

FINAL PLAT

Construction Plan Approval Process

Step 1: Construction plans shall be submitted for review during the application process with the Community Development Department. The Town of Parker construction plans and Parker Water and Sanitation District (PWSD) plans shall be separate sets.

Step 2: Construction Plans will not be considered for signature until all of the following have been completed:

- The Subdivision Improvement Agreements (SIA) for the Town and the PWSD improvements must be signed and delivered to the appropriate agencies.
- The Final Plat shall be signed by the applicant and submitted to the Community Development Department.
- All comments from each referral agency shall be satisfactorily addressed.

Step 3: Mylar copies of the Town of Parker construction plans only shall be submitted for signature as follows:

- First, Overall Utility Plan **only** to Fire District for signatures.
- Second, Overall Utility Plan and Landscape Plan **only** to PWSD to be stamped.
- Third, the Utility Plan Set **only** to Fire District and PWSD for signatures.
- Last, **Complete** set of construction plans (includes Town and approved Utility Plan Set) to Town for signatures.
- Paper copies of the PWSD Construction Plans shall be submitted for signature separately to the District.

Step 4: Final/Minor Development Plats can be placed on the Town Council Agenda.

Please note that plats **will not** be scheduled for Planning Commission and/or Town Council until Steps 1-3 are completed.

Step 5: After complete mylar construction plans have been completely signed, the applicant shall take the original signed construction plans and have the following copies made:

- Four (4) paper copies for the Town.
- One (1) paper copy for the Fire District (electronic plans on CD in .dwg format)
- Additional copies shall be made as needed for the owner, contractors, subcontractors, geotechs, etc.
- The applicant may choose to have a mylar copy made for use when preparing as-builts.
- The original signed mylar construction plans and the four (4) paper copies shall be returned to the Town prior to scheduling the Preconstruction Meeting.
- Completed and signed PWSD Construction plans will be distributed at the PWSD Preconstruction Meeting. Please contact the District to coordinate plan copy quantities and process.

Step 6: A grading permit will not be issued and the plat will not be recorded until the following have been completed:

- The Letter of Credit (LOC) for all Public Improvements required by the Town SIA must be submitted.
- The LOC for all Parker Water and Sanitation Improvements must be submitted to the District.
- All required fees (review, tap, permit, etc.) shall be paid in full.
- A Preconstruction Meeting shall be held. The meeting **will not** be scheduled until the LOC's and fees have been paid and Steps 1-5 have been completed.
- A separate Preconstruction Meeting will be held with PWSD; however, it does not need to be completed prior to issuance of the Grading Permit.

Attached is the "Example Plan Set" for typical projects. Please contact the individual agencies for specifics.

EXAMPLE PLAN SET

The Town of Parker Public Works and Parker Water and Sanitation construction plan sets shall be separate documents. The Public Works Plan Set will be the **only** set submitted in mylar form. The construction plans shall be signed in accordance with Step 3.

PUBLIC WORKS PLAN SET

Sheet

Cover Sheet

Horizontal Control Plan

Grading Plan

Erosion Control Plan

Erosion Control Details and Notes

Storm Drainage Plan and Profile

Storm Drainage Details and Notes

Roadway Plan and Profile

Roadway Details and Notes

Signing and Striping

Signing and Striping Details and Notes

Landscape Plan

Required Signature Blocks

Town only

Town only

Town only

Town only

Town only

Town only

Town only

Town only

Town only

Town only

Town only

Town only (PWSD stamp and initials only)

PARKER WATER AND SANITATION PLAN SET

(Please Contact the Parker Water and Sanitation District for specific plan requirements)

Sheet

Cover Sheet for Water and Sanitary Plans

Water & Sanitary Sewer General Notes

Overall Utility Plan

Sanitary Sewer Line Plan and Profile

Sanitary Sewer Details

Water Line Plan and Profile

Water Details

Irrigation Plan

Required Signature Blocks

Water and Fire District only

No Signature Block

Water and Fire District only

No Signature Block

No Signature Block

No Signature Block

No Signature Block

No Signature Block

Note: Standard specifications, notes and details are available on the following websites:

Parker Water & Sanitation District – www.pwsd.org or (303) 841-4627

Town of Parker – www.parkeronline.org or (303) 840-9546