

TABERNASH MEADOWS WATER AND SANITATION DISTRICT

P.O. Box 443, Tabernash CO 80478

(970) 726-2839

www.tmwsd.com

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, construction plans shall be reviewed. 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 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

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

PROCEDURES FOR NEW CONSTRUCTION

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 must show where the sewer and water services will enter the house, and where the connections will be made to the water distribution system. Staff will review the plans within 2 days of receipt. If the plans are acceptable, the district will approve in Grand County Building Department Cloud Permit. Please leave contact information with us at that time.
- Prior to cloud permit approval we 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	\$1,216.00 (inc. tax)
TOTAL (Single Family/Multifamily):	\$1,621.00/\$2,371.00

***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.

Tabernash Meadows Water and Sanitation District
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.com
Or copies are available at the District Office (729 Aster Drive Tabernash, CO).**

I have read these requirements (Printed Name): _____

Signature: _____

Date: _____

TABERNASH MEADOWS WATER AND SANITATION DISTRICT

P.O. Box 443, Tabernash CO 80478

(970) 726-1945

www.tmwsd.com

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

Date: _____

Name of Purchaser: _____

Account Number: _____

Lot Number: _____

Property Location: _____

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**

3/4" Meter Cost (includes 4.2% county tax) **\$ 1,216.00**

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

TOTAL: **\$ 1,621.00 / \$2,371.00**

Sold By: _____

Meter Assembly Received By: _____

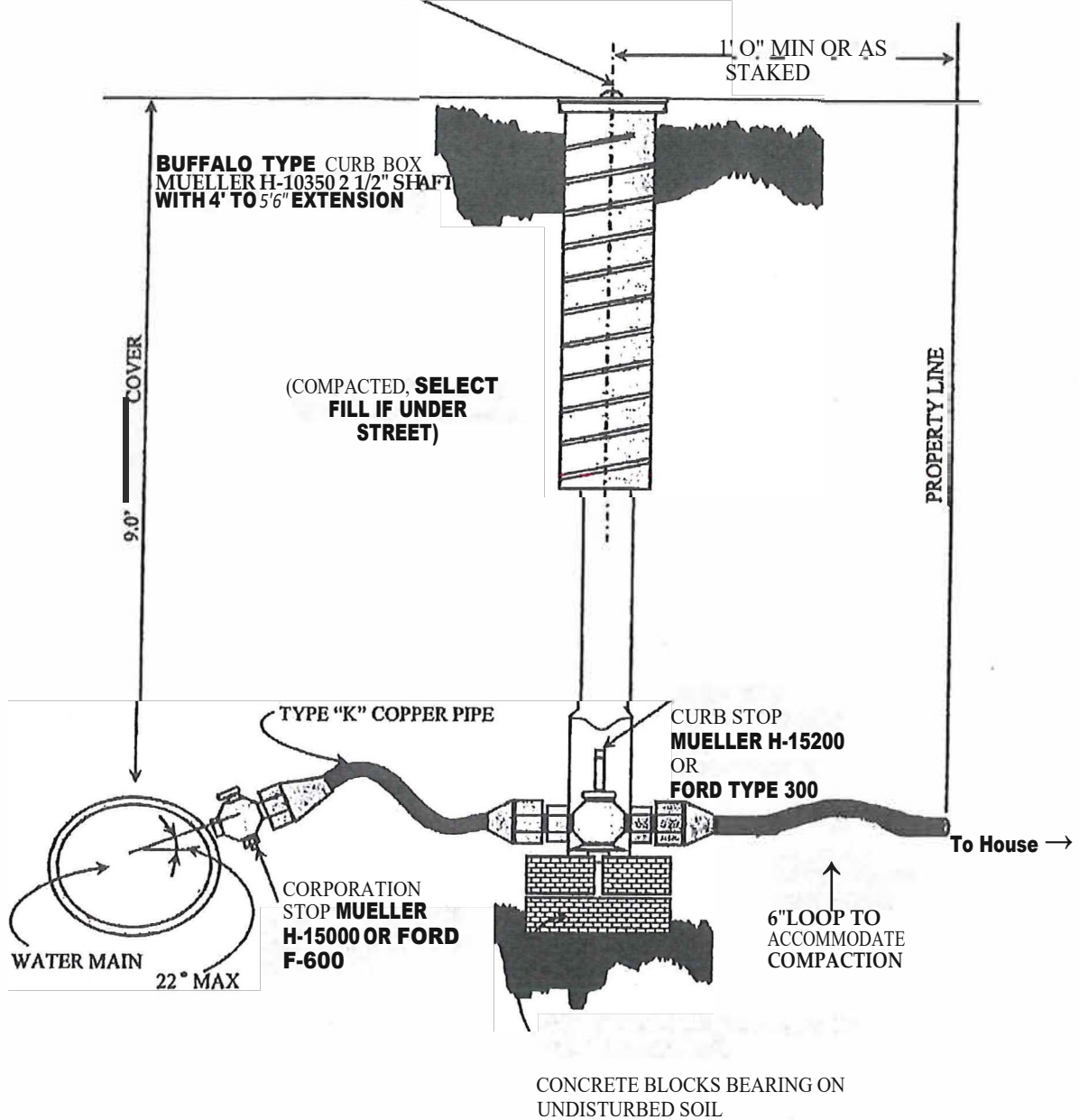
Date: _____

WATER SERVICE CONNECTION

DRAWING C

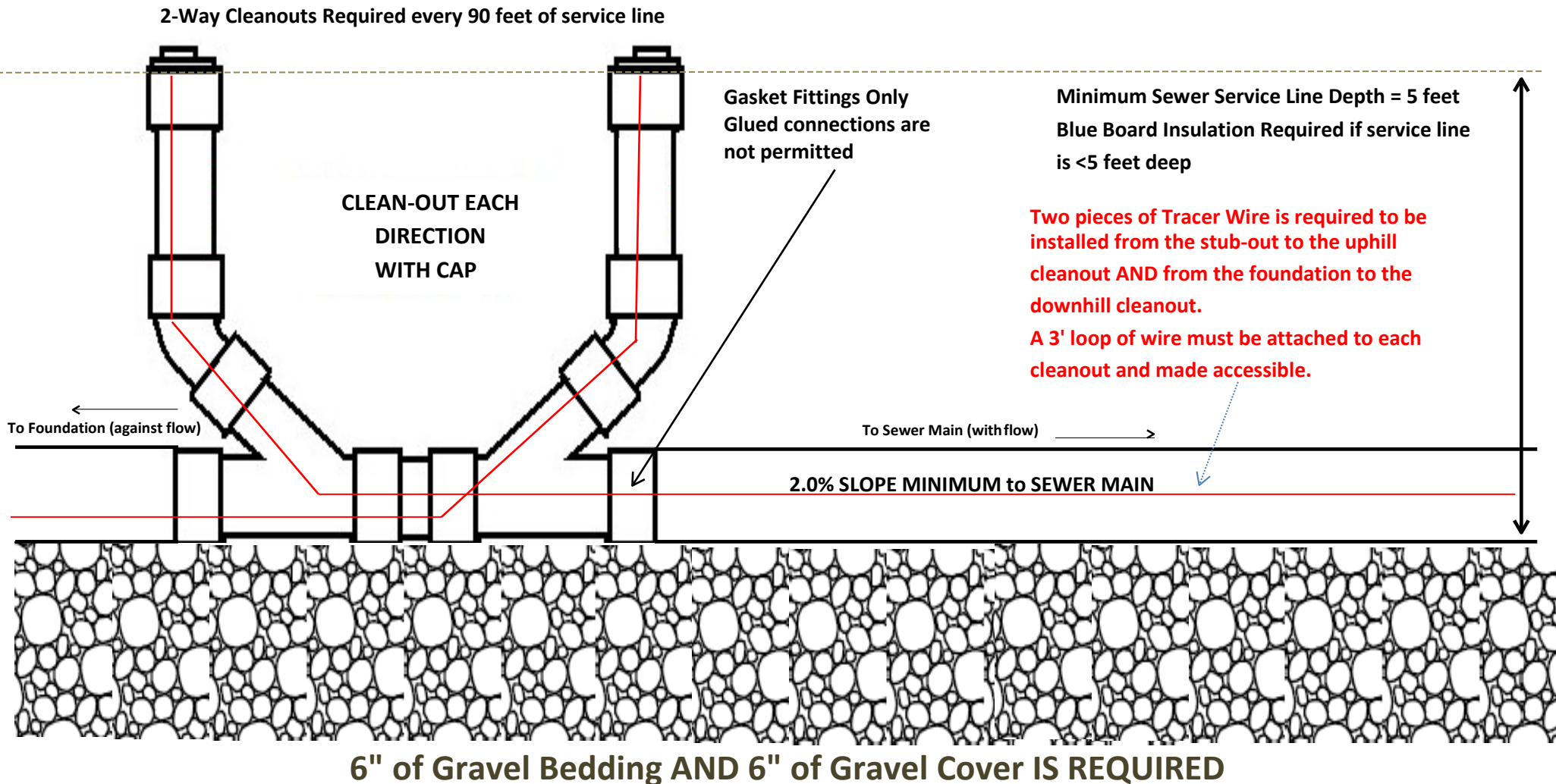
TABERNASH MEADOWS WATER & SANITATION DISTRICT

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



SEWER SERVICE LINE CONNECTION

Tabernash Meadows Water and Sanitation District

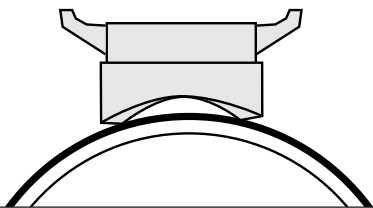




INSTALLATION INSTRUCTIONS

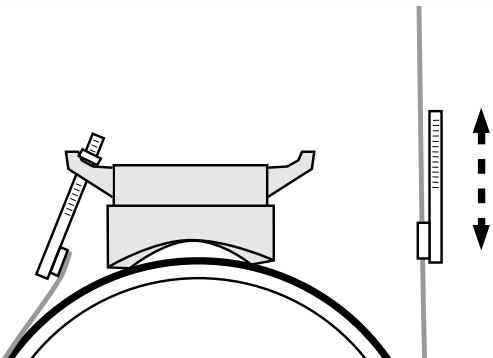
Read installation instructions first before installing. Check parts to ensure that no damage has occurred during transit and that no parts are missing. Also check the diameter of the pipe and the range marked on the saddle to ensure you have the proper size.

Style "CB" Sewer Saddle



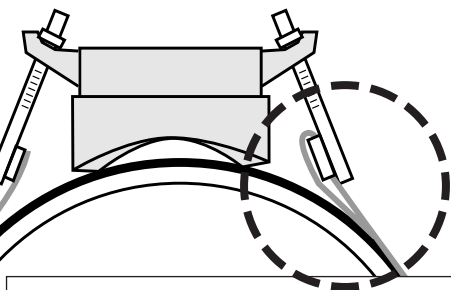
Step 1

Place saddle on sewer pipe, centered over cut hole.
 4" Gasket ID: 5.20"
 6" Gasket ID: 6.40"



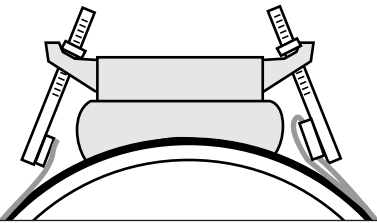
Step 2

Wrap strap around pipe, with "This Side Out" as printed on strap. Slide the adjustable bolt assembly to a point which leaves most of the thread for tightening.



Step 3

Fold strap back against itself, placing free end between strap and pipe. (On small pipe, it may be necessary to fold loose end twice).

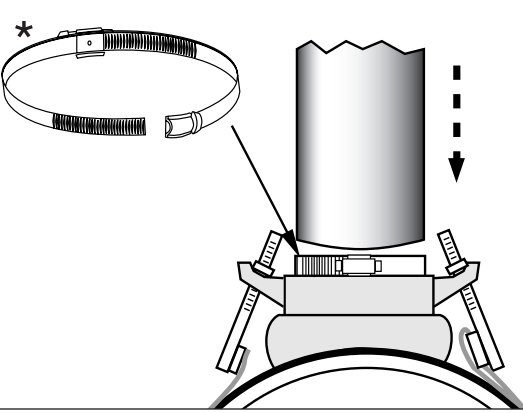


Step 4

Tighten nuts evenly, alternating between them until appropriate torque is reached (see below). In all cases wait 10 minutes and retorquer. For smaller diameter mains, retorquing an additional time may be necessary.

Nom. Pipe Diameter	Torque
6" - 12"	15-20 ft-lbs.
14" - 48"	20-30 ft-lbs.

Note: 25 ft-lbs. = 12" wrench w/25 lbs. force



Step 5

Lubricate and insert branch end.

*The CB UN saddles are provided with a band clamp (hose clamp) which allows it to have a range. The band clamp comes with two adjusting screws which provide much greater clamping force than band clamps with only one adjusting screw. The band clamp needs to be assembled around the outlet and both adjusting screws tightened evenly.

Note: A pipe stop capable of withstanding 1,000 pounds of thrust is molded into the CB saddle gasket. Care must be taken during system design and installation to assure that this thrust limit is not exceeded.

Document #10-9-CB-0018 7/28/2025



INSTALLATION INSTRUCTIONS

Style “CB” Sewer Saddle

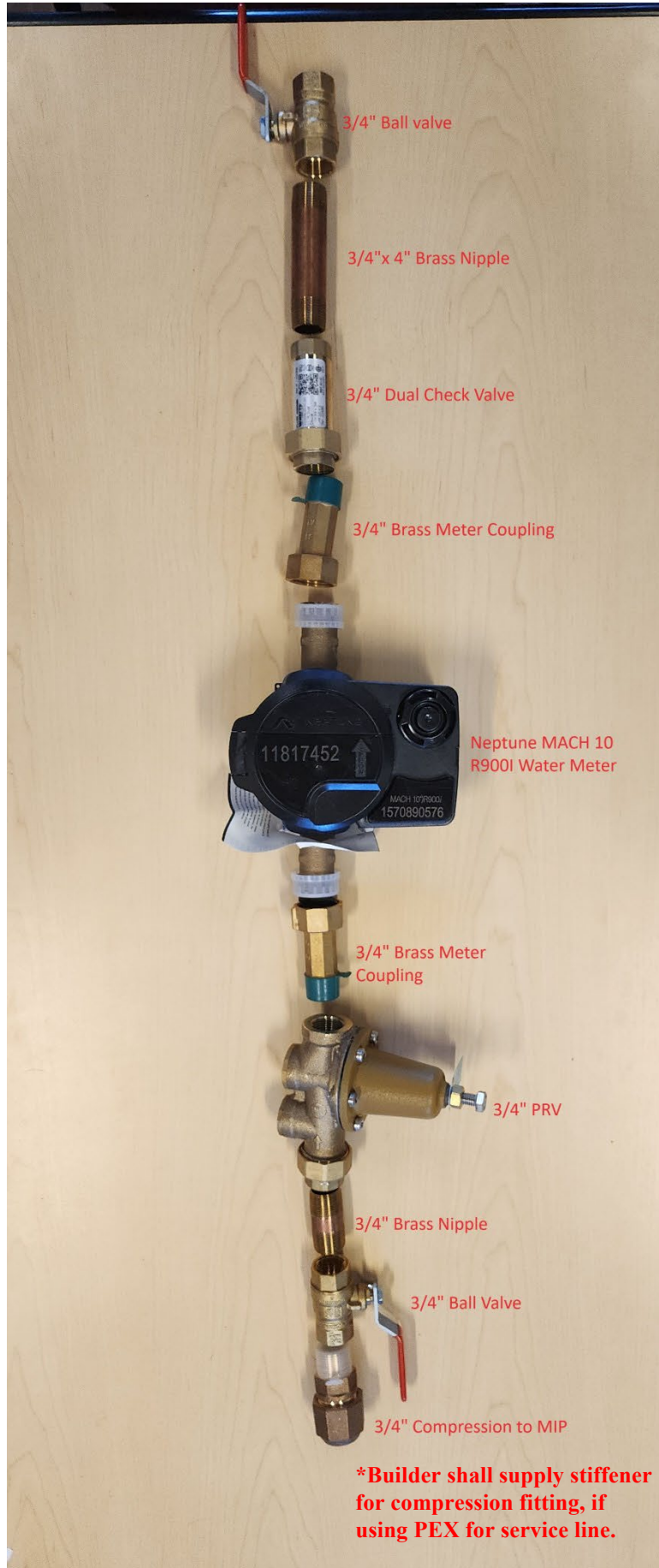
PRECAUTIONS

1. Check diameter of main and branch pipe to make sure you are using the correct size saddle gasket; also check gasket to make sure it is the size you think it is.
2. Remove as much dirt and corrosion from pipe surfaces as possible.
3. Make sure no foreign materials lodge between saddle gasket and pipe as nuts are tightened.
4. Avoid loose fitting wrenches or wrenches too short to achieve proper torque.
5. Take extra care to follow proper bolt tightening procedures and torque recommendations: 15-20 ft-lbs. for 6" - 12" mains and 20-30 ft-lbs. for 14" - 48" mains (wait 10 minutes and retorque). For smaller diameter mains, retorquing an additional time may be necessary.
6. Backfill and compact carefully around branch.
7. The hole cut in the main should be no larger than the inside diameter of the saddle gasket. The 4" gasket has an I.D. of 5.20, the six inch gasket has an I.D. of 6.40.
8. Lubricating between the saddle gasket and the main on rough or large O.D. pipe can improve the sealing capacity of the saddle.
10. During installation the temperature of the saddle gasket itself can be important. The temperature of the saddle gasket should not fall below ~ 45° F.
11. It is necessary to bevel the branch pipe end and lubricate pipe end and saddle gasket hub.
12. When reinstalling parts with stainless steel hardware there may be a loss in pressure holding ability due

COMMON INSTALLATION PROBLEMS

1. Bolts are not tightened to the proper torque.
2. Rocks or debris cutting gasket.
3. Dirt on threads of bolts or nuts.
4. Strap is installed improperly.
5. Using excessive force to insert branch pipe (do not use a backhoe, hydraulic jack or similar mechanical devices to insert branch pipe).
6. Inserting pipe with jagged ends or pipe with uneven cut ends into saddle gasket
7. Not using band clamp on CB UN saddles.

Water Meter Assembly Installation Diagram



FLOW ↑

Meter assembly must be installed exactly as shown