



## PRIVATE PROJECTS – DEVELOPMENT OUTLINE

The Consolidated Mutual Water Company (CMWC) is a Non-Profit Privately-owned water utility. We perform engineering plan review of all proposed system improvements and modifications. Work is done on a first come, first served basis. This outline describes the general process for new projects:

- 1) **Fire Protection Requirements** - Verify fire protection and flow requirements with the appropriate Fire District. These requirements need to be identified early in the planning phase of the project.
- 2) **Pre-submittal Meeting** - Schedule the water pre-submittal meeting to discuss water availability, system requirements and proposed layout of water facilities. CMWC's service area **does not** require Denver Water plan review. The appropriate Fire District representative is invited to the meeting.
- 3) **Formal Plan Submittal** - Submit the following items to initiate water plan review:
  - Legal Description and plat of the property
  - Signed Construction Application
  - Check for the Engineering Deposit (Amount to be determined by CMWC)
  - PDF set of Water Plans by Developers Engineer
  - AutoCAD project linework for mapping purposes, please send with **final submittal**.
    - CAD must be in **NAD83 Colorado State Planes, Central Zone, US Foot**, any other coordinate system will not be accepted

The final plan submittal must be signed, stamped and dated by a Professional Engineer. Plans without signature from the appropriate Fire Department will not be approved.

- 4) **Water Easements** – If a main extension or fire hydrant is located on private property, the Developer must grant water easements to CMWC. Company staff prepare the document for signatures and record the document with the County. The following items are required for easement acceptance:
  - Legal & Exhibit signed by a PLS
  - Most recent recorded Plat
  - Title Report for ownership verification
  - Statement of Authority (or other legal documentation) for signatory verification
- 5) **Executed Improvement Agreements** - Upon completion of the approved design, CMWC staff will prepare the agreements.
  - Signed Improvement Agreement (and Fire Line Agreement if applicable)
  - Construction/Inspection deposit. The deposit represents a preliminary estimate of the total cost.
- 6) **Pre-construction Meeting** – **The items in step 5 must be executed and delivered prior to scheduling the pre-con meeting.** Construction/inspection for the project will be scheduled following project approval. The pre-construction meeting will be held with CMWC's Construction Superintendent within **1-2 weeks of planned water construction**. The Developers contractor is responsible for scheduling any other inspections required (City or Fire Department). **CMWC must review material submittals from the contractor prior to the start of water construction.**

For information regarding the tap sales policies and processes, please see our website.