.**

Winter Conditions:

Soil amendment inspection when the ground is frozen: If, in the opinion of Consolidated, weather and ground conditions prevent the soil amendment inspection required for a meter-set, the applicant for the meter-set may deposit with Consolidated 25 percent of the Capital Stock and Water Development Fee for the property, at which time Consolidated will schedule the meter inspection even though the soil amendment inspection has not occurred. The soil amendment inspection will then take place when conditions permit and no later than June 1 each year.

Once the property has passed the soil amendment inspection, the soil amendment deposit will be refunded to the originator of deposit, regardless of ownership of the property. **NO INTEREST WILL BE PAID ON THE DEPOSIT.**

Contact Lisa Welton at 303-274-7406 or Karen Bayley at 303-274-7429 for the winter deposit amount for your property.

Note: Consolidated cannot perform the soil amendment inspection if the premise is landscaped. Therefore, any landscaping that occurs prior to the inspection is done at the risk of the party obtaining the landscaping. Consolidated is not responsible for any monetary or property loss arising from removal of landscaping in order to perform the inspection.

For phased projects:

A complete site irrigation plan must be submitted for review as a pre-requisite to applying for a tap.