

TABERNASH MEADOWS WATER AND SANITATION DISTRICT

P.O. Box 443, Tabernash CO 80478

(970) 726-2839

www.tmwsd.colorado.org

To: New Property Owners, Contractors/ Excavators

Enclosed is a packet of information on the rules and procedures for connecting to the District's sewer and water infrastructure. Each property has a sewer "stub-out" and a water "stub-out" to be used for such connections. The protocol for each connection is as follows:

1. Prior to obtaining a building permit, two sets of house plans are to be brought to the District for approval and stamp. We will review how the service lines will be run to the building. The water meter assembly location in the structure must be shown on the plans. Clean-outs on the sewer service line must also be shown on the plans.
2. A water meter assembly must be purchased from the District and should be easy to access within the building.
3. Once items #1 and #2 are completed, excavation can begin. All Federal, State, and Local laws must be adhered to during this process. Connections must follow the District's specifications for each service. (See rules and regulations on website)
4. After connections are made to "stub-outs" and service lines are installed, you must contact the District for inspection at (970) 726-1945 at least 48 hours in advance. **Inspections must be completed before final backfill.**

We hope that these simple steps will help preserve the integrity of your investment and protect the District's infrastructure.

If you have any questions concerning the information you find in these documents, please feel free to contact the Manger at (970) 531-1945 or via email at yothom@tmwsd.com

Thank you,

Tabernash Meadows Water and Sanitation District

March 2024

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TABERNASH MEADOWS WATER AND SANITATION DISTRICT
729 Aster Drive, Tabernash, Colorado 80478
Office (970) 726-2839

PROCEDURES FOR NEW CONSTRUCTION
2024

The following details the procedures, policies, and fees related to new water and sewer services in Pole Creek Valley. The procedures described below will assure that proper installation of water and sewer services will be made and that all our customers are protected. Thank you for your cooperation.

- Plans for new construction must be dropped off at the District office. Plans must show where the sewer and water services will enter the house, and where the connections will be made to the water distribution systems. Staff will review the plans within 2 days of receipt. If the plans are acceptable, the district will stamp the plans and you can take the plans to the Grand County Building Department. Please leave contact information with us at that time.
- When you pick up your stamped plans you must have a check or sufficient funds for all fees.

Plan Review Fee- (Detached Home, Townhome, Duplex/ Multifamily)	\$250 / \$1000
Inspection Fees- Water service connection inspection	\$40.00
Sewer service connection inspection	\$40.00
Water meter installation inspection	\$75.00
Water meter assembly- per unit	\$900.00 (plus 4.2% tax)

TOTAL (Single Family/Multifamily): **\$1305.00/\$2055.00**

***Note: If staff is required to return to the site for these inspections more than once, additional inspection charges will apply.

- All of your accounts will need to be current in order for the District’s staff to perform services for you.
- No connection to water and sewer utilities may commence without a building permit.
- UNCC must be notified for all locates. Please do not call the District directly for these locate requests.
- Prior to the start of construction the District may hold a Pre-Construction meeting at the site with the excavating contractor. The owner and building contractor may attend, but it is not mandatory. At the Pre-Construction meeting the District will review the rules and regulations and answer any questions. **The District does not warranty any installation.**
- Service Line Inspection Requests: All requests for inspections must be called in to the District Office (970) 726-1945. The District has 2 business days to inspect the site. The District does not perform inspections after operating hours or during weekends. Normal Business Hours are Monday- Friday 8:00 am – 4:00 pm.
- The site must meet OSHA specifications in order to perform an inspection.

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729 Aster Drive, Tabernash, Colorado 80478
Office (970) 726-2839

SERVICE LINE CONNECTION REQUIREMENTS

Connection Inspections

Please call the District Office at 970-726-1945 to schedule an inspection with a District representative between 8:00 AM and 4:00 PM, Monday through Friday. Please provide 48 hours notice. We will try to accommodate as our schedule allows.

DO NOT BACKFILL ANY SERVICE LINES BEFORE INSPECTION IS COMPLETED!!!

Water Service Line Installation Requirements:

- Water line must be installed in its own trench and at least 10 feet apart from the sewer service line trench.
- Installation of one continuous Flexible K Copper service line from curb stop to house is required. If the distance is greater than 100 feet, then a flared or compression coupling is required to connect the additional length of pipe.
- Flared or compression fittings are required in all underground connections. The fittings shall be lead-free brass. Solder connections on underground piping is not acceptable.
- No connections or fittings are allowed under the building foundation. There must be one continuous piece of Flexible K Copper pipe under the foundation to the meter assembly
- Minimum bury depth is 6.5 feet.
- No grounding wire is allowed to be connected to the water service line. Rely on the required Ufer ground.
- Water service lines under driveways are not recommended as the service line will be prone to freezing. We recommend adding insulation such as Blue Board Foam Insulation when location is unavoidable. (One inch of Blue Board is equivalent to one foot of bury depth).
- Line must be bedded and covered with washed rock or gravel. Bedding material is required 6" below the service line and cover material is required 6" over the top of the service line. The bedding and cover material shall be installed over the entire length of the service line. No "class C", crusher fines, or native soils are allowed as bedding.
- The Curb Stop Riser Box must remain accessible at all times. Do not cover the box with excavated material or snow. Curb Stop Riser Box must be located at or above finished grade.
- If the contractor needs temporary water during construction, the District will work with your plumber at your cost to establish a flared connection, water shut off valve, pressure reducing valve, water meter, and a dual check valve. The District is not responsible for any damage due to misuse, freezing, etc.
- Only District Staff is permitted to turn on water services.

Water Meter Assembly Installation Requirements:

- A water meter assembly must be purchased through the District and installed by a licensed plumber. **The water meter installation MUST follow the diagram provided in this packet on page 8.** Prior to turning on the water service, the District must inspect the meter installation.
- Water Meter Delivery: Your plumber should notify the District when they start the rough plumbing installation and discuss the installation requirements.
- Water Meter inspections: Your plumber or contractor should call the District to request an inspection. As this inspection requires that District personnel enter the building, we will need to meet with a representative of your company on site. The District is not responsible for calling your plumber to set up the meeting.

Sewer Service Line Installation Requirements:

- Sewer service line must be installed in its own trench and at least 10 feet apart from the water service line trench.
- The sewer service pipe shall be PVC SDR-35 with gasket joint fittings. Glued joints on underground service lines are not acceptable.
- Minimum sewer service line size is 4” diameter.
- Minimum Bury depth is 5 feet (6 feet is recommended). Blue Board Foam insulation must be installed if the service is shallower than the requirement. (One inch of Blue Board is equivalent to 1 foot of bury depth).
- Minimum sewer service line slope is 2%. It is best to install the sewer line at a uniform grade when possible.
- Cleanout Installation- A two-way sewer cleanout, at least 4” in diameter must be installed within 90 feet of the structure. It shall be installed to clean the sewer line out to the sewer main, and back to the house. If the distance from this cleanout to the sewer main exceeds 90 feet, a second set of cleanouts shall be installed.
- A “wye” saddle is required for all sewer main connections where a “stub-out” is not available.
- Line must be bedded and covered with washed rock or gravel. Bedding material is required 6” below the service line and cover material is required 6” over the top of the service line. The bedding and cover material shall be installed over the entire length of the service line. No “class C”, crusher fines or native soils are allowed as bedding.
- Tracer Wire Must be installed on the entire length of the sewer service line. Each end must terminate at the cleanouts. One piece of tracer wire to be installed from the cleanout to the stub-out in the direction with flow and the other piece of tracer wire to be installed from the cleanout to the foundation in the direction against flow.
- See page 7 in this packet for a diagram of sewer service requirements.

IMPORTANT INFORMATION

- It is your responsibility to make sure that all of the installation requirements for the water service line, water meter assembly, and sewer service line are followed by all contractors providing service during construction.
- Please distribute pertinent information in this packet to the appropriate contractor.

**Please refer to the District’s Rules and Regulations for complete requirements;
Available on our website www.tmwsd.colorado.org
Or copies are available at the District Office (729 Aster Drive Tabernash, CO).**

I have read these requirements (Printed Name): _____

Signature: _____

Date: _____

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Receipt for Meter Purchase and Inspections
(To be paid prior to building permit application)

Date: _____

Name of Purchaser: _____

Account Number: _____

Lot Number: _____

Property Location: _____

Meter Number: _____

Plan Review and Stamping- (Detached Home, Townhome, Duplex / **Multifamily**) **\$ 250.00 / \$1000.00**

Water Service Line Connection Inspection Fee - **\$ 40.00**

Sewer Service Line Connection Inspection Fee - **\$ 40.00**

Water Meter Inspection Fee - **\$ 75.00**

Meter Cost (includes 4.2% county tax) **\$ 937.80**

*** Each Unit in a **Multifamily** Structure is required to have its own water meter

TOTAL: **\$ 1342.80 / \$2092.80**

Sold By: _____

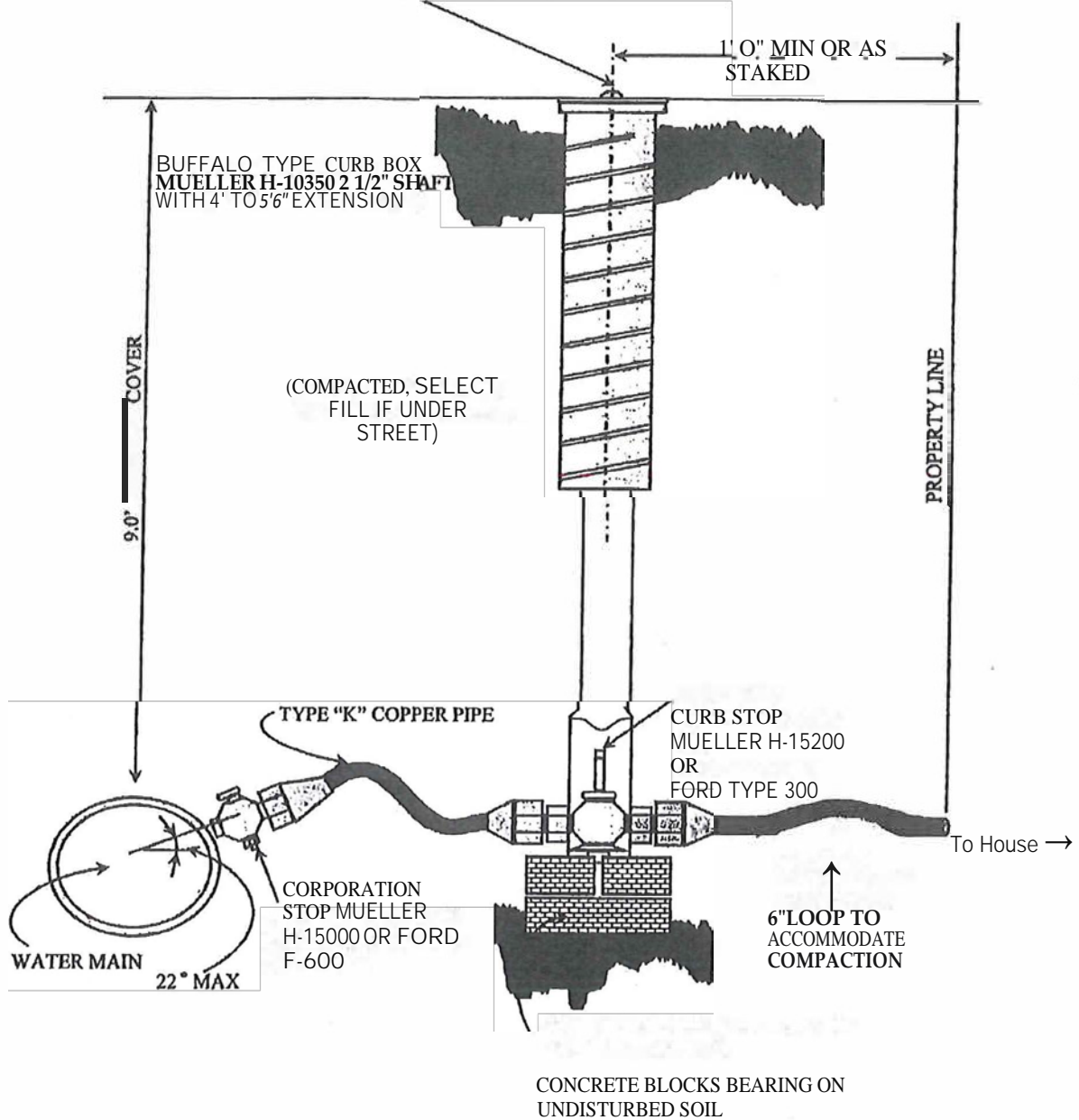
Meter Assembly Received By: _____

Date: _____

WATER SERVICE CONNECTION DRAWING C

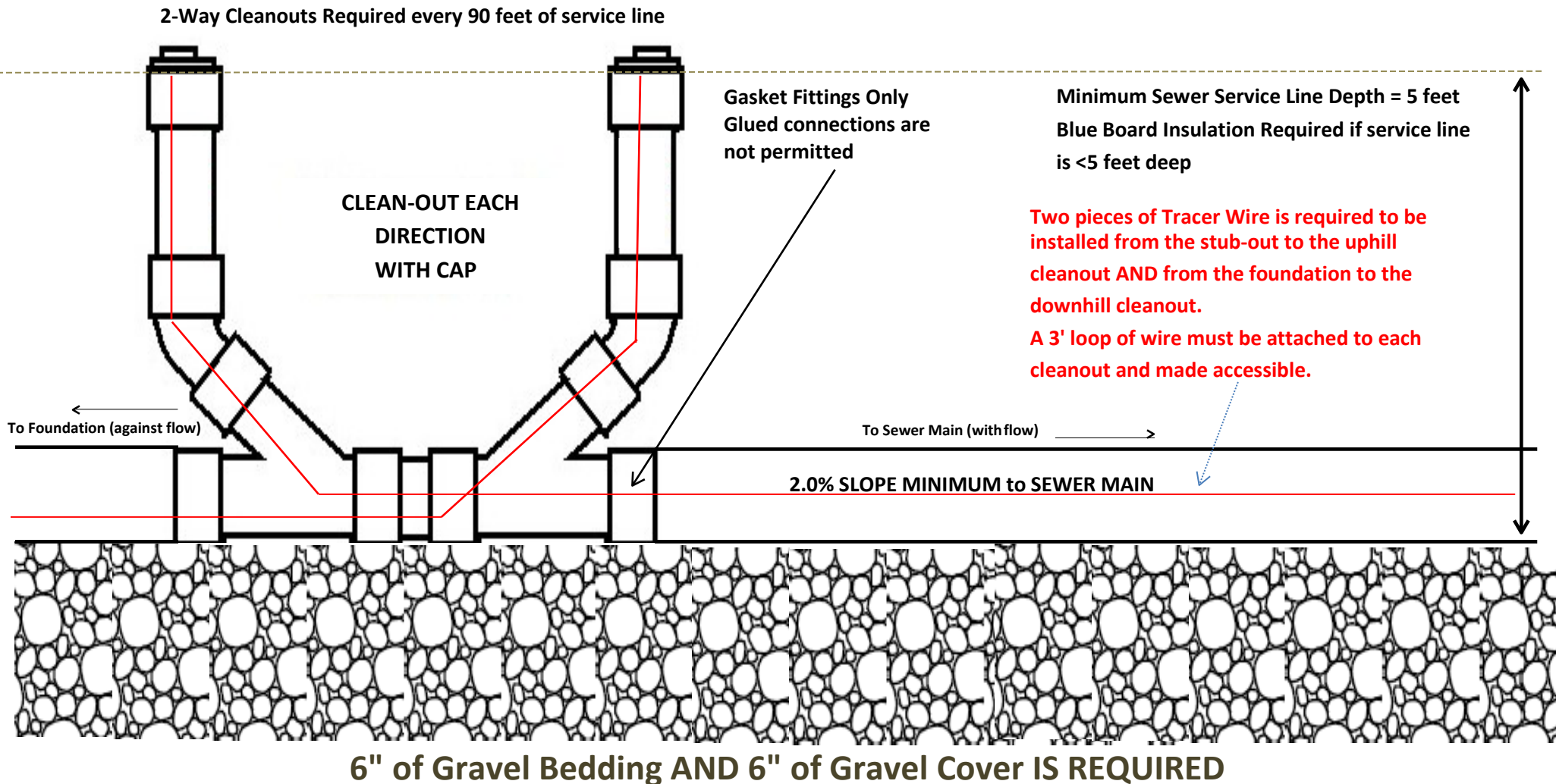
TABERNASH MEADOWS WATER & SANITATION DISTRICT

TOP FLUSH IN PAVED AREAS. ABOVE
GROUND 3" IN UNPAVED AREAS.



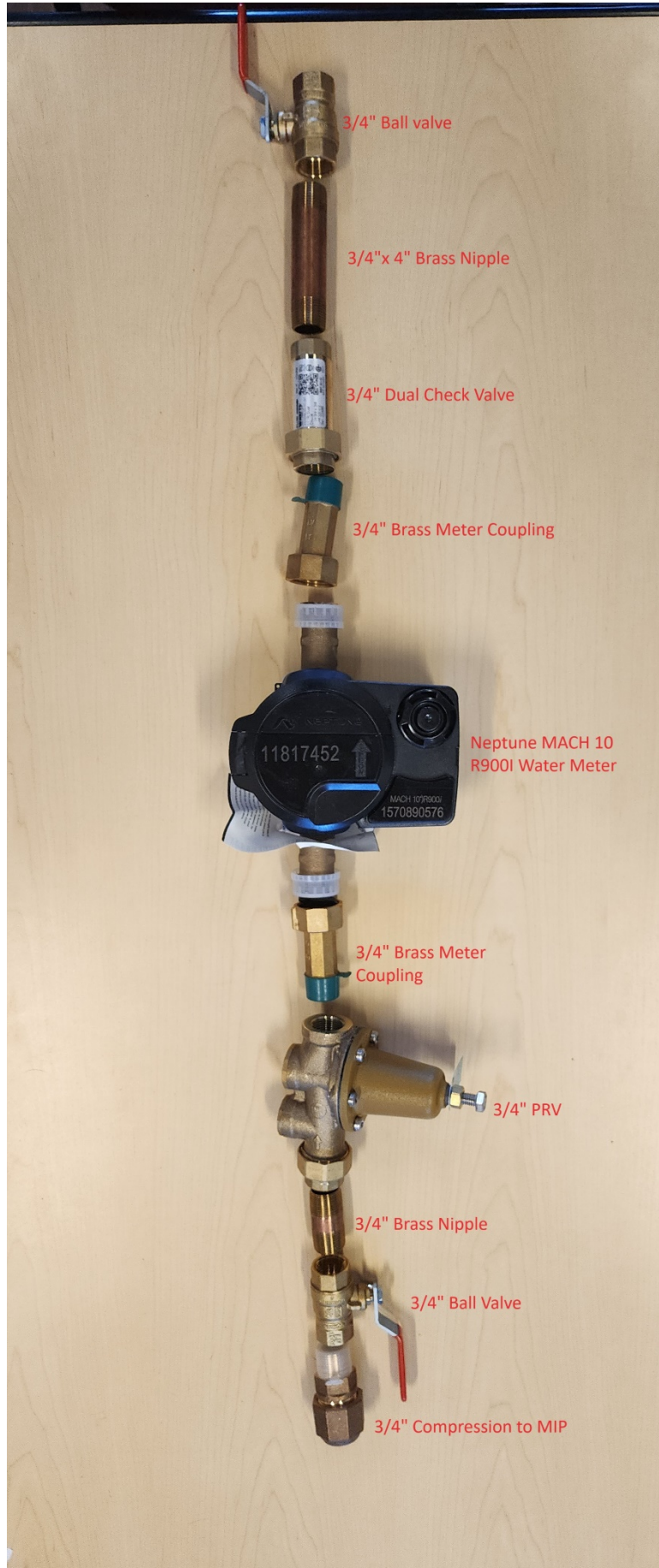
SEWER SERVICE LINE CONNECTION

Tabernash Meadows Water and Sanitation District



Water Meter Assembly Installation Diagram

FLOW ↑



Last Updated: March 2024