

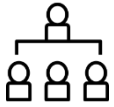
Planning Commission

Regular Meeting

City Council Chambers – City Center South

1001 11th Avenue – Greeley, Colorado

March 8, 2022 – 1:15 p.m.



Regular meetings of the Planning Commission are held **in person** on the 2nd and 4th Tuesdays of each month in the City Council Chambers, 1001 11th Avenue, Greeley, Colorado.



Members of the public may attend and provide comment during public hearings.



Written comments may be submitted by US mail or dropped off at the Planning office located at 1100 10th Street, Greeley, CO 80631 or emailed



to cd_admin_team@greeleygov.com. All written comments must be received by 10:00 a.m. on the date of the meeting.

Meeting agendas and minutes are available on the City's meeting portal at [Greeley-co.municodemeetings.com/](https://greeley-co.municodemeetings.com/)

IMPORTANT – PLEASE NOTE

This meeting is scheduled as an **in-person session only**. If COVID, weather, or other conditions beyond the control of the City dictate, the meeting will be conducted virtually and notice will be posted on the City's MuniCode meeting portal by 10:00 a.m. on the date of the meeting (<https://greeley-co.municodemeetings.com/>).

In the event it becomes necessary for a meeting to be held virtually, use the link below to join the meeting. Virtual meetings are also livestreamed on YouTube at <https://www.youtube.com/CityofGreeley>.

For more information about this meeting or to request reasonable accommodations, contact the administrative team at 970-350-9780 or by email at cd_admin_team@greeleygov.com





Planning Commission

March 8, 2022 at 1:15 PM

1001 11th Avenue, City Center South, Greeley, CO 80631

Agenda

1. Call to Order
2. Roll Call
3. Approval of the Agenda
4. Approval of Minutes dated February 22, 2022.
5. Appointment of Liaison to Arts Commission
6. Public hearing to consider a Use by Special Review request to allow for the construction of an office and warehouse/shop use on a 13.311-acre site within the C-H (Commercial High Intensity) zone district, located on Lot B, Recorded Exemption No. 0957-2-3-RE-491, Greeley, Colorado
7. Water & Sewer Design Standards and Specifications
8. Staff Report
9. Adjournment

City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS

February 22, 2022

1. Call to Order

Chair Yeater called the meeting to order at 1:15 p.m.

2. Roll Call

The hearing clerk called the roll.

PRESENT

Chair Justin Yeater
Commissioner Erik Briscoe
Commissioner Jeff Carlson
Commissioner Brian Franzen
Commissioner Larry Modlin
Commissioner Christian Schulte

ABSENT

Commissioner Chelsie Romulo

3. Approval of Agenda

There were no corrections or additions to the agenda, and the agenda was approved as presented.

4. Approval of January 25, 2022 Minutes

Commissioner Franzen moved to approve the minutes dated January 25, 2022. Commissioner Modlin seconded the motion. Motion carried 6-0. Commissioner Romulo was absent.

5. A public hearing to consider a request for a rezoning from PUD (Planned Unit Development) to PUD and a Preliminary PUD Plan for approximately 277.6 acres of property located north of US Highway 34 Business and west of 101st Avenue

Brittany Hathaway addressed the Commission and introduced the request for a new Planned Unit Development, Poudre Heights. She explained that the request, originally submitted in 2019, was reviewed under the 1998 Development Code. Ms. Hathaway stated that the request is being processed as a rezone from the Lake Bluff expired PUD to the new Poudre Heights PUD with an accompanying Preliminary PUD Plan.

Ms. Hathaway presented a map showing the location of the project that will allow up to 1185 acres, including 100 acres of residential uses, 108 acres of mixed use and 30 acres of industrial use located on the west side of the site. She added that there are approximately 50 acres of open space, including 40 acres of bluff preservation, two pocket parks and one city park. Ms. Hathaway presented the overall master plan and pointed out the nature trail that will connect to the Poudre River Trail. Ms. Hathaway advised that mixed uses would allow for some residential or commercial in areas to be determined. She described some of the design features such as garages set back on smaller lots and 50-foot setbacks on lots adjacent to the bluff open space areas. Ms. Hathaway presented photographs of the site. Notices were mailed to property owners within 500 feet of the site and signs were posted at the site. No comments have been received to date. Staff recommended approval.

Upon question by Commissioner Schulte, Ms. Hathaway explained that if the rezone request is denied, the site is part of an expired PUD that would remain unless a party submitted a separate request. Commissioner Schulte asked about contemplated industrial uses and the visual impact, noting that the area is a gateway into Greeley. Ms. Hathaway stated that the applicant could provide more details and added that the PUD would require buffering according to the current standards.

Upon question by Commissioner Franzen, Ms. Hathaway advised that an application was submitted to place appropriate screening at the existing storage facility and that a new application was submitted for a welding headquarters, which is designated as the PAA. She added that the PAA was part of the original Lake Bluff PUD.

Commissioner Modlin asked if 4th Street would continue to Highway 257. Ms. Hathaway advised that there will likely be a roundabout that would head down toward 10th Street, adding that an arterial road would go down to Highway 257 where industrial zoning is proposed. Upon question by Commissioner Modlin, Ms. Hathaway stated that traffic would not travel on the old missile silo road, but that a new road would be installed.

Todd Johnson, Terra Forma Solutions, addressed the Commission on behalf of the applicant and thanked staff for assisting through the process. Mr. Johnson stated that the applicant worked closely with staff on the location of industrial zoning and buffering standards. He pointed out the areas for mixed use that would be primarily commercial zoning. Mr. Johnson described how the roadways would connect to 10th Street and Highway 257. He noted the locations of various types of housing as well as locations for commercial and industrial uses.

Commissioner Schulte noted the configuration of the open space and the placement of residences along that area. Mr. Johnson explained that houses will be set back and retain great views of the front range and river, but will not be visible to someone walking along the trail below. He added that the applicant will work closely with staff on design features at the time a formal application is submitted.

Commissioner Franzen asked about metropolitan districts and whether they extend in perpetuity. Mr. Johnson explained that a metro district typically has two components. The first encompasses the debt that is initially issued on a project to build and expand infrastructure, follows standards and an approved service plan, and has a stipulated timeframe. Mr. Johnson added that each district has its own timeframe and that several districts could be layered in over time, up to several years in totality. He advised that the timeframe for any individual district would not exceed city regulations. Mr. Johnson stated that the other component of a metro district is for operation and maintenance costs where a district takes on obligations like a homeowners' association. He advised that those fees would be in perpetuity like any other tax.

Upon question by Commissioner Modlin, Mr. Johnson advised that the applicant is currently talking with various users and could move forward with individual home builders in the next month or so. At that time, the applicant will return to the Planning Commission with site specific designs. He estimated that they could be breaking ground in late 2022 or early 2023. Mr. Johnson added that sewer lines are being extended through the Lake Bluff and Cache projects and will come to the eastern edge of this project to provide service to the area.

Chair Yeater opened the public hearing at 1:30 p.m. There being no comments, the public hearing was closed at 1:30 p.m.

Commissioner Franzen moved that, based on the application received and the preceding analysis, the Planning Commission find that the proposed rezoning from Planned Unit Development (PUD) to Planned Unit Development (PUD) is in compliance with Development Code Section 24-625(c)(3) a, b, e and g; and, therefore, recommend approval. Commissioner Schulte seconded the motion. Motion carried 6-0. (Commissioner Romulo was absent.)

Commissioner Franzen moved that, based on the application received and the preceding analysis, the Planning Commission find that the proposed The Poudre Heights Preliminary PUD Plan is in compliance with Development Code Section 24-625(c)(3) a, b, e and g and Section 24-663(b); and, therefore, recommend approval. Commissioner Schulte seconded the motion. Motion carried 6-0. (Commissioner Romulo was absent.)

6. Appointment of Liaison to Arts Commission

Commissioner Franzen moved to table this item until the next meeting to allow the Commission an opportunity to receive and review more information about the position. Commissioner Schulte seconded the motion. Motion carried 6-0. (Commissioner Romulo was absent.)

7. Staff Report

Ms. Hathaway advised that the Rocky Mountain Land Use Institute will take place on March 24 and 25. She described some of the workshops and advised that the event will be held virtually. She invited any Commissioner who is interested to contact Mike Garrott who will submit the registrations.

8. Adjournment

With no further business before the Commission, Chair Yeater adjourned the meeting at 1:35 p.m.

9. Workshop: Greeley on the Go

Justin Yeater, Chair

Julie Cozad, for Becky Safarik, Secretary

DRAFT

Arts Commission

The Greeley Arts Commission reviews and accepts artwork which is proposed for donation, manages the sculpture on loan program, and works with departments on the 1% for Art Program. The Arts Commission meets monthly on the 3rd Tuesday at 4:00 p.m. Meetings are currently in-person at the Greeley Recreation Center, Room 201. It is a 12-member commission consisting of at least one (1):

- artist
- art educator
- architect or designer
- Parks & Recreation Advisory Board delegate
- Planning Commission delegate
- Water & Sewer Board delegate

MISSION AND GOALS

- A) The mission of the Art in Public Places Program is to integrate the work and thinking of artists—along with that of other design professionals—into the planning, design, building, and development of Greeley in order to affect the highest standards of design of human environment for the City. The Art in Public Places Program will:
- i) Incorporate art into new construction
 - ii) Enhance previously built environments
 - iii) Inspire future built environments
- B) The numerous benefits of the program are:
- i) Serve the City by providing:
 - (a) A visual cultural identity
 - (b) Prestige
 - (c) A partnership of art, architecture, landscaping, and open spaces that enliven and complete the visual environment
 - (d) People-responsive public spaces that are worthy of emulation
 - (e) A means for cultural expression and diversity
 - (f) Visual reflections of Greeley’s unique place in the world and time in history
 - ii) Serve the people by creating:
 - (a) Places of beauty
 - (b) Neighborhood identity and cohesion
 - (c) A focus for dialogue and learning
 - (d) A way to participate in the enhancement of the City
 - (e) A city in which to have pride
 - iii) Serve the economy by:
 - (a) Enhancing the “quality of life” of the City for individuals and corporations considering relocation
 - (b) Creating more jobs for artists, artisans and the many small businesses that support their commissions

- (c) Utilizing artists as problem solvers in situations where creative, economical solutions are needed
- (d) Encourage increased tourism
- iv) Activate resources by:
 - (a) The involvement of artists in the planning process and activities of the City and its neighborhoods
 - (b) The collaboration of designers in art, architecture, and landscape
 - (c) Involving the public decision-making power over their environment
- v) Foster change by:
 - (a) Enhancing the visual quality of the city environment
 - (b) Facilitating aesthetic awareness
 - (c) Empowering citizens with the responsibility to protect and enhance their visual world
 - (d) Educating citizens in city processes

Planning Commission Agenda Summary

March 8, 2022

Key Staff Contact: Kristin Cote, Planner, II, 350-9876

Title:

Public hearing to consider a Use by Special Review request to allow for the construction of an office and warehouse/shop use on a 13.311-acre site within the C-H (Commercial High Intensity) zone district, located on Lot B, Recorded Exemption No. 0957-2-3-RE-491, Greeley, Colorado

Summary:

The subject site was part of the 257 Spur Enclave Annexation, which was approved as an enclave annexation by the City Council on May 15, 2018 (Ordinance No. 28, 2018). The property was subsequently zoned C-H on May 15, 2018 (Ordinance No. 29, 2018).

The proposed interior warehouse use is subject to Use by Special Review approval for the use "Warehousing – site over 5 acres in size". This application was submitted to the City of Greeley on August 24, 2021 and was processed under the 1998 Greeley Municipal Code requirements. The owner proposes to develop the site with the construction of two buildings with a combined 14,025 square-feet for a material placement solution business.

Recommended Action:

Approval:

Based on the application received and the preceding analysis, the Planning Commission find that the proposed Use by Special Review for recreation vehicle/equipment, boat and personal vehicle storage located on a lot that is more than five (5) acres in the C-H (Commercial High Intensity) zone district is consistent with the 1998 Development Code criteria of Section 24-480(a) (Items 1 through 5); and, therefore, approve the Use by Special Review as submitted.

Denial:

Based on the application received and the preceding analysis, the Planning Commission find that the proposed Use by Special Review for recreation vehicle/equipment, boat and personal vehicle storage located on a lot that is more than five (5) acres in the C-H (Commercial High Intensity) zone district is not consistent with the 1998 Development Code criteria of Section 24-480(a) (Items 1 through 5); and, therefore, deny pprove the Use by Special Review as submitted.

Attachments:

Staff Report

Attachment A – Vicinity & Zoning Map

Attachment B – Project Narrative

Attachment C – Site Plan

Attachment D – Landscape Plan

Attachment E – Building Elevations

Attachment F – Septic Permit

PLANNING COMMISSION SUMMARY

ITEM: Use by Special Review (USR) Request for an Office and Warehouse/Shop Use with an enclosed vehicle/equipment storage yard on a 13.311-acre site within the C-H (Commercial High Intensity) Zone District

FILE NUMBER: USR2021-0010

PROJECT: Ground Solutions West Office/Warehouse Use by Special Review

LOCATION: North of State Hwy 257 Sur and east of Missile Silo Road.

APPLICANT: Nicholas Anderson, Ridgetop Engineering, on behalf of JCK Real Estate, LLC.

CASE PLANNER: Kristin Cote, Planner II

PLANNING COMMISSION HEARING DATE:

PLANNING COMMISSION FUNCTION:

Review the proposal for compliance with Section 24-480 Use by Special Review criteria of the Development Code (Code 1998 § 1, 5-19-1998; Ord. No. 65, 2002, § 12-17-2002) and either approve, approve with conditions, or deny the request.

EXECUTIVE SUMMARY

The City of Greeley is considering a request by Nicholas Anderson of Ridgetop Engineering on behalf of JCK Real Estate, LLC for approval of a Use by Special Review (USR) for an office and warehouse/shop use with outdoor vehicle storage on a 13.311 parcel. The subject site is located north of State Highway 257 Spur, east of Missile Silo Road, and west of Promontory Parkway. The subject site is currently zoned C-H (Commercial High Intensity) (*see Attachment A*).

A. REQUEST

The applicant is requesting approval for the development of an office building and a warehouse/shop building in the C-H (Commercial High-Intensity) zone district, with overall site improvements and an enclosed vehicle/equipment storage yard.

B. STAFF RECOMMENDATION

Approval

C. LOCATION

Abutting Zoning:

North: PUD (Planned Unit Development)

South: C-H (Commercial High Intensity) & PUD (Planned Unit Development)
East: PUD (Planned Unit Development)
West: C-H (Commercial High Intensity)

Surrounding Land Uses:

North: Vacant land
South: State Highway 257 Spur
East: Outdoor storage facility proposed
West: Single-family and vacant land

Site Characteristics:

The 13.311-acre site is unimproved vacant land.

D. BACKGROUND

The subject site was part of the 257 Spur Enclave Annexation, which was approved as an enclave annexation by the City Council on May 15, 2018 (Ordinance No. 28, 2018). The property was subsequently zoned C-H (Commercial High-Intensity) on May 15, 2018 (Ordinance No. 29, 2018).

The proposed interior warehouse use is subject to Use by Special Review approval for the use “Warehousing – site over 5 acres in size”. This application was submitted to the City of Greeley on August 24, 2021 and was processed under Title 24 of the 1998 Greeley Municipal Code requirements. The owner proposes to develop the site with the construction of two (2) buildings with a combined 14,025 square-feet (1-8500 SF and 1- 5525 SF) for a material placement solution business. (*See Attachment B – Project Narrative*).

The proposed building meets architectural review standards and site and building design standards as required by Municipal Code. The south and west sides of the project area would be screened by a solid 8-foot fence installed along the perimeter of the property to ensure adequate screening from neighboring uses. The site would also be improved with concrete paving, recycled asphalt installation, parking, and landscaping. No outdoor storage of materials or supplies are allowed on this property; however, the applicant will be using the outdoor yard for vehicles and equipment associated with the business. A buffer yard, which complies with Table 24-1146.2 of Greeley Development Code (1998 Development Code), is provided along the western property line that sits adjacent to the existing single-family use on a parcel zoned C-H (Commercial High-Intensity). The proposed buffer yard will sit in front of the proposed 8-foot perimeter fence, providing adequate screening. (*See Attachment D – Landscape Plan*).

E. APPROVAL CRITERIA

- a) **Uses by Special Review:** Uses by Special Review possess characteristics that require a public hearing to determine if a proposed use has the potential to adversely affect other land uses, transportation systems, public facilities, or the like in the surrounding neighborhood. The Planning Commission may require conditions of approval necessary to eliminate or mitigate, to an acceptable level, any potentially adverse effects of the proposed use.

Section 24-480. (a) of the Development Code contains five criteria that are used to evaluate Uses by Special Review:

1. The proposed use shall be consistent with the Comprehensive Plan.

The following are Imagine Greeley Comprehensive Plan policies that apply to this request:

Objective GC-2.2-Jobs/Housing Balance

Support zoning and development patterns that expand opportunities for people who live in Greeley to also work in Greeley (or vice versa).

Staff Comment: The proposal complies with this policy. The development of the subject property into an office and warehouse/shop site helps to continue the City's goal of providing an expansion of job opportunities for individuals who live and work in Greeley.

Objective GC-6.3-Neighborhood Character

Maintain, enhance, and protect the character of established neighborhoods while recognizing the need for established neighborhoods to evolve to meet community needs.

Staff Comment: The proposal complies with this policy by assisting to provide a mix of uses within this area, which continues to advance the City's goal of helping neighborhoods evolve to meet the needs of the community.

2. The location, size, design, and operating characteristics of the proposed use shall be compatible with the existing and future land uses within the general area in which the proposed use is to be located and will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses in the vicinity. Reasonable conditions may be placed on uses by special review to protect the public health, safety, and welfare by mitigating impacts to achieve compatibility and complementary design, especially where a nonresidential use is located adjacent to a residential use.

Staff Comment: The subject property is located in an area surrounded by similar zoning such as C-H and the Golden Triangle PUD, which allows for commercial and some industrial uses. There is an existing single-family home adjacent to this property, which is zoned C-H. The applicant has provided solid fencing and a buffer yard along the shared property line to screen the proposed use.

The applicant has made efforts to mitigate any negative impacts to the neighboring properties by complying with the City's architectural and design guidelines, by utilizing a color scheme to compliment the character of the surrounding area, and by providing adequate screening of their improvements.

The adjacent site to the east is under the same ownership and is proposed to be improved as an outdoor storage facility to support this request. The site is part of the Golden Triangle PUD and has an industrial designation.

Additionally, any substantial changes to this proposal, such as additional improvements, would require amending the Use by Special Review (USR) approval.

The proposal complies with this criterion.

3. The site shall be physically suitable for the type and intensity of the proposed land use.

Staff Comment: The subject site is approximately 13.311 acres in size, and the property is physically suitable to accommodate the proposed use. Over 42% of the site will remain as landscaped area.

Water is available via an existing 8" main located along State Highway 257 Spur. The site has also obtained a septic permit from Weld County.

The proposal complies with this criterion.

4. The proposed land use shall not adversely affect traffic flow or parking in the neighborhood.

Staff Comment: A traffic impact memo was provided for this project, which as proposed would have minimal effects on trip generation. A traffic impact study was conducted in March of 2019 assuming the site to be developed with an office, truck wash, truck storage, and RV/boat outdoor storage (outdoor storage was not permitted in this zone district). The March 2019 TIS assumed 80 daily truck trips per day and 150 daily car trips per day for all uses defined. The study did not require site related improvements beyond an improved driveway. The report summarizes that short and long term conditions would be acceptable at all critical intersections with the development and that the project is viable from an engineering perspective.

The site shares a driveway with the neighboring single-family use on the west side of the property. The proposal includes a redesign of the current entrance, including paving, to improve the shared use.

The proposal complies with this criterion.

- 5. The location of other approved uses by special review in the neighborhood shall be determined so that a concentration and/or cumulative effect of such uses can be evaluated.**

Staff Comment: The immediate area and neighborhood does not contain any other approved uses by special review. Therefore, no concentration or cumulative effect is experienced.

The proposal complies with this criterion.

- b) Use by Special Review applications shall also be reviewed to ensure that all of the applicable development standards of Chapter 18.38 Zoning District Development Standards have been met, as well as any applicable overlay district provisions.**

Staff Comment: The proposed Use by Special Review (USR) meets the applicable zoning district development standards. The site is not located within any overlay districts.

The proposal complies with this criterion.

- c) In addition to those criteria and requirements listed in Sections 18.20.070(a) and (b), Use by Special Review applications shall meet all applicable General Performance Standards found in Chapter 18.40, Parking Standards in Chapter 18.42, Landscaping and Buffering Standards in Chapter 18.44, all applicable Design Review Performance Standards in Chapter 18.46, Accessory and Temporary Uses, Structures and Buildings in Chapter 18.52, if applicable, Areas of Ecological Significance, in Chapter 18.48, Hillside Standards in Chapter 18.50, and Overlay Districts in Chapter 18.34.**

Staff Comment: The proposal demonstrates compliance with the applicable General Performance, Parking, Landscaping, Buffering, applicable Design Review Performance, Structures, and Buildings Standards. This proposal is for the construction of two buildings with a total combined square footage of 14,025 SF and the development of an outdoor storage area for vehicles. The applicant is proposing to utilize a color scheme on the buildings and site fixtures that compliments the character of the surrounding area. A solid 8' screening fence will be installed along the south and west sides of the yard. Landscaping is being installed between the screen fence and the residential property to the west, which provides adequate screening of their improvements. Landscaping on the southerly portion of this property, abutting State Highway 257 Spur, meets the requirements for landscaping adjacent to a road designated as a major collector.

Hillside Standards, Accessory and Temporary Uses, Areas of

Ecological Significance, and Overlay District standards are not applicable to this proposal.

The proposal complies with this criterion.

F. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The subject site was platted as Lot B, Recorded Exemption No. 0957-2-4-RE4941 (Recordation No. 3655696 dated October 23, 2009). The property has not undergone any additional subdivisions.

2. HAZARDS

Staff is unaware of any potential hazards that presently exist on the site.

3. WILDLIFE

The site is not located in an area identified as having moderate or high ecological significance.

4. FLOODPLAIN

The property is not located within any flood zones.

5. DRAINAGE AND EROSION

A water quality and detention pond has been constructed at the North Central portion of the site and outlets to its natural path. The owner will be required to record an *Operations and Maintenance Manual for Stormwater Control Measures* with the Weld County Recorder's Office for the on-site extended detention basin. The existing site is covered by a well-established mix of native grasses and recycled asphalt from previous development. There are no areas or features unusually sensitive to erosion on this site.

6. TRANSPORTATION

The subject site is only accessible from State Highway 257 Spur, which is classified as a major collector.

G. SERVICES

1. WATER

The applicant would tie in to an existing 8" municipal water service line located along State Highway 257 Spur. A ¾" domestic water tap is proposed to serve the proposed development.

2. SANITATION

The subject site is not currently served by the City's sanitary sewer service. Rather, the property utilizes a septic tank and leach field system. A new septic permit is required to upgrade the system from the existing capacity to an engineered commercial onsite wastewater treatment system. The Weld County Department of Public Health and Environment has approved the permit and will conduct the required inspections associated with the installation of the system (see *Attachment G – Septic Permit*).

3. EMERGENCY SERVICES

The subject site is currently served by the City of Greeley Police and Fire Departments, and this would not change with the proposed request.

4. PARKS/OPEN SPACES

No public parks or regional open space areas are proposed and/or required as part of this request.

5. SCHOOLS

This project proposal does not generate the need for any additional schools.

H. NEIGHBORHOOD IMPACTS

1. VISUAL

Visual impacts to the surrounding neighborhood will be mitigated through the use of a solid screening fence and landscape buffering from the adjacent single-family use to the southwest.

2. NOISE

The immediately adjacent neighbors may experience some noise from truck traffic during operation hours. However, the noise levels should be minimized by the landscape buffers that are required to be installed along the property's perimeter and the provided solid screening fence. Additionally, the Municipal Code would regulate any excessive noise created by the proposed development.

I. PUBLIC NOTICE AND COMMENT

Mineral estate owner and lease notices were mailed by the applicant on March 26, 2020.

Neighborhood notices were mailed to surrounding property owners on February 16, 2022, per Development Code requirements. A sign also posted on the site on February 18, 2022. Staff has not received any written comments to date.

J. PLANNING COMMISSION RECOMMENDED MOTION

Approval:

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Use by Special Review for an Office and Warehouse/Shop Use with an enclosed vehicle/equipment storage yard on a 13.311-acre site within the C-H (Commercial High Intensity) Zone District on a lot that is more than five (5) acres in the C-H (Commercial High Intensity) Zone District is consistent with the 1998 Development Code criteria of Section 24-480(a) (Items 1 through 5), and; therefore, approve the Use by Special Review as submitted.

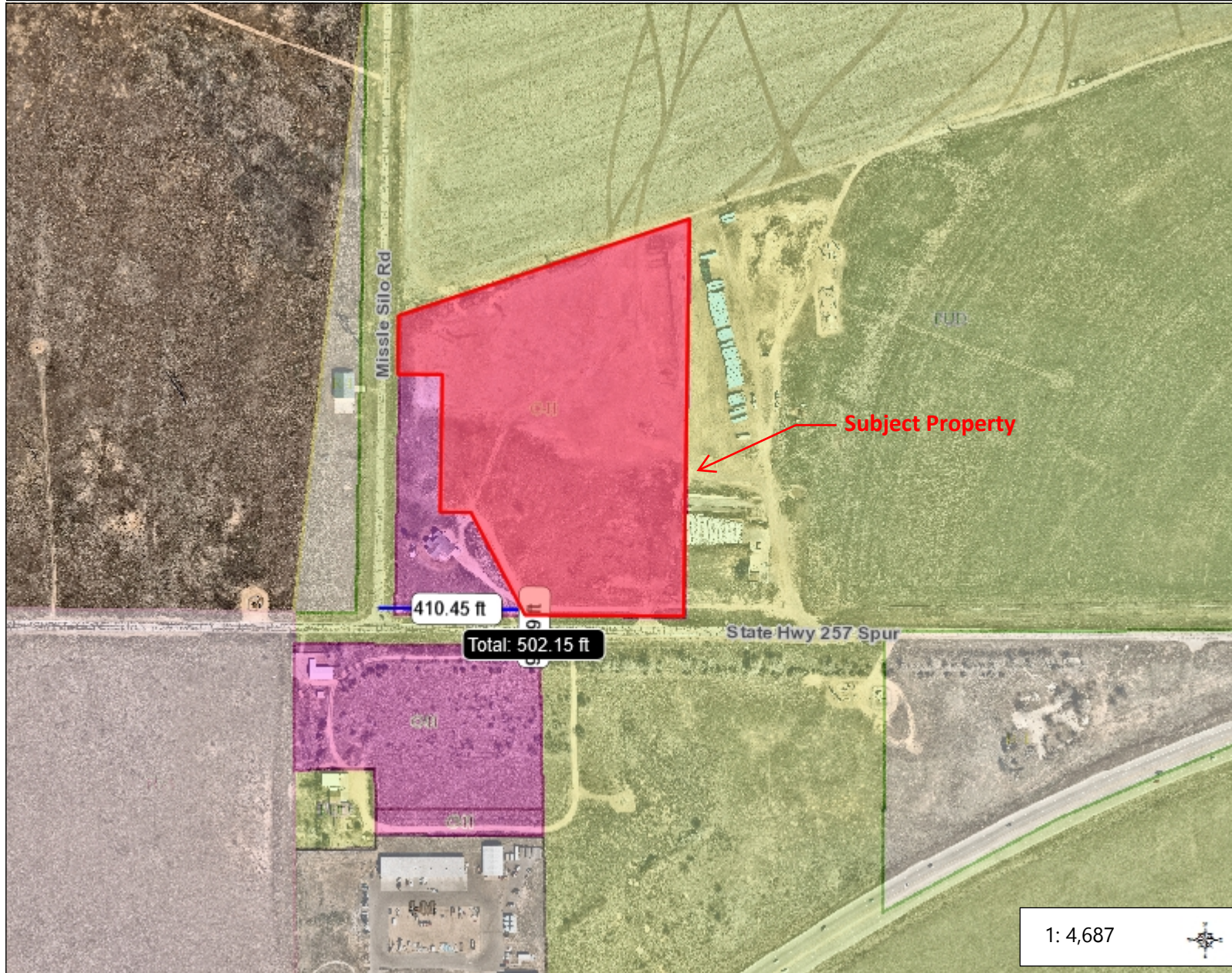
Denial:

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Use by Special Review for an Office and Warehouse/Shop Use with an enclosed vehicle/equipment storage yard on a 13.311-acre site within the C-H (Commercial

High Intensity) Zone District on a lot that is more than five (5) acres in the C-H (Commercial High Intensity) Zone District is not consistent with the 1998 Development Code criteria of Section 24-480(a) (Items 1 through 5), and; therefore, deny the Use by Special Review as submitted.

ATTACHMENTS

- Attachment A – Vicinity & Zoning Map
- Attachment B – Project Narrative
- Attachment C – Site Plan
- Attachment D – Landscape Plan
- Attachment E – Building Elevations
- Attachment F – Septic Permit



Legend

City Voting Wards
GreeleyBaseData.DBO.FIRMn
Greeley Fire Response Areas

☐ Weld Subdivisions

Zoning

- Conservation District (C-D)
- Commercial Low Intensity (C-L)
- Commercial High Intensity (C-H)
- Holding Agriculture (H-A)
- Industrial Low Intensity (I-L)
- Industrial Medium Intensity (I-M)
- Industrial High Intensity (I-H)
- Planned Unit Development (PUD)
- Residential Estate (R-E)
- Residential Low Density (R-L)
- Residential Medium Density (R-M)
- Residential High Density (R-H)
- Residential Mobile Home (RMH)

Colorado School Districts
High School Attendance Areas
Middle School Attendance Areas
Elementary School Attendance

Notes

0.1 0 0.07 0.1 Miles

NAD_1983_HARN_StatePlane_Colorado_North_FIPS_0501_Feet
© City of Greeley GIS 2/7/2022

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION OR SURVEY PURPOSES

Attachment B - Project Narrative

City of Greeley
1000 10th Street
Greeley, Colorado 80631

Project Name: Ground Solutions – Office/Warehouse

Location: NE corner of HWY 257 Spur and Missile Park Rd.

Lot B, Recorded Exemption No. 0957-2-4 RE-4941, Located in Part of the Southeast Quarter of Section 2, Township 5 North, Range 67 West of the 6th Principal Meridian, City of Greeley, County of Weld, State of Colorado.

Agent/Project Manager:

Ridgetop Engineering
541 E. Garden Drive, Unit N
Windsor, CO 80550
Nicholas Andersen
970-663-4552
nandersen@ridgetopeng.com

Owner:

JCK Real Estate LLC
6564 N. County Rd, 11C
Loveland, CO 80538
Jordan Kamps
970-776-8150
Jordan@bedrockslingers.com

Project Summary:

The property consists of 579,821 square feet or 13.311 acres more or less. The owner is proposing the construction of two buildings totaling 14,025 sf which will consist of office and shop/warehouse use for the owners business. A concrete parking lot will be constructed for the buildings. The parking lot will consist of 31 stalls. The owner also owns the property directly to the east of this property and will serve as the owners storage yard.

The property is surrounded by multiple zonings:

To the North, there is PUD and R-L and Ag and I-3;

To the West, there is I-L, and Ag;

To the South, there is I-L, I-M, C-H, H-A and PUD;

And to the East, there is R-L, R-H, H-A, PUD and C-H.

Attachment B - Project Narrative cont.

The current site has one entry point that is a shared access for this property and the residential property along the SW corner of the site. The current access will be removed, and two new concrete entrances will be paved to help facilitate the owners use. The western access will also keep the connection to the residential property. The ditch alongside Hwy 257 spur will be regraded and two new culverts will be added under the entrances to allow drainage to continue as it has historically. A screening fence will be installed along the South and West sides of the yard. Landscaping will also be provided between the screen fence and the residential drive and Hwy 257 Spur. Minimal landscaping will be provided along the North Property line and Eastern Property line. Property to the north is Agricultural and the property to the east is owned by the same owner.

We are proposing a ¾" domestic water tap and a 6" fire service line to serve both buildings. A wastewater septic facility will be used to treat this site. The proposed leach field will be located at the NE corner of the site away from all buildings. We are proposing a 1500 gal. septic tank and a 1000 gal. dosing tank. This project will use a previously applied for septic permit and use the same design.

Attachment D - Landscape Plan

COPYRIGHT: ELEVATE DESIGN STUDIOS, LLC, DBA Jobman STUDIO 2021

01 LANDSCAPE PLAN
SCALE: 1"=60'

02 ENLARGED LANDSCAPE PLAN
SCALE: 1"=30'

GREELEY LANDSCAPE REQUIREMENTS -

SOUTH SIDE (277) MAJOR COLLECTOR

PLANTS PER 100 LF	COVERAGE	MULTIPLIER	PLANTS	PLANTS	COVERAGE
1" STREET TREE (25 SPACING)	50SF	1.0	11	11	500SF
5" TYPE 2 SHRUBS	25SF	1.0	19	19	850SF
10" TYPE 3 SHRUBS	25SF	1.0	38	38	1700SF

WEST SIDE (860) BUFFER YARD

PLANTS PER 100 LF	MULTIPLIER	PLANTS	PLANTS	COVERAGE
6" FENCE	PRV			1750SF
SHADE TREES	11	11	11	500SF
ORNAMENTAL TREES	15	15	15	750SF
EVERGREEN TREES	75	9	11	500SF
TYPE 3 SHRUBS	75	75	86	3750SF

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	COUNT	COL	SIZE	QTY
AGE TTM	Acia x Freeman / Freeman Maple	11	25"		11
GLE TTI	Gleditsia triacanthos / Thornless Honey Locust	17	25"		17
MAL JAD	Malus x Red Jade / Red Jade Crab Apple	12	25"		12
PIE DEN	Pinus glauca / Black Hills White Spruce	12	8" x 12"		12
PIE FES	Pinus pungens / Fat Albert / Fat Albert Colorado Spruce	12	8" x 12"		12
QUE RES	Quercus x Royal Prince / Royal Prince	11	25"		11
SHRUBS	BOTANICAL / COMMON NAME	COUNT			
JUN HOR	Juniperus horizontalis / Creeping Juniper	15	8"		15
PER ABR	Perovskia x media "Flowers Candy" / Blue Puffer Juniper	39			39
ROU ARO	Rhus aromatica / Fragrant Sumac	17			17
ROU GRO	Rhus aromatica "Goliath" / Goliath Fragrant Sumac	66			66
RCS 383	Rosa rugosa "Rosemeyer" / Purple Pavement Rose	10			10

SOD/TURF/GROUND COVER

COMMON NAME

FESCUE HYDRASEED AREA (MAINTAINED LAWN AREA)
RIVER ROCK MULCH 2" 3" DIA (3-4" DEEP)

GENERAL LANDSCAPE NOTES: SEE SHEET L-2.0 FOR GENERAL LANDSCAPE NOTES, REQUIREMENTS, AND SPECIFICATIONS. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL FINAL QUANTITIES.

SHEET NOTES:

- ALL AREAS OF DISTURBANCE THAT ARE NOT TO RECEIVE FESCUE HYDRASEED OR RIVER ROCK MULCH ARE TO BE SEEDING WITH THE NATIVE SEED MIX AS OUTLINED ON SHEET L-2.0
- TREE PLANTING DETAIL ON SHEET L-2.0
- SHRUB PLANTING DETAIL ON SHEET L-2.0
- ALL AREAS OF FESCUE HYDRASEED SHALL BE IRRIGATED AND MAINTAINED.
- ALL AREAS OF DISTURBANCE THAT RECEIVE NATIVE SEED MIX SHALL BE TEMPORARILY IRRIGATED TO PROVIDE ESTABLISHMENT. ESTABLISHMENT IS 3-4' IN HEIGHT AND MOBILE.
- ALL LANDSCAPE BEDS SPARKING MOVED TURF SHALL RECEIVE METAL LANDSCAPE EDGING 6" IN HEIGHT AND COLOR BLACK. SEE SHEET L-2.0 FOR ALL LANDSCAPE SPECIFICATIONS AND DETAILS.

PROJECT NUMBER: 2021-013
DESIGN BY: [Signature]
CHECK BY: [Signature]
SHEET TITLE: LANDSCAPE

23

L-1.0

CONSULTANTS

GROUND SOLUTIONS WEST LOT
GREELEY, CO
357 5th Ave

STUDIO
planning + design

LIVING | ARCHITECTURE

OWNER: STUDIO planning+design
603.877.4004
5801 Church Peak Dr.
Boulder, CO 80504
mash@studioplanning.com

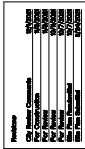
www.studioplanning.com

REGISTERED LANDSCAPE ARCHITECT

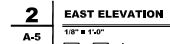
RES. NO. 10000
EXP. DATE 12/31/2023
SIGNED [Signature]
DATE 10/10/2023

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NO.	REVISION	DATE	BY	CHKD
1	ISSUED FOR PERMIT	10/10/2023	[Signature]	[Signature]



AALLEN
ARCHITECTURE
Gregg W. Allen
2001 UNCOLN STREET #1410
Denver, Colorado 80202
PH. 303.266.6022



Ground Solutions Co.
10611 Colorado Hiway 257 Spur
Greeley, CO 80634

Sage Design Build, LLC
4811 Lonetree Drive
Loveland CO 80537
970.290.6561
sagedb.com

DATE
12/7/2021

OSO
JOB NO. 01-2021

SHEET
A-5

Attachment E - Building Elevations cont.



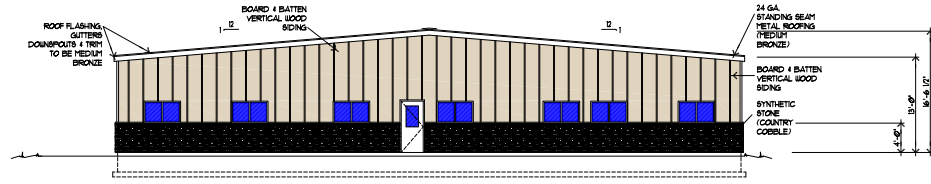
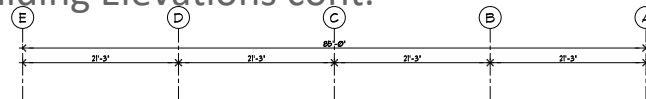
Project Name	Ground Solutions Co.
Project Address	10011 Colorado Hwy 257 Spur, Greeley, CO 80634
Project Description	Warehouse
Architect	Ground Solutions Co.
Architect License No.	0002141
Architect State	Colorado
Architect Date	12/19/2021
Architect Title	Professional Engineer

ARCHITECTURE
 4811 Lovelace Drive
 Loveland, CO 80537
 970.330.0581
 sagearch.com

Sage Design Bldg. LLC
 4811 Lovelace Drive
 Loveland, CO 80537
 970.330.0581
 sagearch.com

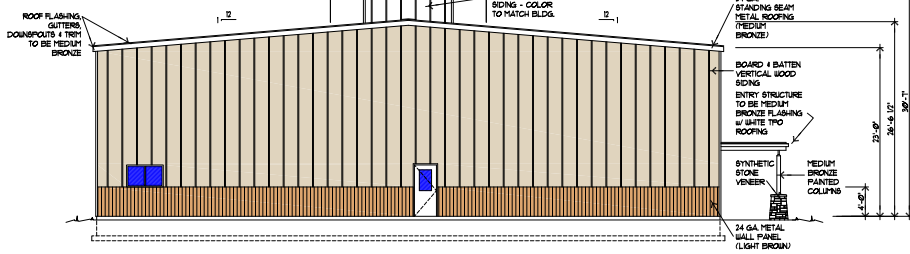
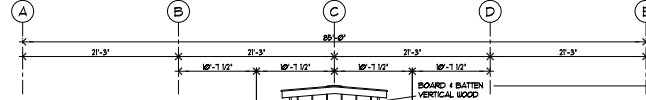
Ground Solutions Co.
 10011 Colorado Hwy 257 Spur
 Greeley, CO 80634

DATE: 12/19/2021
 JOB NO. GS-2021
 SHEET: A-6



3 OFFICE - NORTH ELEVATION

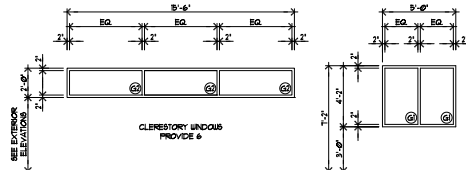
1/8" = 1'-0"
 0' 2' 4' 6' 8'



2 SHOP - SOUTH ELEVATION

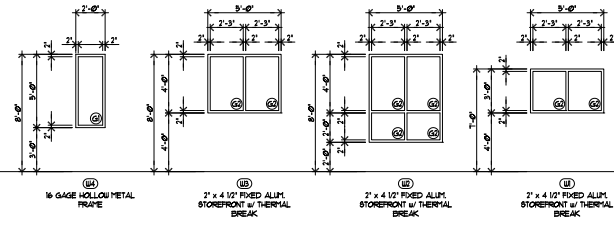
1/8" = 1'-0"
 0' 2' 4' 6' 8'

GLASS TYPES:
 G1 = 1/4" SAFETY GLASS
 G2 = 1" LOW-E INSULATED GLASS
 G3 = MFR. STANDARD INSULATED GLASS FOR THIS APPLICATION

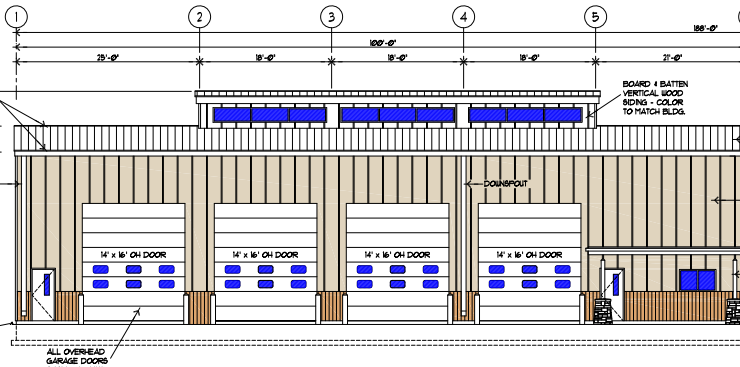


4 WINDOW ELEVATIONS

1/8" = 1'-0"
 0' 1' 2' 3' 4'

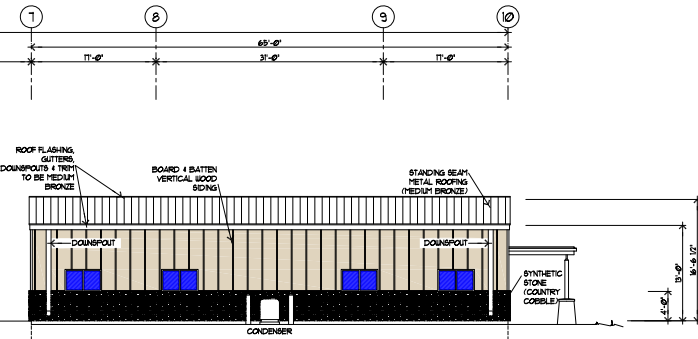


NOTE: FOR COMPLIANCE ALL EXTERIOR WINDOWS SHALL PROVIDE A U FACTOR BETTER THAN OR EQUAL TO U-0.29 + A SHG FACTOR BETTER THAN OR EQUAL TO 0.31



1 WEST ELEVATION

1/8" = 1'-0"
 0' 2' 4' 6' 8'



Attachment F - Septic Permit



WELD COUNTY DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
1555 North 17th Avenue, Greeley, CO 80631 www.weldhealth.org

Septic Permit New

Application Number: SP-2000109
Owner Name: KINETIC PROPERTIES, LLC
Site Address: TBT

App Type: Health\Commercial\New OWTS\Septic
BRAD ANDERSON

541 E GARDEN DRIVE
WINDSOR, CO 80550

Parcel Number: 095702400026-R8948752

Legal Desc: PT SE4 2-5-67 LOT B REC EXEMPT RE-4941

Work Description: OFFICE WAREHOUSE

Application Status:
Final Pending

Applied Date:
03/20/2020

Intake Person:
JBEEBE

Permit Expiration Date:

EHS SEPTIC GENERAL:

Application Date	03/20/2020
Associated Building Permit	No
Associated Disaster Permit	No
Basement Plumbing	No
Number of Persons	20
Parcel Acres	13.36
Public Water Supply	Yes
Public Water Supply Utility	Greeley

EHS PERC TEST (SITE) :

BOH Variance Required	No
Engineer Design Required	Yes
Engineer Evaluation Received	Yes
Engineer Job Number	20-1082
Engineer Letter Received	No
In 100 Year Flood Plain	No
Limiting Zone	Groundwater
Limiting Zone Feet	8
Limiting Zone Qualifier	Greater Than
Long Term Acceptance Rate	0.6
Profile Pits	2
Soil Description	Sandy Loam
Soil Type	2
Soil Type Suitable	No
Treatment Level	Level 1

Page 1 of 3

Health Administration
Vital Records

Tele: 970-304-6410

Fax: 970-304-6412

Public Health &
Clinical Services

Tele: 970-304-6420

Fax: 970-304-6416

Environmental Health
Services

Tele: 970-304-6415

Fax: 970-304-6411

Communication,
Education & Planning

Tele: 970-304-6470

Fax: 970-304-6452

Emergency Preparedness
& Response

Tele: 970-304-6470

Fax: 970-304-6452



Public Health

Attachment F - Septic Permit cont.

Variance Required

No

SEPTIC SIZING INFORMATION:

From the application information supplied and the on-site soil percolation data the following minimum installation specifications are required according to the Engineer's evaluation:

Engineer's Specified Installation Recommendations:

Absorption Bed	963
Dosing Pump Chamber Size	1000
Dosing Specified	Yes
Engineer Design Absorption Area Specified	963
Engineer Design Chamber Specified	Quick 4 Standard or High Capacity
Engineer Design Number of Chambers Specified	81
Engineer Septic System Design Type Specified	Pressure Dosed Bed
Lift Station Specified	No
Pump Size	30
Pump Specified	Yes
Septic Tank Size	1500

CONDITIONS:

Description: New

Comment: Onsite wastewater treatment system must be 10 feet from property line. Install the soil treatment area within 50 feet of the soils test location. All easements shall be verified prior to installation of septic system. Construct onsite wastewater treatment system according to Engineer design. An engineer approval letter approving system as installed per engineer design is required. Engineer designed OWTS must be inspected by the design Engineer prior to backfilling. Submission of EPA Class V Injection Well questionnaire to EPA for Onsite Wastewater Treatment Systems that will service more than 20 employees per day is required. All Weld County regulations are applicable.

INSPECTION RESULT:

Description: Site

Status: Approved to Issue

Comment:

NOTICE

This permit is granted temporarily to allow construction to commence. This permit may be revoked or suspended by the Weld County Department of Public Health and Environment for reasons set forth in the Weld County Onsite Wastewater Treatment System Regulations including failure to meet any term or condition imposed thereon during temporary or final approval. The issuance of this permit does not constitute assumption by the department or its employees of liability for the failure or inadequacy of the sewage disposal system. **This permit is non-transferable and non-refundable.** Before issuing final approval of this permit the Weld County Department of Public Health and Environment reserves the right to impose additional terms and conditions required to meet our regulations on a continuing basis. Final permit approval is contingent upon the final inspection of the completed system by the Weld County Department of Public Health and Environment.

Casey Vogt

March 23, 2020

Environmental Health Specialist

Date

Page 1 of 3

Health Administration
Vital Records
Tele: 970-304-6410
Fax: 970-304-6412

Public Health &
Clinical Services
Tele: 970-304-6420
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& Response
Tele: 970-304-6470
Fax: 970-304-6452



Public Health

Planning Commission Agenda Summary

March 8, 2022

Key Staff Contact: Sean Chambers, Director Water and Sewer

Title:

Update on Water & Sewer Department Design Criteria

Summary:

The City of Greeley Water and Sewer Department is updating the current design criteria from 2008 with revised standards to accommodate updated materials, best practices, techniques, and new technologies. The updated design standards help Greeley ensure that our growth is adopting efficient and appropriate practices now and into the future. These updates will also facilitate recent non-potable system requirements adopted by City Council in February of 2022, incorporate the Non-Potable Water, Sanitary Sewer Collections, and Water Distributions Master Plans that were completed in 2021. Most importantly, the updates align with the updated development code update completed in 2021. As the City is growing, these updates will guide the infrastructure design to ensure we're meeting the community's long terms needs and supporting sustainable economic growth.

Design criteria changes include added lift station criteria, changes to the non-potable system criteria, updated criteria to incorporate the new development code changes, compliance with SUE law requirements, and the addition of landscape & irrigation design criteria along with other minor changes.

Water and Sewer has worked diligently to coordinate with other City departments and engineering development review (EDR) staff for consistency and stakeholder engagement. The revised design criteria have been workshopped with known local Builders, Realtors, & Developer groups in July of 2021, and their feedback incorporated. Engineers, developers, and designers throughout Greeley have also been engaged for feedback and we continue to collect their input.

The updated design criteria for the potable water distribution, sanitary sewer collection, non-potable irrigation system, and landscape & irrigation will better guide developers, their engineers and builders in all endeavors of expanding and connecting to the City's utilities.

Recommended Action:

None required. W&S Dept. staff is requesting Planning Commission Recommendation later this spring

Attachments:

Attachment A – 2022 Updated Design Criteria

Attachment B – 2022 Updated Standard Details

**DESIGN CRITERIA
AND
CONSTRUCTION SPECIFICATIONS**

VOLUME III

**POTABLE WATER DISTRIBUTION,
SANITARY SEWER COLLECTION,
NON-POTABLE IRRIGATION SYSTEMS,
AND LANDSCAPE & IRRIGATION**



April 2022

DEPARTMENT OF WATER & SEWER

CITY OF GREELEY, COLORADO



FORWARD

The City of Greeley *Design Criteria and Construction Specifications, Volume III, Potable Water Distribution, Sanitary Sewer Collection, Non-Potable Irrigation Systems, and Landscape Irrigation* documents are intended to provide guidance for the design, review, and construction of those public utility improvements pertaining to water in or under the public right-of-way or dedicated easements.

This document represents an attempt to assist those in the design, review, and construction industry to provide quality and long-lasting public utility improvements and facilities. The document also provides for consistency in the areas of design, review, and construction.

This document is not intended to replace or restrict the function of the design engineer or the innovativeness and expertise of developers and contractors. Users of this document are encouraged to submit their ideas and methods of improving this document.

Sean Chambers
Water and Sewer Director

Effective: April 1, 2022

CITY OF GREELEY, COLORADO

DEPARTMENT OF WATER & SEWER

DESIGN CRITERIA

AND

CONSTRUCTION SPECIFICATIONS

VOLUME III

POTABLE WATER DISTRIBUTION, SANITARY SEWER COLLECTION, NON-POTABLE IRRIGATION SYSTEMS, AND LANDSCAPE & IRRIGATION

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**POTABLE WATER DISTRIBUTION, SANITARY SEWER COLLECTION,
AND NON-POTABLE IRRIGATION SYSTEMS DESIGN CRITERIA**

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SECTION 1

GENERAL REQUIREMENTS

1.01 SCOPE

The purpose of the City of Greeley *Design Criteria and Construction Specifications, Volume III, Potable Water Distribution, Sanitary Sewer Collection, and Non-Potable Irrigation Systems and Landscape and Irrigation*, hereafter referred to as the “Criteria”, is to present the minimum design and technical criteria for the analysis and design of potable water distribution, sanitary sewer collection, and non-potable irrigation systems for which City of Greeley acceptance is required. The Criteria may be amended as new technology is developed or a need for revision is demonstrated and proven through experience and use. The Design Engineer shall be responsible for compliance with these Criteria as well as other applicable design and construction standards in the preparation of engineering reports, construction drawings, and specifications for City review and acceptance.

1.02 DEFINITIONS AND ABBREVIATIONS

Wherever the following words, phrases, and abbreviations appear in these specifications they shall have the following meaning:

- A. ac – acre
- B. ac-ft – acre-feet
- C. ANSI – American National Standards Institute
- D. APPROVED PLAN – The latest revised Construction Drawing(s) accepted by the City of Greeley.
- E. APWA – American Public Works Association
- F. AS-CONSTRUCTED DRAWINGS – Drawings reflecting actual conditions and information for the project after construction is completed.
- G. ASME – American Society of Mechanical Engineers
- H. ASTM – American Society for Testing Materials
- I. AWWA – American Water Works Association
- J. CDOT – Colorado Department of Transportation
- K. CDPHE – Colorado Department of Public Health and Environment
- L. cfs – cubic feet per second
- M. CITY – City of Greeley
- N. CONSTRUCTION DRAWINGS – Engineered working drawings including plan, profile, and detail sheets of proposed development and utility improvements accepted by the City.

- O. CONTRACTOR – The individual, firm, partnership, corporation, or combination thereof, private, municipal, or public including joint ventures, which, as an independent contractor, has entered into a contract with the Developer/Owner.
- P. CRITERIA – City of Greeley *Design Criteria and Construction Specifications, Volume III, Potable Water Distribution, Sanitary Sewer Collection, and Non-Potable Irrigation Systems*.
- Q. DESIGN ENGINEER – The partnership, corporation, or individual who is registered as a Professional Engineer, according to Colorado statutes, who is hired by the Developer/Owner to conduct engineering design services and may be empowered by the Developer/Owner to act as his agent for the project.
- R. DEVELOPER – The owner, corporation, association, partnership, agency, or individual who or which shall participate in development, has entered into a development agreement with the City and has entered into an agreement with the Design Engineer and Contractor to perform the development work.
- S. DEVELOPMENT – Any construction or activity which changes the basic characteristic or use of land on which construction or activity occurs, including but not limited to, any non-natural change to improved or unimproved real estate, substantial improvements to buildings or other structures, installation of utilities, mining, dredging, filling, grading, paving, extraction, or drilling operations.
- T. DEVELOPMENT CODE – A section of the City Municipal Code prepared by the City of Greeley Community Development Department which sets forth requirements and standards for land development, land use, and the *Subdivision Regulations*.
- U. DIP – Ductile-iron pipe.
- V. EASEMENT – A right granted by the property owner permitting a designated part or interest of the property to be used by others for specific use or purpose.
- W. EPA – Environmental Protection Agency
- X. ft² – square feet
- Y. ft/s – feet per second
- Z. GEOTECHNICAL ENGINEER – A partnership, corporation, or individual who is registered as a Professional Engineer, according to Colorado statutes, proficient in the area of soil mechanics, and who is hired by the Developer/Owner to conduct subsurface soils investigations and evaluations, ground water assessments, and other related engineering services.
- AA. gpcd – gallons per capita per day
- BB. gpd – gallons per day
- CC. gpm – gallons per minute
- DD. HP - horsepower

- EE. INSPECTOR – Representative of the City of Greeley designated to conduct construction/field observation.
- FF. LAND SURVEYOR – A registered Professional Land Surveyor, according to State of Colorado statutes, who is hired by the Developer/Owner to determine the boundaries and elevations of land and/or a structures and other related surveying services.
- GG. LIVING UNIT - one or more connected rooms, constituting a separate, independent housekeeping establishment for owner occupancy, or rental or lease as a single unit on a monthly basis or longer, physically separated from any other room or dwelling units which may be in the same structure and served by no more than one gas meter and one electric meter.
- HH. MAY – A permissive condition. Where the word “may” is used, no requirement for design or application is intended.
- II. NEC – National Electric Code
- JJ. NFRWQPA – North Front Range Water Quality Planning Association (regional 208 agency)
- KK. NON-POTABLE – Water that is not treated to approved drinking water standards and is not suitable or intended for human consumption, but is produced and delivered for irrigation use.
- LL. OSHA – Occupational Safety and Health Administration
- MM. OWNER – Any person having title or right of ownership in the surface estate of real property or leasehold interest within.
- NN. PGI – PVC Geomembrane Institute
- OO. PLANNING COMMISSION – Appointed members to advise the City Council on land use planning and development and to make decisions on land use matters.
- PP. PLANS – See CONSTRUCTION DRAWINGS.
- QQ. PLC – Programmable Logic Controller
- RR. PROFESSIONAL ENGINEER – An engineer registered with the State of Colorado according to State of Colorado statutes.
- SS. PROFESSIONAL LAND SURVEYOR – A land surveyor registered with the State of Colorado according to State of Colorado statutes.
- TT. psi – pounds per square inch
- UU. PVC – Polyvinyl chloride
- VV. SDC – City of Greeley *Design Criteria and Construction Specifications, Volume I, Streets.*
- WW. SDDC – City of Greeley *Design Criteria and Construction Specifications, Volume II, Storm Drainage.*

- XX. SDR – Standard Dimension Ratio (pipe outside diameter over minimum pipe wall thickness).
- YY. SHALL – A mandatory condition. Where certain requirements in the design or application are described with the “shall” stipulation, it is mandatory that these requirements be met.
- ZZ. SHOULD – An advisory condition. Where the word “should” is used, it is considered to be advisable usage, but not mandatory. Deviations may be allowed when reasons are given which show that the intent of the standard is met.
- AAA. SPECIFICATIONS – The construction specifications portion of the City of Greeley *Design Criteria and Construction Specifications, Volume III, Potable Water Distribution, Sanitary Sewer Collection, and Non-Potable Irrigation Systems*.
- BBB. STRUCTURE - Anything constructed or erected on or in the ground, the use of which requires a more or less permanent location on or in the ground, and, including, but not limited to, walls, retaining walls, fences, parking lots, parking slabs and oil and gas production facilities.
- CCC. STANDARDS – The design criteria portion of the City of Greeley *Design Criteria and Construction Specifications, Volume III, Potable Water Distribution, Sanitary Sewer Collection, and Non-Potable Irrigation Systems*.
- DDD. SUBCONTRACTOR – Any person, firm or corporation, other than the employees of the Contractor, who enters into contract with the Contractor, to furnish labor, materials, or labor and materials.
- EEE. SUBDIVISION REGULATIONS – A section of the Development Code prepared by the City of Greeley Community Development Department, which contains requirements for various land use, land development, and subdivision processes.
- FFF. UNCC – Utility Notification Center of Colorado.
- GGG. UNDERDRAINS – Private line or system that controls or managing any subsurface water on individual foundation lot or lots. No private underdrain systems shall be allow in Water & Sewer easements.
- HHH. UTILITY – City of Greeley Water and Sewer Department.
- III. UTILITIES – Shall mean all utilities, wet and dry, on site prior to the time of any design and development and all utilities proposed with design. Wet utilities shall include, but are not limited to potable water lines, sanitary sewer lines, non-potable irrigation lines, transmission gas lines, storm water lines, ditches and other runoff conveyance elements. Dry utilities shall include, but are not limited to electric lines, telephone lines, gas service lines, fiber optic lines, and cable television lines.
- JJJ. VFD – Variable Frequency Drive
- KKK. WATER AND SEWER DIRECTOR – Shall mean the Director of the City of Greeley Water and Sewer Department or their designated representative.

1.03 MINIMUM STANDARDS

- A. The City of Greeley’s Community Development Department has *Subdivision Regulations* and Development Code documents that can help define the various processes required for projects within the City.
- B. The City’s review and acceptance will only be to determine if the plans and specifications conform to the City’s requirements. The City’s review and acceptance will not relieve the Developer, Design Engineer and Contractor from responsibility for any variation from the City requirements or adequate design standards. The City’s review and acceptance shall not constitute any assumption of responsibility or liability for the design or construction. It is the intent and purpose of these standards and specifications to obtain high quality construction throughout, with the completed work complying with the City standards and specifications.
- C. All vertical and horizontal control shall be based on the currently adopted City of Greeley vertical and horizontal monumentation. Proposed reference monumentation shall be approved by the City prior to survey. A list of approved monuments may be obtained from the City.

1.04 RELATIONSHIP TO OTHER STANDARDS

- A. Whenever a provision of these Criteria and any other provision in any law, ordinance, resolution, rule, policy, or regulation of any kind contain any restrictions covering any subject matter within these Criteria, the most restrictive standard shall apply.
- B. The provisions of these Criteria and standards are minimum requirements that do not preclude the use of more restrictive standards by the Design Engineer or City.
- C. Adherence to these Criteria does not remove the Developer’s responsibility to investigate and obtain any other regulatory permits or approvals, from either local, regional, state, or federal agencies, that may be required for a particular project.

1.05 REVIEW AND ACCEPTANCE

- A. All potable water, sanitary sewer, and non-potable irrigation construction plans and specifications submitted to the City for review preliminary and final, comment, and acceptance shall be prepared by, or under the direct supervision of a Professional Engineer. Said Professional Engineer shall be responsible for the design, preparation of the construction drawings and reports, determining material specifications, and reviewing the field survey for accuracy.
- B. The construction plan review process for all development as outlined in the *Development Code* shall be followed.
 - 1. The preliminary plan set shall be reviewed by the City for general compliance with these Criteria and the City shall provide comments to the Developer or their agents regarding corrections, additions, and omissions.

2. All submittals to the City shall be done in accordance with the city Development Code.
3. It is the responsibility of the Design Engineer to confirm that submittals are in conformance with these current standards. Any preliminary or final submittal not meeting these criteria may be rejected without review.
4. After final corrections are made and the plans are accepted, the plans set shall be signed by the Water and Sewer Director or designated representative. The signing of the plans will constitute acceptance. The acceptance is qualified in that: ***The plans are reviewed and accepted for concept only and the plan acceptance does not imply responsibility by the Water and Sewer Department or the City of Greeley for accuracy and correctness. The plans acceptance does not imply that quantities of items indicated on the plans are the final quantities required. The plans acceptance shall not be construed for any reason as acceptance of financial responsibility by the Water and Sewer Department or City of Greeley for additional items not shown that may be required during the planning or engineering phase and the construction phase.***
- C. If the Design Engineer responsible for the plans disagrees with any requested changes to the submitted plans that may be required by the City for acceptance, such disagreement shall be brought to the attention of the City, and if required by the City, in writing.
- D. The Seal of the Design Engineer on plans so corrected and accepted for construction will signify that the Professional Engineer has reviewed, approved, and authorized said corrected plans for construction.
- E. No construction shall be undertaken without a City accepted and signed set of Construction Drawings and a recorded plat or required potable water, sanitary sewer, and/or non-potable irrigation exclusive easements.

SECTION 2

SUBMITTAL REQUIREMENTS

2.01 GENERAL

Requirements discussed in this section are the minimum for potable water distribution, sanitary sewer collection, and non-potable irrigation systems and are not meant to be all-inclusive. Other requirements may be needed for a complete design. The Design Engineer shall consider the maintenance and operational aspects of the potable water distribution, sanitary sewer collection, and non-potable irrigation systems' infrastructure, as well as, constructability in their design.

- A. All construction drawings shall be legible and submitted on PDF 22" x 34" sheets. Additional sizes may be accepted with prior approval.
- B. A legend describing all line types, symbols, and abbreviations shall be shown either on the cover sheet or each individual sheet.
- C. Each sheet in the Construction Drawings shall be marked "PRELIMINARY, NOT FOR CONSTRUCTION" with the date of submittal. This statement shall be removed on the final City accepted Construction Drawings.
- D. City accepted and signed construction plans are required prior to the City's issuance of construction permits.

2.02 PRELIMINARY CONSTRUCTION PLAN REQUIREMENTS

For Preliminary subdivisions, plans shall be submitted to the City for review and acceptance prior to the preparation of final Construction Drawings. Acceptance of the preliminary submittal shall constitute only a conceptual acceptance and shall not be construed as acceptance of specific design details. The preliminary plans set shall include the following:

- A. Cover Sheet
 - 1. Project name and location.
 - 2. City case or project number assigned by City Planning Department shall be included.
 - 3. A vicinity map specifying the project's geographical location with north arrow and adequate graphic scale and detail to be clear and uncluttered.
 - 4. Sheet index.
 - 5. Name of Owner and Developer.
 - 6. Name of the Design Engineer responsible for the design and preparation of the Construction Drawings and the Land Surveyor responsible for the project survey information.
 - 7. City recognized project benchmarks and two (2) horizontal control points to serve as the basis of the project horizontal control.

8. General Project notes from the *A2 – Final Construction Plans Checklist* in the appendix as applicable.

B. Utility Sheet

1. An acceptance signature block, located in the lower right hand corner of the Utility Plan drawing
2. Any additional information deemed necessary by the Design Engineer or City.
3. A general overview of the entire project including, but not limited to, streets (complete with names), alleys, lot and block numbers, all proposed and existing utilities on and within 100 feet of the project site, all existing and proposed easement, rights-of-way on and adjacent to the project site, and storm water facilities.
4. The entire project shall be shown on one (1) sheet unless the project is too large to show sufficient detail. City acceptance must be granted to show the project on more than one sheet and a key map to aid in drawing orientation and locating the sheet construction in relation to the overall project will be required on each sheet.
5. Proposed project phasing for utilities and structures.
6. Proposed point(s) of connection for potable water, sanitary sewer, or non-potable irrigation mains to the existing system(s). All existing potable and non-potable water lines shall be labeled with the pipe diameter, type of material, and year of installation (available from the City). All existing sanitary sewer lines shall show existing manholes, complete with rim and invert elevations, and pipe diameter.
7. Geotechnical bore locations shall be shown in plan view within the utility plans.
8. Any other information deemed necessary by the Design Engineer or City.

2.03 FINAL CONSTRUCTION PLAN REQUIREMENTS

Final Construction Plans shall contain the same information as indicated in the Preliminary Construction Plan Requirements section 2.02 of these Criteria with the following additional requirements:

- A. After one (1) year from the original acceptance date, the City may require resubmittal of the plans for review and acceptance due to revised or updated City design criteria or construction specifications.
- B. City accepted easements or a City accepted final plat must be executed before final Construction Plan acceptance.
- C. One set of 22" x 34" plans shall be submitted to the City for acceptance signatures when all known issues have been addressed to the satisfaction of the City. Additional sizes may be accepted with prior approval. Once the plans receive City signatures, the Developer or their agents shall make copies of the signed plans and provide them to the City.
- D. An electronic version, in a format acceptable to the City, of the final Construction Drawings

shall be provided to the City at the time of plan signatures.

- E. Potable water, sanitary sewer, and non-potable irrigation main designs shall be provided on separate plan and profile sheets specific to potable water, sanitary sewer, and non-potable irrigation.
- F. The Utility Plan shall contain a signature line for all Ditch Companies, or end user(s) if the ditch is not controlled by a Ditch Company, that have their facilities impacted or modified by the project.
- G. All utility verifications shall be in compliance with Colorado Revised Statute 9-1.5 as updated.
- H. “Call Utility Notification Center of Colorado (UNCC) at 1-800-922-1987 or dial 811 for utility locates 72 hours prior to any excavation work” shall be put on all drawing sheets.
- I. Conduit Plan
 - 1. The conduit plan serves to show all proposed utility conduits crossing public rights-of-way and easements. ***The conduit plan may be a separate sheet from the utility plan as requested by the City.***
 - 2. Provide a general overview of the project including but not limited to street names, street rights-of-way, all proposed and existing utilities, all proposed and existing easements, and lot and block numbers.
 - 3. Show all utility conduits crossing the public rights-of-way and easements and indicate the utility conduit diameter, number of conduits, depth of installation, and name of utility using the conduit.
 - 4. Add the following note to the conduit plan: “All utility conduit crossings of potable water, sanitary sewer and non-potable irrigation lines shall be encased in High Density Polyethylene (HDPE) or C900-16 PVC Pipe, with minimum Standard Dimension Ratio (SDR) 11 across the entire easement or right-of-way width. The encasement joint shall be butt fused. Flexible joints are not allowed.”
- J. Construction Plan View
 - 1. A key map shall be required on each sheet to aid in drawing orientation and locating the sheet construction in relation to the overall project.
 - 2. Provide a north arrow and horizontal graphic scale.
 - 3. A design horizontal scale of not less than 1" = 50'.
 - 4. Provide existing and proposed roads and alleys complete with names.
 - 5. Label proposed lot and block numbers.
 - 6. Provide existing wet and dry utilities including potable and non-potable water line pipe material, diameter and year of installation, and sanitary sewer manhole inverts and pipe diameter.

7. Clear distance between utilities shall be outside wall to outside wall.
 8. Show and label proposed and existing easements, rights-of-way, and property lines.
 9. List the name of adjacent developments or lots and their property owners.
 10. Indicate the proposed method of connection to existing potable water distribution, sanitary sewer collection, and non-potable irrigation systems.
 11. Show all proposed and existing potable water, sanitary sewer, and non-potable irrigation services. Indicate the station of service locations on the potable water, sanitary sewer, and non-potable irrigation mains or include a tabular list of stations.
 12. Provide linear stationing along the potable water, sanitary sewer, and non-potable irrigation mains.
 13. Provide match lines indicating references to adjacent sheet(s) of design.
 14. Where the minimum cover over sanitary sewer mains provides less than 10 feet of elevation difference between the top of foundation grade and the top of the sewer main, a note shall indicate the lot is served by a “shallow sewer” and appropriate elevation information shall be provided. Shallow sewer is defined in *Section 4* of these Criteria.
- K. Pothole information of all water or sewer mainlines and impacted services. At critical locations and as determined by City, with date including month and year, elevation, depth and datum.
- L. Construction Profile View
1. Provide the design vertical scale of not less than 1" = 10'.
 2. Show all existing and proposed utility crossings in compliance with Colorado Revised Statute 9-1.5 as updated.. Existing utility crossing locations and elevations shall be obtained from the current project design field survey. Existing utilities shall be potholed as required to perform complete and accurate design prior to construction plan acceptance. Field obtained elevations shall be provided on the Construction Drawings complete with when the field information was gathered, the exact location where it was collected, the Firm that performed the potholing and surveying, and the date the survey was conducted.
 - a. Clear distance between utilities shall be outside wall to outside wall.
 3. Where the potable water and sanitary sewer mains are within two feet vertically of each other, all water and sewer services that cross a main shall be shown.
 4. Provide the diameter, type of pipe material, pipe class, length of pipe between all fittings and manholes for proposed and existing potable water lines, sanitary sewer lines, or non-potable irrigation lines.
 5. Provide stationing for all potable and not-potable mainline appurtenances including but not limited to top of pipe elevations on proposed fittings, valves, and points of vertical

deflection.

6. Provide pipe slope, manhole inverts in and inverts out (main and service line), and rim elevations and manhole stationing for proposed sanitary sewer lines.
7. Provide match lines indicating references to adjacent sheet(s) of design.
8. Any other information deemed necessary by the Design Engineer or City.

M. Standard Drawing (Detail) Sheets

1. Include all project applicable City of Greeley Standard Drawings as part of the construction plans set. Water and Sewer Department Standard Drawings are provided in these Criteria. Refer to the Department of Public Works' *SDC* and *SDDC*, latest revision, for other project related details.
2. All City of Greeley Standard Drawings shall contain the City logo in the bottom left corner. If any standard City detail is modified, the City logo shall be removed from the detail and placed on a separate sheet before standard details. All modified detail shall be stamped by design engineer.
3. Where Standard Drawings are not applicable to the work, provide project specific construction details. These shall include construction details of critical connections, atypical crossings, special fittings and appurtenances, and any other details deemed necessary by the Design Engineer or City.

N. Requirements for Changes to Final Accepted Plans

1. Should circumstances warrant changes from the City accepted Construction Plans, acceptance of the changes shall be obtained from the City prior to construction.
2. All modified drawings shall be on 22" x 34" sheets. Depending on the extent of the changes, the City will decide if revised plans are required.

O. Wastewater Pumping Station (Lift Station) Final Construction Plans

1. Lift station final construction plan requirements are specific to the design requirements of the lift station in addition to state and regional guidelines. Refer to *Section 4* for lift station requirements.

P. Geotechnical bore logs and groundwater data shall be shown in the Construction Plans.

2.04 FINAL PLAT AND REPLAT REQUIREMENTS

- A. Final plats shall adhere to the requirements set forth in the City of Greeley Community Development Department *Subdivision Regulations* and the Department of Public Works' *SDC*, latest revision. The following requirements shall also apply:

1. Clearly show, label, and dimension newly dedicated and existing potable water, sanitary sewer, and non-potable irrigation easements.
 2. Clearly denote the allocation of any new or existing water dedication credits between the parcels included on the plat.
 3. Where minimum cover over sanitary sewer provides less than 10 feet of elevation difference between the finished top of foundation elevation and the invert of the sewer main, the plat shall indicate that the lot is served by a “shallow sewer”. Shallow sewer is defined in *Section 4* of these Criteria.
 4. Where a compound service is allowed for multiple buildings on a single lot the plat shall indicate that if the lot is ever subdivided the service and main configuration must be brought into alignment with the current City of Greeley Design Criteria.
 5. All platted lots shall be adjacent to a public potable water distribution and sanitary sewer collection main. No potable water or sanitary sewer services shall cross lot lines.
- B. An exception may be made for “zero lot line” and row house developments as defined in the Development Code.
- C. For all replats where lot lines or street locations change, all existing potable water, sanitary sewer, and non-potable irrigation mains, services, fire hydrants, fire sprinkler lines, etc. shall be relocated to their appropriate location or abandoned. Potable water distribution, sanitary sewer collection, and non-potable irrigation system designs in this replatted area must conform to the current City of Greeley Design Criteria.

2.05 LANDSCAPE PLANS REQUIREMENTS

- A. No plant material with mature growth greater than three (3) feet in height shall be planted within potable water, sanitary sewer, or non-potable irrigation easements.
- B. No shrubs shall be planted within five (5) feet or trees within ten (10) feet of potable and non-potable water meters, fire hydrants, sanitary sewer manholes, or potable water, sanitary sewer, and non-potable irrigation mains and services.
- C. Clearly show and label all proposed and existing potable water and non-potable irrigation meter pits/vaults, mains and services, sanitary sewer mains and services, fire hydrants, and easements on the landscape plans.
- D. Show and label all proposed water taps that will be used for landscape irrigation.
- E. Provide a table summarizing irrigation water use by area per Section **20-254** of municipal code
- F. Add sections 2.05-A and 2.05-B of these Criteria as notes on the landscape plans.

2.06 EASEMENTS

- A. When it is not feasible for potable water, sanitary sewer, or non-potable irrigation main installation to be in a dedicated street right-of-way, the installation shall be made within a

dedicated easement. The conditions for allowance of such an exception shall be determined for each individual case. The minimum easement width acceptable to the City is as follows:

1. For a dedicated potable water, sanitary sewer, or non-potable irrigation main easement containing just one (1) main, the width shall be twenty (20) feet or twice the depth to the invert of the pipe, whichever is greater. This easement shall be for the exclusive use by City of Greeley potable water, sanitary sewer, or non-potable irrigation mains. The easement name, which shall be “EXCLUSIVE WATER LINE EASEMENT”, “EXCLUSIVE SANITARY SEWER EASEMENT” or “EXCLUSIVE NON-POTABLE IRRIGATION EASEMENT”, and the easement width shall be labeled on the Construction Drawings and plat.
 2. For any combination with two utilities, potable water, sanitary sewer or non-potable irrigation main easements, the total width shall be thirty (30) feet or twice the maximum depth to the invert of each utility, whichever is greater. This easement shall be for the exclusive use by the City of Greeley. The easement name and the easement width shall be labeled on the Construction Drawings and plat.
 3. For any combination with three utilities, potable water, sanitary sewer or non-potable irrigation main easements, the total width shall be forty (40) feet or twice the maximum depth to the invert of each utility, whichever is greater. This easement shall be for the exclusive use by the City of Greeley. The easement name and the easement width shall be labeled on the Construction Drawings and plat.
- B. The mains within the easement shall be located a minimum ten (10) feet from the edge of the easement or equal to the depth to the pipe invert, whichever is greater.
- C. There shall be no detention ponds, berms greater than three (3) feet, permanent structures, fences, trees, shrubs with mature height greater than three (3) feet, or other obstructions that will impede the ability of the City to adequately maintain and service the main(s) located within the easement.
- D. Easements not dedicated with a plat, shall be dedicated by separate document and recorded prior to City acceptance of the Construction Drawings. Easement dedication by separate document shall include:
1. Easement Dedication Form. An easement dedication form shall be completed by the Developer. Standard easement dedication forms are available in the appendix. The completed easement dedication form must be signed by the property Owner and notarized.
 2. Exhibit Map. An exhibit map (8 ½” x 11”) with sufficient description information to establish the legal boundary of the easement shall be provided. The exhibit map shall show and label all existing easements, property lines, and public rights-of-way. The City may request additional information, not listed here, for the exhibit at the city's discretion.
 3. A Written Legal Description of the dedicated easement boundary.
 4. Funds for Recording. The Developer shall provide cash or a check made out to the **City of Greeley** for the easement recording fees. The City shall provide the recording fee

sum once all easement documents are finalized. *The City does not provide the funds for recording easement documents.*

5. Once the easement dedication documents are accepted by the City and the recording fees have been provided in the appropriate amount, the City shall have the easement documents recorded with Weld County.

2.07 HYDRAULIC REPORT – POTABLE WATER & SANITARY SEWER

A hydraulic analysis for the potable water distribution and sanitary sewer collection systems for a given project shall be submitted by the Design Engineer, as a report, to the City for review and acceptance. The report shall be accepted by the City prior to final Construction Drawing acceptance. The hydraulic analysis report will be reviewed by the City, along with the Construction Drawings, in the same review and acceptance process as outlined in *Section 1* of these Criteria. Projects that move forward to final design without a City accepted potable water distribution and sanitary sewer collection system hydraulic analysis report are subject to possible design changes, including but not limited to, pipe re-alignment, upsizing, extensions, and additional stubouts.

The objective of the hydraulic analysis report is to assist the Design Engineer with designing a project's potable water distribution and sanitary sewer collection systems to adequately serve peak demands while adhering to the design requirements set forth in these Criteria. For the potable water distribution system, the hydraulic analysis report serves as a tool for demonstrating the necessary number of connection points to the existing system for adequate water line looping, system reliability and required pipe sizing. For the sanitary sewer collection system, the hydraulic analysis report evaluates peak flow quantities, flow type, pipe capacity, and flow velocity and establishes appropriate pipe sizing.

Non-potable irrigation system hydraulic and design reports are also required for projects utilizing non-potable water for irrigation purposes; however, since non-potable irrigation systems are unique, the non-potable hydraulic and design report requirements have been provided in section 2.08 of these Criteria.

The written hydraulic report shall include the following information:

- A. Title Page
 1. Report title.
 2. Project name and location.
 3. The name, address, and phone number of the Owner, Developer and Design Engineer that prepared the report.
 4. Report preparation date.
- B. Engineer Certification Sheet
 1. The report shall be prepared by or under the supervision of a Professional Engineer, licensed to practice in the State of Colorado, possessing adequate experience in the design of potable water distribution and sanitary sewer collection systems. The report shall contain a certification sheet with the following statement to be signed and sealed

by the Design Engineer:

“I understand the City’s acceptance does not relieve the Design Engineer’s responsibility for errors, omissions, or design deficiencies for which the City is held harmless.

Registered Professional Engineer

(Affix Seal)

C. Table of Contents

D. Project Description and Location

1. Clearly state the location of the project. Provide a site vicinity map specifying the project’s geographical location and the project area in acres. The project acreage shall be the same as on the project plat.
2. Clearly state the land use zoning, estimated number of residential lots or living units, commercial square footages, and the irrigated acreages.
3. Indicate if the project will be phased. Elaborate on the anticipated timing for each project phase and the phase’s associated building and infrastructure construction.
4. For multifamily, commercial, or industrial developments, indicate if potable or non-potable water will be used for landscape irrigation.
5. Identify the locations of all potable water, sanitary sewer, and non-potable irrigation connection points to the existing systems.
6. Provide the pipe diameter, pipe material, and year of installation for the existing potable water, non-potable water, and sanitary sewer lines.

E. References and Appendices

1. Provide a page referencing all design criteria, resources, and modeling software used in preparing the hydraulic report.
2. Provide appendices as necessary to include modeling result printouts, copies of demand assumption data, and fire flow test results.
3. Hydrant flow tests results may be available from Greeley Fire Department (970-350-9511). Obtained fire flow test pressures will be evaluated for use by the City on a case by case basis.

F. Potable Water System Report Requirements and Assumptions

1. Provide all used equations, demand assumptions, and essential design requirements, parameters, and constraints.
2. Indicate the software package(s) and version used for the water system modeling.

3. Indicate in which City of Greeley potable water pressure zone the project is located.
4. Provide calculations for estimated population, design flows and velocities, irrigated acreage, irrigation application rates, peaking factors, and any other necessary design calculations.
5. Provide hydrant fire flow and fire sprinkler system flow requirements.

G. Potable Water System Analysis and Modeling

1. Modeling Scenarios

- a. Static. The static scenario shall establish the available water pressure for the site with no demands on the system and serves to check that pressure requirements are maintained.
- b. Peak hour demand plus fire flow. This scenario shall include peak hour domestic water use¹ demands plus fire flow².
- c. Peak hour demand plus fire flow with one (1) water connection closed. While using the determined potable water demands for the peak hour plus fire flow scenario, each connection to the existing potable water system shall be closed, in turn, and modeled. Fire flow shall be placed at a hydrant nearest to the closed connection. This scenario represents a worst-case water demand condition and shall only serve to demonstrate how the potable water distribution system within the development functions during this condition. It is acceptable to have the potable water system velocity requirements violated in this scenario only. The system must maintain a minimum pressure of 20 psi with fire flow.
- d. Phasing. Water modeling shall be required for the incomplete potable water system as indicated per the planned phasing on the Construction Drawings, in order to demonstrate that peak hour demand plus fire flow can be met for the interim phased condition.

The hydraulic report shall verify that a proposed potable water system can provide the required water demands for a given development, at an acceptable pressure, and meet the overall potable water system design requirements set forth in these Criteria. At the City's discretion all ultimate connections to existing water mains may be required regardless of development phasing. Upsizing water mains within a development as a means to increase water system capacity in lieu of making a connection to another water source, is not permitted.

If the hydraulic water model demonstrates that a larger main is required to serve the phased condition than would be needed for the full build out condition, the Developer is required to install the larger pipe at their expense and is not eligible for

¹ Domestic water use shall refer to all household and corresponding lot irrigation for single family and applicable multifamily residential potable water use. It shall also refer to all potable water use, including potable irrigation, for commercial and industrial uses.

² Fire flow shall be inclusive of fire hydrant and fire sprinkler flow. Residential, commercial, or industrial developments requiring fire sprinkler systems shall have fire sprinkler demands, in addition to hydrant fire flows, placed in the hydraulic water model at appropriate node locations.

pipe oversizing reimbursement from the City when the larger pipe is no longer needed.

- e. Additional scenarios. At the City's discretion, the City may require additional scenarios, adjustments to the fire flow placement, reservoir elevations, and existing system connections, revisions to the pipe and node schematic layout, and other model modifications as necessary to verify that the proposed potable water system will meet the design requirements and potable water demands of the development and the City as a whole.
- f. At the City's discretion, the hydraulic analysis may be required to extend beyond the limits of the project boundary.
- g. Demands for undeveloped parcels shall be calculated based on the higher of the current or anticipated land use or zoning of the property.
- h. Model must be compatible and capable of being integrated with City's hydraulic model developed with InfoWater. Model must be provided to Water and Sewer upon request.

2. Modeling Procedure

- a. Connections to the existing potable water distribution system are typically denoted as reservoirs with the same hydraulic grade elevation. The City shall provide inflow pressure.
- b. Place estimated domestic water, fire sprinkler, and irrigation tap demands at appropriate node locations within the model as they relate within the project.
- c. Locate fire flow demands at hydrant locations according to the modeling scenarios in section 2.07-G of these Criteria. The maximum allowable fire flow provided from any one (1) hydrant shall be 1,500 gpm. If the required fire flow is in excess of 1,500 gpm, the next closest hydrant shall be used until the required fire flow is met.
- d. Depending on the location of the development, existing potable water system performance and reliability in the area, number of available potable water connections, and surrounding land uses, some of the project's proposed potable water connections may require modeling as a demand point or no connection instead of a water source. The City shall provide additional outflow demands for a development on a case by case basis.

H. Potable Water System Report Results

- 1. Provide a schematic layout of the potable water distribution system showing and labeling the reservoir connections, pipe network, and demand nodes as presented and analyzed for each water model scenario.
- 2. Provide a Reservoir Report for the static condition. The Reservoir Report shall include the following information:
 - a. Reservoir Identification Label

- b. Elevation (ft) per City of Greeley datum
- 3. Provide Pipe Reports for all modeled scenarios. Pipe Reports shall include the following information.
 - a. Modeled Scenario Title
 - b. Pipe Identification Label
 - c. Pipe Length (ft)
 - d. Pipe Diameter (in)
 - e. Pipe Material
 - f. Hazen-Williams Coefficient
 - g. Pipe Control Status (open or closed)
 - h. Pipe Velocity (ft/s)
 - i. Upstream Calculated Pressure (psi)
 - j. Headloss (ft)
- 4. Provide Junction/Node Demand Reports for all modeled scenarios. Junction/Node Demand Reports shall include the following information:
 - a. Modeled Scenario Title
 - b. Node Identification Label
 - c. Node Elevation (ft) per City of Greeley datum
 - d. Node Demand (gpm)
 - e. Calculated Hydraulic Grade (ft)
 - f. Pressure (psi)
- I. Potable Water System Design Conclusions
 - 1. Discuss hydraulic analysis results for all modeled scenarios.
 - 2. Confirm that the pipe velocity and pressure requirements during the peak hour demand plus fire flow operating condition are met per *Section 3* of these Criteria.
 - 3. Confirm that the pressure requirements during the peak hour demands plus fire flow operating conditions, with one water connection closed, are met per *Section 3* of these Criteria.
 - 4. Discuss any potable water line oversizing required by the City over and above what is

necessary for the development's potable water needs.

5. For phased developments, discuss phased construction of the potable water distribution system and confirm that potable water pipes are sized and looped appropriately to meet the peak hour, plus fire flow demand velocity and pressure requirements during the interim condition.

J. Sanitary Sewer System Design Requirements and Assumptions

1. Provide all used equations, demand assumptions, and essential design requirements, parameters, and constraints.
2. If a model is required, it must be compatible with the City's InfoSWMM model. Model must be provided to Water and Sewer upon request.
3. Provide calculations for estimated population, design flows, peaking factor(s), hydraulic design, infiltration, flow type, and any other necessary design calculations.

K. Sanitary Sewer Systems Analysis and Modeling

1. If the development is phased, the sanitary sewer system shall be analyzed for full build out. This evaluation shall include the development's sanitary sewer flows and anticipated offsite sanitary sewer flows impacting the sanitary sewer system within the development.
2. Evaluate the development's sanitary sewer sizing for capacity to convey offsite flows.
3. Undeveloped areas shall have sanitary sewer flows calculated based on the higher of the current or anticipated land use or zoning of the property.
4. The City may require additional analysis in order to further verify that the proposed sanitary sewer system will meet the design requirements and needs of the development and the City. The City will evaluate sanitary sewer system hydraulic evaluations on a case by case basis.

L. Sanitary Sewer System Report Results

1. Provide a schematic layout of the sanitary sewer collection system showing and labeling all manholes, design points used for analysis, pipe slopes, and pipe sections.
2. Provide written calculations or printouts of software analysis results for each pipe evaluation including the following information:
 - a. Pipe Diameter (in)
 - b. Material
 - c. Date of installation
 - d. Pipe Slope (%)

- e. Sub and Super Critical Calculations, when a model is required
 - f. Manning's n Value
 - g. Pipe Discharge-(gpm)
 - h. Pipe Flow Velocity (ft/s)
 - i. Pipe Flow Depth (in)
 - j. d/D (depth of flow/diameter of pipe)
 - k. Maximum Capacity at d/D of 50% and/or 80% – (gpm) dependent on date of installation
- M. Sanitary Sewer System Conclusions
- 1. Discuss analysis results for all pipe evaluations.
 - 2. Confirm that acceptable pipe velocities and flow depth criteria are met.
 - 3. If design constraints arise and pipe velocity, flow depth, minimum allowable slope per pipe diameter, or any other Criteria requirements cannot be maintained, the Design Engineer shall provide the City written explanation as to why the Criteria is violated, why the non-standard sewer system design should be accepted, and request a variance to the Criteria. Water & Sewer Department acceptance is required for the variance.
 - 4. Discuss any sanitary sewer main oversizing required by the City over and above what is necessary for the development needs.
 - 5. Indicate if the development is served by “shallow sewer.” Shallow sewer is defined in *Section 4* of these Criteria.
 - 6. Discuss potential impacts that future upstream developments may have on the sanitary sewer capacity through the proposed development. Explain the capacity issues within the development and the proposed solutions for resolving them.
- N. Supplemental Engineering Calculations
- 1. These calculations shall include but are not limited to pipe restrained lengths, external pipe load analysis, traffic loadings, casing pipe wall thickness, and air and vacuum release valve sizing.
 - 2. Any calculations deemed necessary by the Design Engineer or City.
- O. Wastewater Pumping Stations (Lift Station) Design Report
- 1. Refer to *Section 4* of these Criteria and CDPHE for lift station design and approval guidelines and lift station design report requirements.

2.08 DESIGN REPORT – NON-POTABLE IRRIGATION SYSTEM

The objective of the non-potable irrigation system design report is to assist the Design Engineer with designing a non-potable irrigation system and storage facility to adequately serve peak season irrigation demands while adhering to the design requirements set forth in these Criteria. Refer to section 2.07 of these Criteria regarding report review and acceptance.

The non-potable irrigation system design report shall include, but is not limited to, the following information:

- A. Title Page, Engineer Certification Sheet, and Table of Contents requirements, refer to section 2.07 of these Criteria.
- B. Project Description and Location
 - 1. Clearly state the location of the project. Provide a site map identifying the project area and location of the non-potable storage facility (pond), pump station, discharges/fill lines, and overflow works.
 - 2. Indicate if the non-potable system will be phased. Elaborate on the anticipated timing of the project phasing and how it will affect the overall design and construction of the non-potable irrigation system.
 - 3. If connecting to an existing non-potable irrigation system, identify locations of pipe connections. Provide the pipe diameter, pipe material, and year of installation of the existing main.
- C. References and Appendices
 - 1. Provide a page referencing all design criteria, resources, and modeling software used in preparing the design report.
 - 2. Provide appendices as necessary to include supplementary information.
- D. Non-potable Irrigation System Report Requirements and Assumptions
 - 1. Provide all used equations, assumptions, design methodologies, essential requirements, parameters, and constraints.
 - 2. Indicate any software package(s) and version used for the non-potable pipe system modeling. The model should be compatible with Innovyze InfoWater for incorporation into the City's model.
 - 3. Provide calculations for determining irrigated acreage, required storage volume, pond design including high and low operating elevations, watering requirements, application rates, and design flow.
 - 4. Provide the number and type of pumps, motor horsepower, system head curves, head computations, discharge pressure, and any other pertinent information for the pump system design.
- E. Discussion Items
 - 1. Discuss specific design features of the non-potable irrigation system and their

requirements, including but not limited to, non-potable/potable water sources and means of delivery into the system, the lining and aeration system, pond shoreline treatment, overflow works, and pond design.

2. General design requirements for the pump station, including but not limited to, power and electrical requirements, control and monitoring systems, and building requirements.

F. Non-Potable Irrigation System Analysis and Modeling

1. The non-potable irrigation system shall be modeled for the static scenario and the design irrigation demands scenario. Refer to section 2.07 of these Criteria for modeling procedures and report results requirement.

G. Non-potable Irrigation System Design Conclusions

1. Discuss hydraulic analysis results for all modeled scenarios.
2. Confirm that the pipe velocity and pressure requirements during irrigation demand are met per *Section 5* of these Criteria.

H. The City may require electronic copies of the hydraulic models be submitted.

2.09 GEOTECHNICAL SOILS REPORT

- A. A geotechnical soils evaluation, prepared by or under the supervision of a Geotechnical Engineer, licensed in the State of Colorado, shall be submitted to the City for review and shall be accepted by the City prior to final Construction Drawing acceptance. The geotechnical soils report shall describe the classifications and characteristics of the soils encountered on the project and include recommended methods of backfilling and compaction. Refer to the Department of Public Works' *SDC*, latest revision, for soils testing and geotechnical soils report requirements.
- B. The Geotechnical Engineer shall evaluate groundwater conditions for the site and provide recommendations for sanitary sewer main groundwater barriers.

2.10 VERIFICATION SURVEY DRAWING REQUIREMENTS

- A. Prior to paving, the Design Engineer shall provide the City with a survey of the installed potable water, sanitary sewer, and non-potable irrigation systems. The purpose of this survey is to verify that the mains and appurtenances were installed per design and within allowable construction tolerances. Once the City has accepted the verification survey, the City shall give the Contractor written notice to proceed with paving construction. ***Verification Survey plans are not As-Constructed Record drawings.*** See section 2.11 of these Criteria for As-Constructed Record Drawing requirements.
- B. The Verification Survey drawing(s) shall be prepared for easy modification and transition to final As-Constructed Record drawings.
- C. The Verification Survey drawings shall be modified from the original construction plan and profile sheets showing the design information as well as the surveyed information. The original design information shall be shown as "lined through" if as constructed conditions differs from approved construction plans. The surveyed information shall be located in the

same area as the design information and shall be either “clouded” or made with a heavier line weight than the design information for clear differentiation.

- D. Verifications Survey drawings shall be prepared by a Professional Engineer. Surveyed elevations for the Verification Survey shall be obtained by a Colorado Registered Land Surveyor. The Surveyor shall obtain horizontal locations, surveyed elevations and information for the following: To the same precision and datum as design drawings.
1. Potable and non-potable – Horizontal locations of valves, fire hydrants, blow-offs, air/vacuum release valves, and top of pipe elevations at all valves.
 2. Sanitary sewer – Horizontal locations of manholes, diameter of manholes, sizes of installed pipe, invert elevations of all mainline pipes and services entering and exiting a manhole, distances between manholes, pipe slopes based on the surveyed invert elevations, and proposed manhole rim elevations.
 3. Utilities – Provide horizontal and vertical location of all existing and proposed utility crossings.
 4. For potable and non-potable water lines, provide the proposed final ground elevations at all valve boxes. ***Surveyed top of valve nut and valve nut key extension elevations. This information must be used to calculate top of pipe elevation based on the height of the installed valve bonnet, which varies due to pipe diameter and valve manufacturer.***
 5. Any other surveyed information as required by the City.
- A. Construction tolerances shall be:
1. Water System - Horizontal locations: ± 0.30 feet and Elevations: ± 0.30 feet
 2. Sanitary System - Horizontal locations: ± 0.30 feet and Elevations: ± 0.08 feet
- B. Survey measurement accuracy shall be:
1. Horizontal locations: ± 0.10 feet
 2. Elevations: ± 0.01 feet
- C. A completed A5 – *Verification Survey Checklist and Certification* form found in the appendix, shall accompany the submitted Verification Survey plans.

2.11 AS-CONSTRUCTED RECORD DRAWING REQUIREMENTS

- A. The Contractor and Design Engineer shall be responsible for recording As-Constructed information on a set of Record Drawings kept at the construction site. A representative of the Developer shall monitor construction to assure that changes in construction (as approved in writing) and other pertinent details, such as horizontal location of fittings and manholes, valves, top of pipe elevations, manhole inverts, service tap locations, pipe sizes, depths, etc. are kept current on the As-Constructed Record Drawings.
- B. Where the construction is phased with a more than 30-day lapse between phases, As-Constructed Record Drawings shall be submitted to the City after each completed phase. The

Construction Drawings for all future phases shall also reflect the “As-Constructed” conditions of the previous phases.

- C. At a minimum, the As-Constructed Record Drawings set shall include the following sheets from the original accepted Construction Drawings:
1. Cover Sheet
 2. Utility Plan
 3. All potable water, sanitary sewer, and non-potable irrigation plan and profile sheets.
 4. All construction details and City of Greeley Standard Drawings that were used in the construction of the potable water distribution, sanitary sewer collection, and non-potable irrigation.
 5. Landscape plans.
- D. The As-Constructed Record Drawings shall show the original design information as well as the As-Constructed information. The original design information shall be shown as “lined through”. The As-Constructed information shall be located in the same areas as the design information and shall be either “clouded” and/or made with a heavier line weight as the design information for clear differentiation. The month and year of the construction shall also be noted.
- E. A Colorado Registered Land Surveyor shall certify the As-Constructed horizontal locations and surveyed elevations of all items listed in section 2.10 of these Criteria in addition to:
1. Final sanitary sewer manhole rim elevations and Inverts.
 2. Final top of water valve box elevations, top of pipe.
 3. Construction tolerances shall be evaluated based on original design and City design criteria.
 4. Measurement tolerances shall be:
 - i. Horizontal locations: ± 0.10 feet
 - ii. Elevations: ± 0.01 feet
- F. The project responsible Design Engineer and Land Surveyor shall observe construction, as required, in order to certify the conditions and information recorded on the As-Constructed Record drawings is true and correct.
- G. The General Contractor for the project shall sign each drawing sheet of the As-Constructed Record plans set with the following statement:
- I, _____, hereby state that this project was constructed to City of Greeley accepted Construction Drawings and standards, as designed by the project Design Engineer, and as field staked by the project Land Surveyor. All deviations to the approved Construction Drawings, standards, design, or survey were so noted on field drawings and these were

provided to the project Design Engineer for acceptance and inclusion in the As-Constructed Record Drawings.

Construction Company

Address

Authorized Representative

Title

Date

- H. A Professional Land Surveyor shall perform or directly supervise all field survey data collection to verify the As-Constructed conditions and shall stamp and seal each drawing sheet in the As-Constructed Record Drawing set with the following statement:

I, _____, hereby state that this project was field staked for construction per City of Greeley accepted Construction Drawings and standards and in accordance with the project design. I certify that the field survey information obtained for the As-Constructed Drawings was obtained in accordance with City current standards and is accurately represented on these As-Constructed Record Drawings.

Registered Professional Land Surveyor

(Affix Seal)

- I. A Professional Engineer shall review all the As-Constructed information for compliance with the original approved design and standards and shall stamp and seal each drawing sheet in the As-Constructed Record plan set with the following statement:

I, _____, hereby state that I have reviewed the As-Constructed information provided by the project Contractor and project Land Surveyor. I certify that according to the information provided the As-Constructed Record Drawings are in compliance with the City of Greeley accepted Construction Drawings and standards and will function as designed.

Registered Professional Engineer

(Affix Seal)

- J. As-Constructed Record signed and sealed drawings shall be submitted to and accepted by the City prior to issuance of Substantial Completion, in the form of one electronic PDF version and one file package containing GIS spatial data compatible with ESRI ArcGIS. The two (2) year warranty period for the installed potable water, sanitary sewer, and non-potable irrigation systems will begin **after** the Certificate of Substantial Completion has been issued by the City. The request for the Substantial Completion Certificate may be initiated by the City or requested by the Developer, but in all cases is the sole responsibility of the Developer.
- K. The City will compare the certified As-Constructed Record Drawing information with the approved Construction Drawings, previously submitted Verification Survey, and information the City may be aware of during the construction process. Any corrections, additions, or

omissions to the As-Constructed Record Drawings shall be provided to the Design Engineer who prepared the As-Constructed Drawings for changes.

- L. The Certificate of Substantial Completion, will NOT be granted until the As-Constructed Drawings for the potable water, sanitary sewer, and non-potable irrigation systems are accepted by the City. (Ordinance 44, 2002)
- M. The Certificate of Final Acceptance occurs at the end of the two year warranty period and final walk through of the project.

2.12 REIMBURSEMENT FOR PUBLIC INFRASTRUCTURE DESIGN AND INSTALLATION COSTS

- A. The City may require the Developer to install a potable water, sanitary sewer or lift station, non-potable irrigation main or non-potable pond and pump station larger than is needed to adequately serve development.
- B. For the installation of mains the City will reimburse the Developer for the materials costs above that required for the development. The difference in materials costs shall only include the difference in pipe materials, manhole materials, valve materials, and fitting materials. Additional materials costs, if any, shall be agreed upon in writing, prior to commencement of construction.
- C. For sanitary sewer collection main oversizing, the City may reimburse the Developer for additional costs due to sanitary sewer main installation excavation depth or width beyond that required for the development.
- D. If the City requested oversizing results in significant change to horizontal or vertical alignment, additional reimbursement may be agreed to prior to construction.
- E. For the installation of sanitary sewer lift stations and non-potable ponds and pump stations the City will reimburse the Developer for the materials costs above those required by the development on a pro rata basis using the portion of the lift or pump station capacity that is not required for the development. The scope of the reimbursement and the reimbursement ratio shall be agreed upon in writing prior to the commencement of construction.
- F. For non-potable pond oversizing, the City may reimburse the Developer for extra depth costs due to additional excavation above that required size for the development.
- G. The Developer shall submit a materials list with unit prices, quantities, and, if appropriate, a cost comparison between the two pipe sizes under consideration. Reimbursement will only be paid after the As-Constructed Record Drawings have been accepted by the City. Copies of material invoices for materials delivered to the development site and used in construction shall be provided along with the Developer's request for reimbursement.
- H. If the Developer is required to design and construct off site potable water, sanitary sewer, or non-potable irrigation mains in order to serve the development, the Developer may be eligible for design and construction cost reimbursements from other developments that connect to that main. Conversely, if the Developer connects to potable water, sanitary sewer, or non-potable irrigation mains constructed by another Developer or the City, the Developer may be required to participate in the design and construction costs of those lines. Refer to the *City*

of Greeley Charter and Code, Title 14: Public Services, sections 14.08.360, 14.08.370, 14.08.380, 14.12.080, 14.12.090 and 14.12.100, for additional reimbursement requirements.

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SECTION 3

POTABLE WATER DISTRIBUTION SYSTEM DESIGN CRITERIA

3.01 GENERAL

The purpose of this section is to provide information for the design and layout of a potable water distribution system. Potable water distribution system design shall be in accordance with the City of Greeley *Water Master Plan*, latest revision, and these Criteria.

This section is not intended to be inclusive of all situations and the Design Engineer may be required to use additional engineering judgment to meet the overall design intent for constructability and long-term operations and maintenance. **This Design Criteria typically applies to potable water mains sixteen-inches (16”) in diameter and smaller.** The City of Greeley Water and Sewer Director reserves the right to make final determinations of the system design based on the best interest of the City’s system. Refer to standard detail drawings for additional design information.

3.02 DEFINITIONS

A. Potable Water Distribution Mains

1. A potable water distribution main is a water pipe that primarily serves as a delivery conduit to transport potable water from transmission mains directly to individual water services.
2. Potable water distribution mains within the City are eight-inches (8”), twelve-inches (12”), and sixteen-inches (16”) in diameter.

B. Potable Water Transmission Mains

1. A potable water transmission main is a water pipe that primarily serves as a delivery conduit to transport potable water directly to the distribution mains.
2. Potable water transmission mains are larger than sixteen-inches (16”) in diameter.

C. Potable Water Services

1. Potable water services include all piping, fittings, and appurtenances used to convey potable water from the distribution main to the customer.

3.03 DESIGN FLOW

- A. The potable water distribution system shall be designed to transport peak hour plus fire flow demands in accordance with these Criteria.
- B. All water demands used in the design of potable water distribution systems are subject to approval by the City.

C. Design Flow

1. The water demand criteria presented in the following table are minimum criteria and the City reserves the right to modify the Criteria, at any time, for the design of specific projects. Potable water demand criteria for uses not provided in the table shall be determined during system design.

TABLE 3-1: Potable Water Design Flow

Residential			
Zoning based on <i>City of Greeley Charter and Code, Chapter 24.401, Zoning</i>			
Use	Units Per	Occupancy	Peak Hour Demand
R-E	3	3.1 persons	1.9 gpm/unit
R-L	5	3.1 persons	1.9 gpm/unit
R-M	10	2.7 persons	1.7 gpm/unit
R-H	20	1.7 persons	1.1 gpm/unit
R-MH	15	1.7 persons	1.1 gpm/unit
*Use these unit per acre values unless specific unit counts are known			
Commercial			
Where uses are known, use the specific demand values. Commercial demands based on 1000 ft ² of building area unless noted otherwise. Otherwise use the appropriate zoning demand values.			
Use	Average Day Demand without Irrigation		
C-L	1500 gpd per acre		
C-H	3000 gpd per acre		
I-L & I-M	1500 gpd per acre		
I-H	3000 gpd per acre		
Use	Average Day Demand		
Restaurant	500 gpd		
Retail/Office	200 gpd		
Grocery	430 gpd		
Laundry, Dry Cleaning	1000 gpd		
Auto Dealer, Repair/Service	115 gpd		
Car Wash with Water	1500 gpd		
Hospital	380 gpd		
Hotel/Motel	350 gpd		
Retirement & Nursing	350 gpd		
School	12 gpd/student without showers 36 gpd/student with showers		
Religious Building	300 gpd		

Warehouse (Non-	25 gpd
Irrigation	25 gpm per acre

2. Irrigation is included in the residential water demand, but not included in the commercial water demand. Irrigation demands for commercial uses shall be determined using the provided irrigation demand criteria and the commercial development's estimated irrigated acreage.
3. For residential demands without irrigation flows, a base flow of 60 gallons per capita per day shall be used.
4. Treat Mixed-Use High Intensity Zoning as 50% R-H and 50% C-H and Mixed-Use Low Intensity Zoning as 50% R-H and 50% C-L unless a more detailed breakdown is known.
5. Due to the extreme variation in water consumption amongst the different types of industry, industrial water demands shall be determined during system design when the industrial use is known.

D. Fire Flows

1. Contact City of Greeley Fire/Rescue Department (970-350-9510) for the latest adopted fire code and to confirm project fire flow requirements.
2. For design purposes, the maximum allowable fire flow provided from any one (1) hydrant is 1,500 gpm. Fire flow may be obtained from more than one (1) fire hydrant providing the additional hydrants are accessible to any possible fire location and meet the spacing requirements and distances from structures as specified in section 3.19 of these Criteria and by the City of Greeley Fire Department.

3.04 PRESSURE REQUIREMENTS

Potable water distribution systems must be designed to provide minimum and maximum system pressures as discussed in the following sections. Water system pressure information for the City's existing system shall be verified by the City.

- A. The potable water distribution system in all areas shall be designed for a maximum pressure of 125 psi and a minimum pressure of 40 psi at peak hour demands without fire flow.
- B. Twenty (20) psi residual pressure is required at any one (1) hydrant with peak hour demand plus fire flow with one (1) water connection closed.
- C. Pressure zones shall conform to existing City of Greeley pressure zones as provided in the *Water Master Plan*, latest revision. Specific information on the pressure zones or to confirm which pressure zone a development or site is actually located may only be obtained from the City.
- D. Pressure regulating valves (PRV) will be required between pressure zones. The final PRV location shall be determined by the City.

TABLE 3-2: Pressure Zone High Water Levels

Zone 1: 4830' (HWL- High Water Level)
Zone 2: 4940' (HWL)
Zone 3: 5040' (HWL)
Zone 4: 5200' (HWL)

3.05 HYDRAULIC DESIGN

A. Friction Coefficient

1. Potable distribution mains shall be designed using a Hazen-Williams friction coefficient "C" equal to 120.

B. Velocity

1. All pipes shall be sized for a maximum water velocity of no greater than five (5) feet per second (fps) at peak hour demand and seven (7) fps at peak hour demand plus fire flow.

C. Head Loss

1. Head loss in pipes twelve-inches (12") in diameter or less, at peak hour demand plus fire flow, shall not exceed ten (10) feet of head loss per 1,000 linear feet of pipe (10 ft/1,000 ft).
2. For sixteen-inch (16") diameter pipes, head loss at peak hour demand plus fire flow shall not exceed three (3) feet of head loss per 1,000 feet of pipe (3 ft/1,000 ft).

3.06 POTABLE WATER MAIN SIZE

- A. Unless specifically indicated in the *Water Master Plan*, sixteen-inch (16") mains are required every mile and twelve-inch (12") mains are required every half-mile. Other distribution mains shall have a minimum diameter of eight-inches (8").
- B. Hydrant leads connecting to the potable distribution system shall be six-inches (6") in diameter. Other pipe diameters for hydrant leads are prohibited.

3.07 DEPTH OF BURY

- A. The minimum depth of cover shall be five (5) feet and the maximum depth of cover should generally not exceed six (6) feet. Design preference is to minimize lowering which can be challenging to locate and maintain.
- B. When design or constructability constraints are present, deeper or shallower water main installation may be permitted only with acceptance from the City. Additional design and installation considerations may be required by the City depending on the situation. Design

considerations should minimize additional fittings and elevation changes where feasible.

3.08 CONNECTIONS TO THE EXISTING POTABLE WATER SYSTEM

- A. Main connections to the existing potable water distribution system may be made by wet tap or cut in tee. The City shall make all twelve-inch (12") diameter or smaller wet taps on the existing system. It is the Contractor's responsibility to provide all approved tapping materials (tapping sleeves, tapping valves, insulator kit, etc.) when the City is drilling the wet tap.
- B. All wet taps greater than twelve-inch (12") diameter and all cut-in tees shall be made by the Contractor under the direct supervision of the City.
- C. For direct wet taps on existing transmission mains or sixteen-inch (16") and larger distribution mains, manufacturer's shop drawings and specifications for the proposed tapping sleeve shall be submitted to the City for review and acceptance prior to installation of the tapping sleeve by the Contractor.
- D. Direct taps on existing transmission mains or sixteen-inch (16") and larger distribution mains shall require the installation of an insulator kit between the tapping sleeve and tapping valve.
- E. Construction documents shall include a note for all wet taps: "Contractor to reference specifications for approved tapping materials and installation wet taps 16" and larger shall contact Distribution for direct supervision of installation by the City."

3.09 LOCATION AND LOOPING OF POTABLE WATER MAINS

- A. Potable water mains shall be located in the center of a dedicated street right-of-way, where feasible, or within a dedicated exclusive easement of appropriate width. If narrow street sections do not allow the water line to be located in the center of the street right-of-way while maintaining clearances from other utilities and the lip of street gutter, the City may allow the potable water main to be located five (5) feet offset from centerline of the street right-of-way. City approval is required for all other proposed potable water main locations.
- B. The centerline of potable water mains shall not be placed closer than five (5) feet to the lip of street gutter without prior acceptance by the City. Preferred location is to maximize distance from lip of gutter
- C. Potable water mains serving a cul-de-sac shall be extended to within ten (10) feet of the lip of street gutter at the end of the cul-de-sac and shall have a hydrant assembly placed on the end of the line.
- D. A potable water main serving one (1) lot shall extend all the way across the frontage for that lot.
- E. Permanent dead-ends longer than 300 feet are prohibited. City preference is no dead-end lines.
- F. Temporary dead-ends shall have fire hydrant or a flushing station with an acceptable discharge point at the end of the line.

- G. For temporary phasing, an adequate number of connections to the existing potable water distribution system shall be provided such that no more than fifteen (15) single family units, or the equivalent flow, can be constructed.
 - 1. Potable water mains shall extend to the extremities of the property or the subdivision served. Extensions shall be in appropriate locations to provide adequate water connections and to maintain looping requirements for adjacent, future developments and to facilitate the completion of the grid described in section 3.06 of these Criteria.
 - 2. Water mains shall be extended offsite when required to tie into the existing distribution system for additional water source connections. Appropriately sized easements shall be provided.
- H. In all instances, the City shall determine the potable water system looping, connections, and valving in order to maintain overall water system performance. Ultimately, the required source connections to the existing potable water system shall be solely determined by the Water & Sewer Department.

3.10 POTABLE WATER SYSTEM PHASED INSTALLATION AND STUBOUTS

- A. Potable water distribution system phasing, if proposed by the Developer, shall be clearly identified on the overall utility plan. Water plan and profile sheets shall clearly show and label the phasing transitions in the potable water line design.
- B. The proposed potable water system phasing shall maintain looping integrity within the system as described in section 3.09 of these Criteria.
- C. The phased potable water system design shall meet the phased water demands for the development and adhere to all potable water system and hydraulic design requirements provided in these Criteria.
- D. Locate line valves and temporary fire hydrant and flushing station at the end of each phase or stub out, as described in section 3.09 of this criteria. The stubout shall be shown on the potable water plan and profile sheets.
- E. Phased water line or stubout construction shall be extended a minimum ten (10) feet beyond phased street paving to avoid asphalt removal during excavation for future connections.
- F. Phased potable water mains or stubouts intended for future connections shall be valved such that only one (1) valve needs to be closed when the main is extended and no customers are without water service when the line is extended. The valve must be appropriately restrained so it will not “blow off” when the water line is exposed and all thrust blocking is removed for the extension. See section 3.14 of these Criteria regarding pipe restraint.
- G. The maximum length of a stubout shall be fifty (50) feet unless otherwise approved by the City.
- H. Potable water main stubouts not utilized shall be abandoned. Refer to appendix section A9 – *Policies Impacting Design and Construction* for abandonment procedures.

3.11 PIPE MATERIAL

- A. Potable water pipes less than or equal to sixteen-inches (16”) in diameter shall be AWWA C151 cement-lined ductile iron pipe or AWWA C900-16 polyvinyl chloride (PVC) pressure pipe.
1. HDPE pipe and fused PVC may be used with City approval for specifically identified purposes, location and uses such as horizontally bored crossings.
- B. The Design Engineer shall specify the pipe material and class, as required for specific project conditions. The pipe material and class shall be called out on the Construction Drawings.
- C. All ductile iron pipe shall be protected against soil corrosion based on the corrosion level determined from pH and Resistivity levels in accordance with the following table. If the corrosion level is found to be Medium or lower, the pipe shall be wrapped with 8-mils of V-Bio Enhanced Polyethylene Encasement in accordance with AWWA C105. If the Corrosion level is Medium-High or High, then additional Zinc coating of the pipe shall be required.

TABLE 3-3: Corrosive Soil Function of pH and Resistivity

pH	Resistivity (Ohms-cm)	Corrosion
<3.5	Any	High
3.5-4	<4,500	High
	>4,500	Medium-High
4.5-5.5	<4,500	High
	4,500-5,000	Medium-High
	>5,000	Medium
5.5-6.0	<1,000	High
	1,000-5,000	Medium-High
	5,000-10,000	Medium
	>10,000	Medium-Low
6.0-9.0	<1,000	High
	1,000-3,000	Medium-High
	3,000-10,000	Medium
	10,000-20,000	Medium-Low
	>20,000	Low

3.12 VALVES

- A. All valves shall be located in dedicated street right-of-way or within a dedicated exclusive easement of appropriate width. City approval is required for all other proposed valve locations.

B. Gate Valves

1. Gate valves are assigned in the potable water distribution system so that no single accident, break, or repair necessitates shutting down a length of pipe greater than 500 feet in all directions or no more than fifty (50) single family units, or the equivalent single family flow for non-residential developments, are out of service at any one time.
2. At street intersections, gate valves shall be located at the extension of property lines, wherever possible.
3. Gate valves shall be located a minimum five (5) feet away from the edge of concrete cross pans or cutters and away from intersection. This requirement has precedence over section 3.12-B. of these Criteria.
4. Fire hydrant and fire sprinkler line gate valves shall be placed at the main. These gate valves shall be mechanical joint valves and fasten to a mechanical joint anchor tee (swivel tee) on the main.
5. All potable water line valves shall have a concrete collar around the valve box in accordance with *SDC Standard Drawings*.
6. City may require additional valves to allow for maintenance and control, and minimizing service outages. Final valve locations shall be solely determined by the City.
7. Valves shall be provided at both ends of water pipelines where the potential of inaccessibility for repairs may exist, this may include; rivers, ponds, ditches, railroads and highways. Where looping is required, valves shall be located at easement lines or ROW to maintain potable service.

C. Combination Air Valves

1. Sixteen inch (16") diameter mains shall have combination air valves installed at high points along the main and shall be properly sized by the Design Engineer in accordance with the manufacturer's recommendation. The City shall have final determination on valve size, placement, and type of valve to install.

D. Pressure Regulating Valves

1. Pressure regulating valves (PRVs) control pressures between potable water distribution system and shall be placed at pressure zone boundary. The final installation location shall be determined by City.
2. The standard PRV size is eight-inches (8") for all 8" mains unless otherwise approved by the City. Duplex 8" PRVs will be required for all mains larger than 8".

E. Blowoffs

1. Any required Blowoff location shall utilize a city approved fire hydrant.

3.13 PIPE ALIGNMENT

- A. Potable water mains may have a change in alignment or grade to avoid obstructions, within the limits of the pipe joints. If joint deflections is not feasible or permitted by the City, an appropriate bend fitting shall be used.
- B. Allowable Joint Offset for PVC Pipe

TABLE 3-4: Maximum PVC Pipe Joint Deflection (or per manufacturers limits)

Pipe Diameter (in)	Maximum Joint Deflection (°)
8"	2.5° – 1°
12"	1.5° – 1°

- C. PVC pipe can be joined with High Deflection (HD) Couplings which allow five degrees (5°) of pipe joint deflection per coupling. HD couplings can be used in the place of small bends or where it is undesirable or impossible to joint deflect the pipe.
- D. Allowable Joint Deflection for DIP Pipe

TABLE 3-5: Maximum DIP Pipe Joint Deflection

Pipe Diameter (in)	Maximum Joint Deflection (°)
6"	4.0°
8"	4.0°
12"	4.0°
16"	2.5°

3.14 THRUST BLOCKING AND PIPE RESTRAINT

- A. Thrust Blocks
 - 1. Concrete thrust blocks shall be constructed at all mainline bends and tees.
 - 2. The thrust block details, as shown in the City of Greeley Standard Drawings, are to be used as minimums only. The Design Engineer shall determine the required size of thrust blocks to use.
- B. Pipe Restraint
 - 1. If for any reason (i.e. temporary dead end line), concrete thrust blocks cannot be used, restrained push-on or mechanical joint restraints shall be required.
 - 2. The Design Engineer shall determine the length of required pipe restraint, for the pipe material being used, PVC or DIP, in accordance with AWWA M41 *Ductile-Iron Pipe and Fittings* or AWWA M23 *PVC Pipe – Design and Installation*, latest revision.
 - a. Restraint calculations shall be submitted to the City for review and acceptance.
 - b. Restrained length(s) shall be provided on the Construction Drawings.

- C. In some instances (i.e. fire hydrants, large diameter fire lines, water line lowering's, etc.) thrust blocks may be required in addition to pipe restraint. The City shall make such determinations on a case by case basis.

3.15 POTABLE WATER MAIN AND SERVICE ENCASEMENTS FOR WET UTILITIES

Wet utilities should be defined as any pipe line that could contaminate the potable water system.

- A. No general statement can be made to cover all encasement conditions, therefore only typical encasement situations are addressed in this section. Encasement requirements shall ultimately be determined by the City on a case by case basis.
- B. Refer to construction specification *Section 02445, Casing Pipe – Borings and Encasements* for encasement pipe material, diameter, and wall thickness (if applicable), casing spacers, and standard detail end seals, and installation requirements. No encasements shall be constructed from poured concrete.
- C. The use of “line” or “lines” in this section shall refer to both mains and services.
 - 1. Where sanitary sewer lines cross beneath potable water lines with less than eighteen-inches (18”) clearance or any sanitary sewer lines cross above potable water lines, or the ten (10) feet horizontal clearance between potable water lines and sanitary sewer lines cannot be maintained, pipe encasement shall be designed and constructed so as to protect the potable water line.
 - 2. Where non-potable Distribution lines cross above or below potable water lines with less than eighteen-inches (18”) clearance, pipe to be center on potable water Main or Fused and shall be designed and constructed so as to protect the potable water line.
 - 3. Pipe encasement shall be placed on the sanitary sewer line or non-potable irrigation line except in situations where the sanitary sewer or non-potable irrigation line is existing. Where the sanitary sewer or non-potable irrigation line is already constructed, the pipe encasement shall be placed on the potable water line. Priority shall be given to encase service lines before main lines.
 - 4. The encasement pipe shall extend a minimum ten (10) feet on either side of the crossing measured from the outside diameter of the crossed pipe. Longer casing pipes may be required depending on the encasement situation.
 - 5. For any atypical encasement sizing situations, the Design Engineer shall size the encasement pipe such that the inside clearance is at least one-inch (1”) greater than the maximum outside diameter of the casing spacer runners.
 - 6. Where storm water lines cross above potable water mains, storm water pipe joints shall utilize rubber gaskets and exterior joint wrap a minimum ten (10) feet on either side of the crossed potable water main, measured from the outside diameter of the pipe.
- D. Potable water main crossings under any open irrigation ditch shall have a minimum five (5) feet of cover and shall be encased.
- E. Bored utility crossings shall have a minimum twenty-four inches (24”) of vertical clearance

from the outside diameter of the utility casing to the outside diameter of the potable water line if the bored utility crosses above the potable water line and a minimum thirty-six inches (36") of vertical clearance from the outside diameter of the utility casing to the outside diameter of the potable water line if the bored utility crosses below the water line.

- F. If there are horizontal or vertical clearance conflicts between the potable water line and gravity utilities, the City may require that the potable water main be lowered, raised, or realigned in order to maintain the required clearances.

3.16 POTABLE WATER MAIN BORINGS & ENCASEMENTS REQUIRED BY OTHER AGENCIES

- A. Installation of potable water mains through City of Greeley or another agency's right-of-way, easement, or other, may require a bored casing pipe to facilitate main installation. The type of bored casing material and its properties will be specified by the agency granting permission to cross. Such crossings shall be subject to approval by the City to avoid conflicts in requirements or standards between the City and the agency granting permission to cross.
 - 1. A letter, permit, or approved crossing application from the agency granting permission to cross, must be provided to the City prior to the boring.
 - 2. The City shall not accept any bored crossings imposed with an annual user or crossing fee from the agency granting permission to cross. All bored crossing fees, if applicable, shall be paid by the Developer prior to the boring.
- B. The minimum requirements for bored casings within the City shall be in accordance with construction specification *Section 02445, Casing Pipe – Borings and Encasements. & standard drawings*
 - 1. The required bore length of casing pipe shall be determined by the Design Engineer and must be accepted by the City.
 - 2. All bored casing shall have a minimum of twenty-four inches (24") of vertical clearance from the outside diameter of the casing pipe to the outside diameter of the utility line if the bored casing crosses above the utility and a minimum thirty-six inches (36") of vertical clearance from the outside diameter of the casing pipe to the outside diameter of the utility line if the bored casing crosses below the utility, unless more stringent requirements by other utility.

3.17 POTABLE WATER SERVICES AND FIRE SPRINKLER LINES

- A. General
 - 1. Potable water service lines shall not be installed in trenches with other wet or dry conduits/utilities. A service line shall be separated from other conduits a minimum ten (10) feet horizontally and eighteen-inches (18") vertically. The only exception will be a fire sprinkler line. In this instance, the horizontal separation may be a minimum of five (5) feet, from outside diameter of the pipe and final determination. This shall be evaluated by the City on a case by case basis.

2. Potable water services and fire sprinkler lines for a given lot must be tapped on the potable water main within the confines of the extended property lines. Certain lots and cul-de-sacs may have the potable water service line or fire sprinkler line located anywhere along the lot frontage but shall be a minimum five (5) feet inside the property line being served
3. No potable water service taps shall be made on fire sprinkler lines.
4. Potable water services and fire sprinkler lines not intended to be utilized shall be abandoned. Refer to appendix section A9 – *Policies Impacting Design and Construction* for abandonment procedures.

B. Water Services

1. Refer to construction specification *Section 02514, Water Service Lines, Meters, and Appurtenances*, for service pipe materials and installation requirement.
2. A separate potable water service line and meter must serve each building with individual owners.
3. No potable water service lines shall cross property lines, including irrigation systems, unless otherwise approved by the City for irrigating multiple outlots. Irrigation systems from a single potable water service shall only be allowed for use on that single property. Refer to appendix section A7 – *Compound Tap Exemption Policy for Irrigation of Multiple Outlots*.
4. No compound potable water taps are allowed. Refer to *City of Greeley Charter and Code, Title 14: Public Services, Section 14.04.200*.
5. Pressure boosters are prohibited without adequate backflow protection.
6. Potable water services shall be located a minimum five (5) feet inside the property being served.
7. Under no condition is a potable water service to be located under driveways, trees, or other permanent structures.
8. Potable water service taps shall be separated by at least two (2) feet, measured along the potable water main length, including when taps are on opposite sides of the potable water main. Potable water service taps shall also be a minimum two (2) feet from all joints, fittings, or valves.
9. The corporation stop, curbstop, meter, that portion of the service line between the corporation stop and the meter, and five (5) feet past the meter shall all be the same internal diameter.
10. Potable water service curb stops shall be located $\pm$ one (1) foot from the property line or easement boundary and preferred inside the row. Potable water service meter pits/vaults shall be located as close as possible beyond the curb stop. See City of Greeley Standard Drawings for additional service and meter installation requirements.

11. Potable water service meter pits/vaults shall normally be located after the curbstop in a landscaped area or streetscape. Meter pits/vaults shall not be installed in any street, parking area, driveway, or sidewalk unless otherwise approved by the City. If a meter pit/vault is permitted by the Water & Sewer Department to be located in any traffic area, the pit/vault shall be designed to withstand HS-20 traffic loadings. Curbstops with tracer wire test stations shall be in a valve box.
12. There shall be no major landscaping (trees, boulders, or shrubs with mature growth greater than three (3) feet), buildings, or other permanent structures within ten (10) feet of the meter pit/vault.
13. The maximum allowable number of living units on a single tap may be determined using a fixture analysis per the process outlined in the most recent edition of AWWA Manual of Water Supply Practices M22 – Sizing Water Service Lines and Meters. If no analysis is provided, the maximum values are shown below:

TABLE 3-6: Living Units Allowed Per Tap Size

Tap Size (inch)	Maximum Allowable Living Units	Tap Size (inch)	Maximum Allowable Living Units
3/4"	2	4"	90
1"	4	6"	170
1 1/2"	10	8"	300
2"	25	10"	500
3"	45	12"	825

14. Commercial and industrial developments may provide potable water service stubouts, if the end user is known.

C. Fire Sprinkler Lines

1. Fire sprinkler lines two-inch (2") or smaller shall be type "K" copper. Fire sprinkler lines larger than two-inch (2") shall be restrained DIP. Restrained DIP fire sprinkler lines require concrete thrust blocking at the main and a gate valve at the main. Fire sprinkler lines are not metered.
2. Fire sprinkler lines must be connected to the potable water distribution system. Connections to non-potable irrigation system are prohibited.

3.18 POTABLE WATER MAINS AND SERVICES IN RELATION TO DRY UTILITIES

Dry utilities shall be defined as any utility pipe line that could not contaminate the potable water system.

- A. Potable water services and distribution mains shall have a minimum ten (10) feet horizontal and eighteen-inches (18") vertical separation from all utilities measured from outside diameter.
- B. Dry utility crossings shall be encased in high density polyethylene pipe (HDPE), Standard Dimension Ratio (SDR) 11 or approved equal from edge to edge of the easement or right-of-way, or ten (10) feet on either side of the potable water main, whichever is greater. Final

determination shall be accepted only by the City

- C. Right angle utility crossings are only permitted above and below the potable water main with adequate clearance. Non-right angle crossings shall be approved by the City. Parallel installation of other utilities in exclusive water easements is not permitted.
- D. For a potable water line crossing situation not specifically mentioned in this section, the crossing requirements provided in these Criteria shall be applied to that particular situation to the best extent possible.

3.19 FIRE PROTECTION AND HYDRANT SPACING

- A. All fire protection, fire flow, and hydrant requirements are subject to approval by the Greeley Fire Department.
- B. Hydrant Spacing
 - 1. Residential structures shall be no further than 300 feet, fire access distance¹, from a fire hydrant.
 - 2. In R-L zoned areas, fire hydrant spacing shall be no further than 600 feet measured along the street curb line.
 - 3. In R-M and R-H zoned areas, fire hydrants shall be spaced equal to or less than 500 feet apart, measured along the street curb line. Structures shall be 250 feet or closer, fire access distance, from a fire hydrant.
- C. In commercial and industrial areas, structures shall be 250 feet or closer, fire access distance, from a fire hydrant.
- D. Where potable water mains are extended along streets where hydrants are not needed for the protection of structures, hydrants shall be provided at spacing not to exceed 1,000 feet.
- E. Hydrants shall be located at intersections whenever possible. Hydrants located mid-block shall be aligned with the extension of a property line.
- F. Fire hydrants shall be placed at the end of cul-de-sacs over 300 feet in length measured from the centerline of the intersecting street to the end of the cul-de-sac. For cul-de-sacs less than 300 feet in length, install fire hydrants at the entrance of the cul-de-sac.
- G. Fire hydrants shall be installed in accordance with construction specification *Section 02516, Water Utility Distribution Fire Hydrants* and City of Greeley Standard Drawings.
- H. A three (3) foot radius in all directions around the hydrant shall be clear of obstructions.
 - 1. Where hydrants are vulnerable to vehicular damage, crash posts shall be provided outside of the three (3) foot radius clearance in all directions from the hydrant and a minimum of one foot from edge of sidewalk.

¹ Fire access distance is the distance a fire pumper must travel to lay a standard hose line from a hydrant to the primary access point of a structure. The hose lay distance is not measured over unimproved areas that may be impassable due to weather conditions, obstructions, etc.

2. When hydrants are located less than 4 feet from a vehicular travel path, or not protected by curb and gutter then crash posts shall be provided. Crash posts shall be concrete filled pipes that are four-inches (4") in diameter and a minimum of four (4) feet in height above the finished ground surface with two (2) feet of post below the finished ground surface.
- I. All hydrants must be within dedicated exclusive easements or public rights-of-way. Refer to *Section 2* of these Criteria for easement requirements.

3.20 CROSS CONNECTION AND BACKFLOW PREVENTION

- A. Potable water service lines on any property or inside any building shall have NO physical connection with any pipes, pumps, hydrants, tanks or non-potable irrigation systems that could draw or discharge any unsafe or contaminated water (including steam condensation or cooling water) into the potable water distribution system.
- B. For additional information on cross connection or backflow prevention requirements, refer to appendix section A6 – *Cross Connection and Backflow Prevention Policy*.

SECTION 4

SANITARY SEWER COLLECTION SYSTEM DESIGN CRITERIA

4.01 GENERAL

- A. The purpose of this section is to provide information for the design and layout of a sanitary sewer collection system. Sanitary sewer collection system design shall be in accordance with the City of Greeley Sanitary Sewer Master Plan, latest revision, and these Criteria.
- B. This section is not intended to be inclusive of all situations and the Design Engineer may be required to use additional engineering judgment to meet the overall design intent for constructability and long-term operations and maintenance. **This Design Criteria typically applies to sanitary sewer mains fifteen inches (21'') in diameter and smaller.** The City of Greeley Water and Sewer Director reserves the right to make final determinations of the system design based on the best interest of the City's system. Refer to standard detail drawings for additional design information.

4.02 DEFINITIONS

- A. Sanitary Sewer Collection Mains
 - 1. A sanitary sewer collection main is a sanitary sewer pipe that gathers wastewater flows directly from individual sanitary sewer services or private sewer mains and transports.
- B. Sanitary Sewer Interceptor Lines
 - 1. Sanitary sewer interceptors within the City are fifteen inches (15''), eighteen inches (18''), or twenty one inches (21'') in diameter.
- C. Sanitary Sewer Trunk Lines
 - 1. A sanitary sewer trunk line is a sanitary sewer pipe that collects sewage flows from the collection mains and interceptors and carries those flows to the wastewater treatment facility.
 - 2. Sanitary sewer trunk lines are larger than twenty one inches (21'') in diameter.
 - 3. All sanitary sewer trunk lines require additional approval through the Colorado Department of Public Health and Environment (CDPHE), and all permitting shall be completed by Developer and Design Engineer.
- D. Sanitary Sewer Services
 - 1. Sanitary sewer services include all piping, fittings, and appurtenances used to convey sanitary sewage from the plumbing system of a structure to a sanitary sewer collection main.
 - 2. Sanitary sewer services are typically four inches (4'') or six inches (6'') in diameter.

4.03 DESIGN FLOW

- A. The sanitary sewer collection system shall be designed to carry peak wastewater flows plus infiltration/inflow in accordance with these Criteria.
- Depending on a development's location, consideration of upstream and offsite flow contributions may be required by the City to ensure proper sizing of the sanitary sewer collection mains within the development. This will be determined by the City on a case by case basis.
 - Depending on the existing capacity of the downstream sanitary sewer collection system, the City may require verification that the downstream sewer system can convey the development's peak flows. If the downstream capacity is inadequate, the Developer may be required to make appropriate downstream sewer system upgrades. This will be determined by the City on a case by case basis.
 - Any infill or redevelopment project that is an intensification of use shall require the Developer to verify that the downstream sewer system can convey the development's peak flows. If the downstream capacity is inadequate, the Developer may be required to make appropriate downstream sewer system upgrades.
- B. Design Flow
- The wastewater flows presented in the following table are minimum criteria and the City reserves the right to modify the Criteria, at any time, for the design of specific projects. Wastewater flows for uses not provided in the table shall be determined during system design.

TABLE 4-1: Sanitary Sewer Design Flow

Residential			
<i>Zoning based on City of Greeley Charter and Code, Chapter 24.401, Zoning District Development Standards</i>			
Use	Units Per Acre	Occupancy	Average Day Wastewater Flows*
R-E	3	3.1 persons	0.22 gpm/unit
R-L	5	3.1 persons	0.22 gpm/unit
R-M	10	2.7 persons	0.19 gpm/unit
R-H	20	1.7 persons	0.12 gpm/unit
Commercial			
Use	Average Day Wastewater Flows*		
C-L (not specified)	1,500 gpd/acre (minimum)		
C-H (not specified)	3,000 gpd/acre (minimum)		
Retail/Offices	200 gpd/1,000 SF		
Hotels/Motels	350 gpd/1,000 SF		
Restaurants	500 gpd/1,000 SF		
Bars and Lounges	300 gpd/1,000 SF		

Neighborhood Stores	200 gpd/1,000 SF
Department Stores	200 gpd/1,000 SF
Laundry and Dry Cleaning	1,000 gpd/1,000 SF
Banks	300 gpd/1,000 SF
Nursing Homes	350 gpd/1,000 SF
Warehouses	25 gpd/1,000 SF
Car Washes	1,500 gpd/1,000 SF
Auto Dealer/Repair/Service	115 gpd/1,000 SF
Grocery Store	430 gpd/1,000 SF
Religious Buildings	300 gpd/1,000 SF
Factories	800 gpd/1,000 SF
Hospitals	380 gpd/1,000 SF
Schools (without showers)	12 gpd/student
Schools (with showers)	36 gpd/student
Industrial	
Use	Average Day Wastewater Flows*
I-L (not specified)	1,500 gpd/acre
I-M (not specified)	1,500 gpd/acre
I-H (not specified)	3,000 gpd/acre
*1cfs = 448.33 gpm Average day wastewater flow per capita = 60 gpcd	

- All flows used in the design of sanitary sewer collection systems are subject to approval by the City.

C. Peaking Factor

- A domestic peaking factor shall be obtained from ASCE Peak Flow Curve G¹:

$$P_f = \frac{18 + \sqrt{P}}{4 + \sqrt{P}}$$

Where P = Population in thousands (example: P = 2 for population of 2,000)

¹ American Society of Civil Engineers (ASCE). 1982. *Gravity Sanitary Sewer Design and Construction. Manuals and Reports on Engineering Practice – No. 60*. Reston, VA: American Society of Civil Engineers.

$$Pf = \frac{18 + \sqrt{\frac{F}{60000}}}{4 + \sqrt{\frac{F}{60000}}}$$

Where F = Flow in gallons per day (based on 60 gpcd in Table 4-1)

4.04 INFILTRATION AND INFLOW (I/I)

- A. Infiltration and inflow (I/I) is extraneous water flow that enters the sanitary sewer collection system.
 - 1. Infiltration is water entering the sanitary sewer collection system from the ground through service connections, defective pipes, pipe joints, and manhole connections.
 - 2. Inflow is unintentional water entering the sanitary sewer collection system from roof drains, underdrains, surface stormwater runoff, and natural drainage.
- B. 100 gallons per day per inch-diameter per mile of pipe shall be added to the peak design wastewater flow as the allowance for I/I.
- C. I/I flows are not subject to a peaking factor.

4.05 HYDRAULIC DESIGN

- A. The required pipe size shall be computed by Manning's Equation below:

$$Q = \frac{1.49}{n} AR^{2/3} \sqrt{S}$$

Where:

Q = Flow (cfs)

n = Manning's Coefficient of 0.013

A = Area of Flow (ft²)

R = Hydraulic Radius (A/P)

Where: P = Wetted Perimeter

S = Slope of pipe (ft/ft)

- B. All sanitary sewer collection mains shall be designed to a maximum depth of flow, depending on age.
 - 1. Half full (d/D=0.5) for all construction prior to 2021 due to historical tap locations on the mark.
 - 2. 4/5 full (d/D=0.8) for all new development.

Where:

d = Depth of Flow

D = Diameter of Pipe

- C. Minimum design velocity at peak flow shall not be less than two (2) ft/s or greater than seven (7) ft/s. Where 2 ft/s is not feasible, the minimum slope shall be 1% slope for 8" pipe.
 - 1. Sewer shall be designed for velocities less than seven (7) ft/s whenever possible and for subcritical flows whenever possible.
 - 2. When conditions require velocity to be greater than seven (7) feet per second, special provisions shall be made to avoid scour and protect against displacement caused by erosion or impact.
- D. When lines are 12" and larger, Developer shall analyze flows for hydraulic jumps and special provisions shall be made to avoid H₂S and protect against its effects.

4.06 SANITARY SEWER MAIN SIZE AND SLOPE

- A. The following table shows the minimum allowable slopes per sanitary sewer main diameter. These minimum slopes may be used provided that the hydraulic design requirements in 4.05 of these Criteria are met.

TABLE 4-2: Minimum Sanitary Sewer Main Slopes (ASCE)

Pipe Diameter (in)	Minimum Slope (%)
8"	0.40%
10"	0.28%
12"	0.22%
15"	0.15%
18"	0.12%
21"	0.10%

- B. The maximum slope for any sanitary sewer collection main shall be 5%
- C. The City requires sanitary sewers to maintain a consistent slope throughout the sewer alignment in order to maintain capacity.
- D. All proposed sanitary sewers shall maintain the same inner diameter (ID) pipe size to match the existing City collection system; no downsizing shall be allowed.
- E. The City may require the Developer to install a sanitary sewer collection main larger than is needed to adequately service the development. Refer to *Section 2* of these Criteria for oversizing reimbursement.

4.07 **DEPTH OF BURY**

- A. Sanitary sewer collection mains shall have four (4) feet minimum depth of cover from the top of pipe to finished ground surface.
- B. Where grading, existing field conditions, or service constraints demonstrate that a sanitary sewer main must have less than four (4) feet of cover or when sewer main installation is deeper than twenty (20) feet at the invert, refer to section 4.10.
- C. Where the elevation difference between the top of foundation and the top of the sanitary sewer collection main is less than ten (10) feet, the Construction Drawings and the plat shall indicate the lot is served by a “shallow sewer” and appropriate elevation information shall be given.

4.08 **LOCATION OF SANITARY SEWER COLLECTION MAINS**

- A. All sanitary sewer collection mains shall be located in dedicated street right-of-ways. Any other sanitary sewer collection mains shall be in a dedicated exclusive easement of appropriate width (refer to section 2.06). City approval is required for all proposed locations.
- B. The centerline of sanitary sewer collection mains shall not be placed closer than five (5) feet to the lip of the street gutter without prior acceptance by the City.
- C. Sanitary sewer collection mains shall extend to the upstream extremities of the property or subdivision being served. Main extensions shall be in appropriate locations to provide adequate sanitary sewer system connections for adjacent, future developments.
 - 1. A sanitary sewer collection main serving one (1) lot shall extend all the way across the frontage for that lot.
 - 2. The City may grant exceptions to sanitary sewer collection main extensions if development of an adjacent property is located in a different sewer basin, or if the property can currently connect to the sanitary sewer system. This will be determined by the City on a case by case basis.
 - 3. Sanitary sewer mains shall be extended offsite when required to tie into the existing collection system.
- D. Sanitary sewer collection mains shall be straight between manholes, both in alignment and slope.

4.09 **SANITARY SEWER COLLECTION SYSTEM PHASED INSTALLATION AND STUBOUTS**

- A. Sanitary sewer collection system phasing, if proposed by the Developer, shall be clearly identified on the master utility plan. Sewer plan and profile sheets shall clearly show and label the phasing transitions in the sanitary sewer main design.
- B. The phased sanitary sewer collection system shall be designed for full build out of the development being served including any additional offsite flows that must be passed through the development. Stub-out shall be designed for future development flows.
- C. Phased sanitary sewer main or stub-out construction shall be extended a minimum ten (10) feet beyond phased street paving to avoid asphalt removal during excavation for future connections.
- D. A stub-out for future connection shall be provided for an adjoining phase or adjacent future developments.
- E. The stub-out design and installation shall maintain both vertical and horizontal alignment in accordance with these Criteria. The stub-out shall be shown on the sanitary sewer plan and profile sheets with the length and end of pipe invert labeled.
- F. The end of the stub-out shall be sealed with a removable water tight plug until the time of future connection.
- G. The maximum length of a stub-out shall be forty (40) feet unless otherwise approved by the City. If the maximum stub-out length must be exceeded, the sewer main installation shall end at a terminal manhole or be extended to the next upstream manhole.
- H. Sanitary sewer main stub-outs not utilized shall be abandoned. Refer to appendix section A9 – *Policies Impacting Design and Construction* for abandonment procedures.

4.10 PIPE MATERIAL

- A. Sanitary sewer collection mains shall be polyvinyl chloride (PVC) SDR 35 pipe suitable for sanitary sewer flows.
- B. Alternative pipe materials shall only be used in the following situations:
 - 1. Where sanitary sewer collection mains are installed less than four (4) feet from the finished ground elevation to the top of pipe, approval by Water & Sewer Department is required.
 - a. The pipe material shall be PVC SDR 26 with flow fill from bottom of trench to one (1) foot above top of pipe, and the full trench width, and manhole to manhole.
 - 2. Where sanitary sewer collection mains are installed deeper than twenty (20) feet at the invert, polyvinyl chloride (PVC) SDR 26 shall be used.
 - a. For alternative pipe material installation situations, external load (earth and live load) analysis is required to verify the minimum alternative pipe material is suitable for the specific project conditions. If the alternative pipe material is unsuitable, the Design Engineer shall specify an acceptable pipe material. External pipe load calculations shall be submitted to the City for review and acceptance.

- b. The length of alternative pipe material to install shall be called out on the Construction Drawings.
- C. Changes between pipe materials are not permitted along a continuous sewer main. The alternative pipe material shall be installed from manhole to manhole.

4.11 MANHOLE LOCATION AND SIZE

A. General

1. Manholes shall be installed at every change in direction, slope, or connection with other sanitary sewer collections mains.
2. There shall be no more than three (3) lines designed to discharge into any one manhole. This includes both main and service lines.
3. The Design Engineer shall determine if conditions require an interior coating to protect the manhole from corrosion. Water & Sewer Department reserves the right to require additional locations where interior coatings may be required. Locations that require interior manhole coatings may include, but are not limited to:
 - a. Locations where hydraulic jump may occur and the next upstream/downstream manhole
 - b. Every drop manhole and the next adjacent upstream/downstream manhole.
 - c. Any manhole where invert slope exceeds 5% or velocities exceed 5 ft/s.
4. Buoyancy calculations shall be provided for manholes and pipes where groundwater may be encountered and/or has been identified in the geotechnical report. The manhole shall be sealed from the outside with an approved seal wrap, where groundwater or other water sources are present.

B. Manhole Location

1. All manholes shall be located in dedicated street right-of-way or within a dedicated exclusive easement of appropriate width (refer to section 2.06). City approval is required for all other proposed manhole locations.
2. The center of manholes shall not be placed closer than eight (8) feet to the lip of the street gutter without prior acceptance by the City.
3. The edge of the manhole cover shall be located a minimum five (5) feet from the edge of cross pans, wherever feasible.
4. Manholes located outside of the street section shall be located in areas not subject to flooding, stormwater conveyance, ponding or detention.
 - a. If locating manholes in stormwater conveyance areas cannot be avoided, a solid, water tight, bolt down manhole cover with an integral O-ring type gasket, shall be used.

- b. Manholes located within the 100-year flood plain shall have a solid, watertight, bolt down manhole cover. The manhole ring shall be bolted to the manhole cone, and all manhole joints and grade rings shall be sealed from the outside with an approved seal wrap, where ground water or other water sources are present.
5. Manholes outside of road rights-of-way shall be provided with direct access by means of an all-weather road. All-weather road requirements are as follows:
 - a. All-weather roads shall be designed to support City maintenance vehicles up to thirty-five (35) tons with a minimum turning radius of sixty (60) feet.
 - b. At a minimum, all-weather roads shall be ten (10) feet wide with eight (8) inches of compacted aggregate base course. Subgrade preparation, compaction, and aggregate base course shall be in accordance with *SDC* construction specifications.
 - c. If the all-weather road terminates at the manhole it provides access to, and is longer than fifty (50) feet, an appropriately sized turn around shall be provided.
 - d. The Design Engineer shall verify that these minimum requirements for the all-weather road are suitable for the specific project conditions.
 - e. The all-weather road shall be located in a dedicated sanitary sewer easement.

C. Manhole Size and Spacing

1. The following table displays the diameter of standard manholes and the maximum manhole spacing for each sanitary sewer pipe diameter:

TABLE 4-3: Standard Manhole Diameter and Spacing

Sewer Pipe Diameter (in)	Manhole Diameter (ft)	Manhole Spacing (ft)
8"	4 ft	450 ft
10"	4 ft	450 ft
12"	4 ft	550 ft
15"	5 ft	550 ft
18"	5 ft	550 ft
21"	5 ft	550 ft

2. The following table displays the diameter of inside drop manholes. Use standard manhole spacing from Table 4-3 for inside drop manhole spacing. Inside drop manhole shall only be allowed for utility conflicts and pipe sizes up to eight inches (8"). City approval is required for all other proposed inside drops.

TABLE 4-4: Inside Drop Manhole Diameter

Inside Drop Pipe Diameter (in)	Manhole Diameter (ft)
4" or 6"	4 ft
8"	5 ft

4.12 MANHOLE INVERTS

- A. The minimum elevation drop across a manhole shall be one-tenth of a foot (0.1 ft) except where cast-in-place manholes are to be installed over existing sanitary sewer mains. In such cases, the existing sanitary sewer pipe grade determines the elevation drop across the manhole, by constructing the cast-in-place manhole over the existing, straight sewer main and removing the upper half of the pipe.
- B. Where a smaller sanitary sewer main joins a larger one, the smaller sanitary sewer main crown elevation shall match the crown elevation of the larger sanitary sewer main. This includes sanitary sewer service lines.
- C. Where the invert elevation difference between the invert in and invert out is twenty four inches (24") or more and eight inches (8") or smaller pipe size, an inside drop apparatus shall be constructed. Refer to City of Greeley Standard Drawings for drop manhole construction.
- D. Sanitary sewer mains and services entering a manhole with less than twenty four inches (24") but greater than six inches (6") of elevation difference between the invert in and invert out shall be avoided. If unavoidable, the invert shall have a sloping bench to prevent solids deposition.

4.13 GROUNDWATER BARRIERS

- A. Groundwater barriers shall be installed across the sanitary sewer collection main, ten (10) feet upstream of every manhole, in areas where sanitary sewer collection mains are below groundwater.
- B. Refer to the Standard Drawings and construction specification *Section 02315, Excavation and Fill* for additional information and installation requirements for groundwater barriers.

4.14 SANITARY SEWER MAIN AND SERVICE ENCASEMENTS

- A. Refer to 3.15 of these Criteria and construction specification Section 02445, Casing Pipe – Borings and Encasements for typical sanitary sewer main and service encasement requirements.

4.15 SANITARY SEWER MAIN BORINGS

- A. Refer to 3.16 of these Criteria and construction specification Section 02445, Casing Pipe – Borings and Encasements for sanitary sewer main boring requirements.

4.16 SANITARY SEWER SERVICES

A. General

1. Sanitary sewer service lines shall not be installed in trenches with dry conduits/utilities. A service line shall be separated from other conduits a minimum of five (5) feet horizontally and eighteen inches (18") vertically.
2. Sanitary sewer service lines shall not be installed in trenches with wet conduits/utilities. A service line shall be separated from other conduits a minimum of ten (10) feet horizontally and eighteen inches (18") vertically.
3. Sanitary sewer services for a given lot must be tapped on the sanitary sewer collection main within the confines of the extended property lines. The sanitary sewer service line shall be located a minimum five (5) feet inside the property being served.
4. Sanitary sewer services not utilized shall be abandoned. Refer to appendix section A9 – *Policies Impacting Design and Construction* for abandonment procedures.

B. Sewer Services

1. Sanitary sewer services shall be polyvinyl chloride (PVC) SDR 35 pipe
 - a. Sanitary sewer services are four inches (4") or six inches (6") in diameter and shall have a minimum slope of 1% (1/8" per foot).
 - b. The maximum allowable slope for a sanitary sewer service is 8%.
 - c. If a sanitary sewer service line is required to be greater than six inches (6") in diameter, its design and connection to the existing sanitary sewer system shall be considered as a collection main. Even though the sanitary sewer service is larger than six inches (6") in diameter, it is still considered private and maintained by the property owner.
2. A separate sanitary sewer service line must serve each structure.
3. No sanitary sewer service lines shall cross property lines.
4. Compound sanitary sewer services should be avoided where feasible.
5. Sanitary sewer services shall be located a minimum ten (10) feet downstream of the potable water service, wherever feasible.
6. The sanitary sewer service line shall be electronically locatable and have tracer wire installed per *Section 02534, Sanitary Sewer Service Lines* and Standard Detail Drawings.
7. Sanitary sewer service connections to the sanitary sewer collection main shall be made with a tee or tapping saddle and shall be separated by at least five (5) feet along the

sewer main length, including when connections are on opposite sides of the sanitary sewer collection main.

8. Sanitary sewer service wyes are not allowed on the sanitary sewer collection main except in cul-de-sacs where a manhole or tee connection is not feasible.
9. Sanitary sewer service clean-outs are not permitted in the public right-of-way or exclusive sanitary sewer easement.
10. Sanitary sewer service connections to 18" or 21" collection system interceptors or trunk lines are not permitted unless approved by the Water & Sewer Department.

4.17 SANITARY SEWER MAINS AND SERVICES IN RELATION TO OTHER UTILITIES

- A. Refer to 3.18 of these Criteria and construction specification Section 02510, Water Utility Distribution Piping for sanitary sewer main and service separation in relation to other utilities requirements.

4.18 SANITARY SEWER LIFT STATIONS AND FORCE MAINS

- A. All lift stations with capacities at 2,000 gallons per day (gpd) or greater are subject to Colorado Department of Health and Environment (CDPHE) Regulation 22.
- B. Cost Responsibilities
 1. Design and Construction
 - a. The Developer shall be solely responsible for all costs associated with the design and construction of the lift station and force mains. This includes the cost of any easements, land acquisition, documents associated with permitting approval through CDPHE and North Front Range Water Quality Association (NFRWQPA), and any other cost associated with the project.
 2. Reimbursement
 - a. Where additional service area outside of the proposed development is anticipated, the City of Greeley will require the lift station and associated improvements to provide additional capacity than what is necessary for the initial development. Refer to Section 2.12 of this criteria for additional clarification.
 3. Operations and Maintenance
 - a. Public Facilities: Public lift stations are defined as any lift station serving more than one user and accepted by the Public utility. Operations and maintenance activities shall be the responsibility of the City for all public lift stations only upon completion and acceptance of the proposed improvements. The Developer shall provide an operations and maintenance manuals and procedures for all equipment and processes associated with the lift station. The Developer shall coordinate with the City during

the planning and design phases on equipment operations and maintenance requirements.

- b. Private Facilities: Private lift stations are defined as any lift station serving only one user. Operations and maintenance responsibilities for private lift stations are the sole responsibility of the owner or private entity.

C. Planning and Permitting

1. General

- a. Gravity based solutions are preferred to lift stations as it provides the most reliable and lowest cost service for our customers. The use of a lift station and force main shall be evaluated on a case by case basis. If there is an appropriate gravity solution then the developer shall design and construct the proposed improvements meeting the City of Greeley Criteria. Any lift station or force main shall first be approved by the City following proper justification by the Developer. Where a lift station is determined to be required it shall be designed to allow for an eventual connection into a gravity system.
- b. The lift station and force main design shall adhere to state and regional approval processes and the Developer shall keep informed and notify the City of major milestones during the design and approval processes. The Developer shall adhere to the submittal requirements previously stated in Section 2 of these Criteria.

2. Procedures

- a. The Developer shall employ the services of an engineer licensed in Colorado that has successfully designed and permitted at least two lift stations of similar size as proposed, within the State of Colorado. The Developer and the engineer shall adhere to the following procedures through the planning and design phases:
 - i. Coordinate a conceptual project meeting with the City to provide justification for the project and initial design considerations including site location, force main alignments, land acquisition requirements, preliminary design criteria, project schedule, and permitting requirements.
 - ii. Upon initial conceptual acceptance for consideration of the need for a lift station, provide written project justification for the project and design considerations including site location, force main alignments, land acquisition requirements, preliminary design criteria, project schedule, and permitting requirements
 - iii. Attend follow up meeting following completion of the review of conceptual documents
 - iv. It is the expectation that the developer keep the City informed of the project's progress from design through construction approval. This includes notifying the City of the major project milestones associated NFRWQPA and CDPHE review and approval process and allowing for City review of major reports and documents. Major milestones include but are not limited to:
 - Site Application submittal to NFRWQPA

- Signed and approved Site Application submitted to CDPHE
 - Basis of Design Report (BDR) submittal to CDPHE
 - Design approval from CDPHE
 - Funding requests
 - Public meetings/outreach
- v. Upon the City's review and acceptance of the conceptual design, the applicant may proceed with the Lift Station Site Application process in accordance with CDPHE Regulation 22.
 - The Site Application shall be submitted to NFRWQPA following review and acceptance by the City
 - Following NFRWQPA and local agencies approval of the Site Application, the applicant shall submit the Site Application and required counterparts in accordance with Regulation 22 to CDPHE for review and approval
 - vi. The Lift Station BDR shall be reviewed by the City prior to submitting the BDR to CDPHE for review and approval. The BDR shall include at least a 60 percent design package and shall only be submitted to CDPHE upon City approval of 60 percent design package
 - vii. Prepare and deliver final design plans and technical specifications for the City's review and approval.
 - viii. Applicant shall coordinate with the City through the construction bidding process as necessary.
 - ix. Applicant shall coordinate construction inspections with City Inspectors.
 - x. Applicant shall submit all construction submittals for review including shop drawings and data and operation and maintenance manuals
 - xi. Applicant shall coordinate with the City for start-up testing and required training
 - xii. Applicant shall submit final record drawings to the City in AutoCAD and pdf format
3. Colorado Department of Public Health and Environment (CDPHE)
 - a. The design and construction of all lift stations and force mains shall adhere to CDPHE's most recent version of Regulation 22 – Site Location and Design Approval for Domestic Wastewater Treatment Works (The City reserves the right to review all procedures and reports required under Regulation 22 and request revision if necessary. Where CDPHE's Regulation 22 and the City's Criteria differ, the more restrictive of the conditions shall apply.
 4. North Front Range Water Quality Planning Association (NFRWQPA)
 - a. The planning and Site Application process of the proposed lift station and force main shall be in accordance with NFRWQPA wastewater utility plan guidance. The applicant will be required to provide updates to the City's Wastewater Utility Plan

(WUP) for the proposed lift station and force main as part of the Site Application process.

- b. The process for obtaining lift station approval from the Water Quality Control Division (WQCD) begins with the NFRWQPA (www.nfrwqpa.org). CHPHE *Regulation 22*, latest revision, requires that prior to WQCD final design review and approval, the lift station Site Application must be submitted to the NFRWQPA. Refer to the NFRWQPA website and *Regulation 22* for guidelines and requirements on the lift station site location and design approval process.

5. City of Greeley

- a. The Developer shall coordinate with the following City's departments to ensure all procedures and policies are adhered to.
 - i. Water and Sewer Department
 - ii. Community Development
 - ii-a. Engineering Development Review
 - ii-b. Planning Department
 - ii-c. Building Inspections
 - iii. Other Departments as Required

6. Lift Station Design Criteria

- a. Applicable Codes, Environmental Compliance, and Health and Safety
 - i. Applicable Codes: For work done in the City, work shall be performed in accordance to the codes established by the City's building department.
 - ii. Environmental Compliance: Environmental assessments and/or environmental reviews may be required as a preliminary investigation to determine if a particular parcel of real property is subject to recognized environmental constraints such as, and not limited to the following: floodplain areas, wetlands, endangered species, and hazardous conditions. Should environmental constraints as identified above, it is the Developer's responsibility to incorporate mitigation measures to comply with environmental requirements in accordance with applicable and current rules and regulations.
 - iii. Health and Safety: Public lift stations are required to conform to all City and OSHA health and safety requirements. City operation staff safety shall also be considered during the design and construction of the lift station including, but not limited to:
 - Readily accessible equipment placement for maintenance activities
 - Classified areas in accordance with the National Fire Protection Association (NFPA) 820 Regulations
 - Lifting assistance for heavy equipment

- Nonslip floor finishes
- Handrails
- First-aid and safety equipment
- Fall protection
- Limitation of confined spaces – it is desired by the City to limit confined space entries where possible

b. Determination of Wastewater Flows

- i. Existing wastewater flows shall be calculated using the calculation methods stated in Section 4.03, 4.04, and 4.05. Should the project area not fit the previously stated design flow estimation methods, applicable and industry-standard calculation methods shall be utilized. Methods include real-time flow monitoring or calculations based on land-use. Methods and calculations shall be included in relevant planning documents and subject to City's review.
- ii. Proposed and future wastewater flow projections shall be estimated for the build-out conditions of the service area. Estimation methods shall be based on projected land-use. The planning period and projected land-use within the service area shall be coordinated with the City during the planning phases.
- iii. Organic and other applicable wastewater constituent loadings shall be considered and evaluated based on existing and projected land-use. It is the Developer's responsibility to calculate based on most current available information, flows and constituent loadings for accessing available sewer and wastewater treatment capacities.

c. Impacts on Downstream Lift Stations or Sewer Capacities

- i. Ultimate peak hour design flows shall be used to determine the impact to downstream collection system infrastructure including treatment facilities, lift stations, and sewers. Existing infrastructure needs to be able to accommodate peak flows and loadings from new lift stations and force mains. The capacity of existing infrastructure to accommodate flows from new lift stations shall be justified to the City as part of the planning and design documents.

d. Lift Station Capacity

- i. Lift station capacity shall be designed to accommodate existing and future projected peak flows for the entire service area.
- ii. Hydraulic calculations and system/pump curves require consideration and shall be submitted for review during the planning phases to the City of Greeley and as part of the CDPHE's approval process.
- iii. Receiving sewers shall be evaluated to ensure adequate capacity to accommodate the ultimate lift station flow.

e. Emergency Storage

- i. The lift station shall be designed for at least 60 minutes of emergency storage at peak hour flow conditions or as required by CDPHE. Emergency storage can utilize volume within the wet well above the high level alarm and upstream collection system piping provided that it is demonstrated that back-up will not occur into any existing or potential future service connections or taps. No future taps shall be constructed within the section of influent sewer or sewers to the lift station designated to provide emergency storage. If a piping connection is required to accommodate emergency storage provisions, the invert of the pipe connecting the wet well to emergency storage shall be above the high level alarm. Additional emergency storage may be required at the discretion of the City based on site location, emergency response time, and potential environmental concerns.
- ii. Emergency storage can be accomplished using an additional pre-cast concrete manhole or storage vault like structure. The emergency storage structures shall provide adequate access and floor slope for cleaning and shall be designed with pre-cast concrete, cast-in-place concrete or fiberglass reinforced plastic. If constructed of concrete, adequate protection (i.e. polymer concrete or concrete admixtures) shall be provided to mitigate corrosion caused by hydrogen sulfide. If used, the emergency storage vault shall be designed to provide flow to and from the wet well to the vault and with adequate access for pumping via vacuum truck or other appropriate method.
- iii. If emergency storage can be accomplished through gravity flow from the lift station to another existing collection system, the City may consider that as an option to meet emergency storage requirements. It shall be demonstrated that the gravity overflow, existing collection system, and downstream facilities be adequately sized to accept increased flow. Additionally, should the collection system be operated by another entity, a legal agreement stating the entity can and shall receive emergency flows shall be coordinated and presented to the City during the design review process.

7. Force Main Design Criteria

a. Materials and Sizing

- i. Force main material shall be AWWA C900-16 with minimum wall thickness of at least DR-25. DR-18 or DR-14 shall be required if pressure or surface loading at any location in the system exceeds the DR-25 pressure rating.
- ii. Force mains shall be minimum 4-inch diameter. Force mains shall be sized appropriately for a minimum fluid velocity of 2 feet per second and maximum velocity of 7.5 feet per second. Sizing shall also conform to CDPHE design requirements, whichever is most limiting. Parallel force mains are strongly preferred by the City for maintenance procedures, emergency conditions, and capacity optimization between existing and build-out flows. If parallel force mains are not considered feasible for a specific installation, it shall be demonstrated that the force main diameter is optimal for existing and build-out flow velocities.

- iii. If force main diameter is such that the wastewater velocity is less than 2 feet per second at initial operating conditions, the design shall include VFDs on the pumps to allow the motors for the pump or pumps to increase frequency to increase the wastewater velocity in the force main to be a minimum of 3 feet per second for a minimum flushing time of 5 minutes. Reference the Electrical and Controls section of this criteria.
- b. Access / Cleaning Stations
 - i. Force main clean-out access shall be provided every 500-feet in situations where the force main is 950-feet or longer. Clean-outs shall provide adequate access to allow for pipeline condition observations via video camera.
- c. Protection, Bedding and Compaction
 - i. Pipe bedding and backfill of force mains shall conform to the specifications in Section 02315 of these standards.
- d. Force Main Alignments and Separation
 - i. The minimum buried depth of the force main shall be 60-inches from top of pipe.
 - ii. Wastewater force mains shall adhere to CDPHE and City standards for separation between potable water lines and other utilities. Wastewater force mains shall travel below existing potable water lines meeting the minimum requirements as outlined in Section 4.18. Should minimum separation requirements not be possible, refer to encasement requirements in Section 4.15 of the Criteria.
 - iii. Should the wastewater force main alignment be such that it cannot accommodate these separation requirements vertically or horizontally, provisions shall be provided to safeguard the existing utilities in accordance with the City design criteria and construction standards.
- e. Special Permitting Requirements
 - i. In situations where the force main alignment crosses areas that include wetlands, floodplains, irrigation ditches, railroads, and waterways. The Developer shall be responsible for all permitting during the design phase to ensure that local and state requirements are adhered to. The Developer shall document all required permits with the City prior to proceeding with construction. In all cases, the Developer shall evaluate alternative force main alignments to minimize impact to sensitive areas described herein.
 - ii. Easements required for the force main alignment shall adhere to Section 2.06 of these criteria. All easements required for the force main shall be approved by the City and granted to the City prior to City of Greeley approval of construction documents.

8. Land Acquisition and Easements

- a. All land area requests for the lift station sites shall be submitted and approved by the City prior to starting the land acquisition process. Lift Stations shall be located on property deeded to the City. The minimum size for the lift station site shall allow for adequate equipment access, maintenance activities, and ancillary equipment (i.e. generator, odor control, emergency storage, etc.). In no cases shall the lift station site be less than 2,500 square feet in size. Applicant shall provide preliminary lift station site drawings showing major lift station components, security, buildings, and access for the City to review and determine required site size.
- b. Force main alignments exiting the lift station site up to the point of gravity connection shall be contained within an exclusive sewer easements and shall be dedicated to the City per Section 2.06 of this criteria.

D. Lift Station Site

1. Location and Topography

- a. The lift station and site location shall be designed and constructed to limit disturbance to the surrounding properties both aesthetically and during construction activities. The site shall allow adequate access to the site from existing public right of way. The lift station site shall be designed to provide adequate drainage away from the lift station and building and conform to City standards for drainage and storm water management plans. Developer shall perform a geotechnical evaluation of the site to determine soil conditions and hydrology as well as recommendations for lift station construction. Lift station sites shall be located outside of the FEMA 100-year floodplain with the finished floor elevation of the lift station a minimum of 2-feet above the floodplain. All lift station site locations are subject to review and approval by the City and CDPHE Regulation 22.

2. Lift Station Building / Enclosure

- a. The lift station shall be enclosed in a weather proof structure. The lift station enclosure and lift station pumping components as a minimum shall be accessible without permitting for confined space access. As a minimum the lift station enclosure shall be ventilated and heated and conform to the City's planning and building department requirements and applicable structural and building codes. The size of the building or enclosure shall allow for adequate clearance to maintain pumping equipment, piping, valves, electrical gear and controls. The minimum spacing between pumps shall be 30 inches, spacing around pumps of 36 inches, and electrical panel clearance shall be no less than 48 inches or as required by the National Electrical Code. Building or enclosure entry ways, hatches and overhead door shall allow for convenient access and equipment removal for maintenance and replacement. All lift station enclosures or buildings must be approved by the City

and applicable architectural committees that are associated with the subdivision or local association.

3. Aesthetics

- a. The lift station shall be subject to the City's Development Review process and applicable development standards. The lift station architecture and aesthetics shall be designed to match the surrounding structures. Landscaping shall be considered on the perimeter outside of the fence and planned to match the surrounding environment. Appropriate screening and other methods shall be utilized to minimize noise and visual impacts.

4. Access

- a. All wastewater lift stations shall be sited to allow access by all-weather surface roads capable of accommodating maintenance trucks from public right of way to the lift station site. The access shall at a minimum support HS-20 loading with a minimum width of 15 feet. The access points and site shall be designed to allow WB-50 trucks to maneuver within the site and exit the site without backing into public right of way. The site layout shall allow for access to the wet well and vacuum/jetter truck to clean out accumulated material in the wet well. All hard or concrete surfaces shall be designed for the expected vehicle and equipment loads.

5. Security Fencing

- a. The lift station site shall contain perimeter security fencing minimum 6' in height. The fencing is subject to the City of Greeley Municipal Code and shall be reviewed and approved by the City.
- b. The lift station site access gate shall have a minimum size full width opening of 18-feet and of lockable type.

6. Lighting

- a. Lighting shall be provided at the lift station site to allow for necessary activities during night and times of low visibility. The lighting system shall be designed to provide illumination best suited for the station layout with may include suspended, wall, or ceiling mounted fixtures and shall be suitable for routine maintenance activities and inspections. Site lighting equipped with photocells shall not be

allowed. Refer to Chapter 18 of Greeley Municipal Code for more information, as applicable.

7. Potable Water

- a. The site shall have access to potable water. Potable water connection, service size, backflow device and meter shall be coordinated with the City. At a minimum, there shall be frost proof yard hydrant located in the vicinity of the wet well.

E. Lift Station Components

1. Pumping System

- a. Each Lift Station shall have a minimum of 2 pumps. The pumps shall be designed to accommodate existing flows and future flows from fully developed contributing area. Firm capacity of the pump system shall be designed (or phased) to pump ultimate peak flow at maximum computed total dynamic head. Pump operation shall be automatic but fitted with the capability to run the system in manual control.
- b. Lift Stations shall be designed as a duplex system as a minimum. Duplex system for ultimate flow of the service area, shall be designed so that each pump is sized for peak hourly flow. The applicant shall provide a spare pump of the same capacity. Lift stations serving service areas that are phased over several years shall be designed initially as a duplex system as a minimum with room to add additional pumps for meeting the ultimate flow demands of the service area. Lift stations that are designed with more than two pumps shall be capable of pumping peak hourly flows with the largest pump out of service. The applicant shall provide a spare pump matching the size of the largest pump in service.
- c. In all cases pumping systems shall be designed to accommodate existing and build-out flows with adequate redundancy as defined by CDPHE Regulation 22 and in these criteria. If future build-out conditions require pumps (greater than 2) that are not needed for near term flow conditions, the lift station shall be designed to add additional pumps, piping, valves, electrical and control without the need for a major system shutdown and / or bypass pumping.
- d. Pumping system shall be designed to allow for adequate access between other pumps, piping, and ancillary equipment for maintenance activities including, but not limited to, routine maintenance and inspection and pump removal.
- e. Required Pumping System Type: Above Ground Mounted Self-priming Suction

The pumping system is self-priming suction pumps placed on grade with minimal piping to suction from the wet well. The only accepted manufacturer for the pumping system is Gorman Rupp. Pumping systems shall be site-specific designs or pre-packaged systems meeting site requirements. All designs are contingent upon review and approval by the City.

f. Alternate Pumping System

If the Developer with approval from the City, determines above ground mounted self-priming suction pumps are insufficient for the application, the Developer can seek a variance to utilize either wet well / dry well or submersible pump configurations. The Developer must adequately prove that the alternative pump configuration is the optimal choice for the application and include evaluations between both dry-pit and submersible configurations.

- i. Submersible Pumps: Where above ground mounted self-priming suction pumps are insufficient, City of Greeley will only consider submersible pumps where the ultimate build out peak hour flow rate is less than 100 gallons per minute. Where submersible pumps are approved by City of Greeley, the pumps must be removable without entering the wet well by providing rail and crane system. Control Panels and associated equipment shall be located within an enclosure of adequate size. The Developer shall provide two spare pumps to the City of Greeley.
- ii. Wet Well/Dry Well: Where above ground skid mounted self-priming suction pumps are insufficient and flow rate is greater than 100 gallons per minute during peak hour flow at full build out, the lift station shall be configured to provide separate wet wells and dry wells. Common walls between wet wells and dry wells shall be water and gas tight. Suitable and safe means of access shall be provided to the dry well for operations staff, maintenance, and removal of all equipment from the dry well. Access shall include separate equipment and access hatches. Access to the dry well shall be provided through stairs. Ladder access is not allowed. Where dry wells are considered, the lift station shall be designed to ensure that surface runoff cannot enter the lift station. Where groundwater may exist above the dry well, adequate measures shall be provided to prevent infiltration of groundwater into the dry well and wet well.

g. Pumping System Components

- i. Each pump shall have a dedicated check valve, plug valve, and air-relief valve on the discharge side of the pump. Pressure gauges shall be provided on both the suction and discharge (prior to the check valve) side of the pump. Pressure gauges shall be provided with a pulsation snubber constructed of 316 stainless steel and an isolation valve. It is preferred that these pump system components are supplied by the pump manufacturer if supplied as a skid-type system to ensure compatibility, performance and single point of supply.

h. Hydraulics

- i. Pumps shall be designed to accommodate existing and future flows. Pump design calculations shall be included in the design reports and subject to City review. Hydraulic calculations shall include pipe friction losses using appropriate friction coefficients and minor friction losses. Net positive suction head available ($NPSH_A$) and net positive suction head required ($NPSH_R$) shall be considered to ensure pump cavitation will not occur. Control descriptions for the pumps shall consider water levels required to maintain adequate $NPSH_A$ and $NPSH_R$.

2. Station Piping

a. Material and sizing

- i. Station piping shall be ductile iron and sized to accommodate the necessary flow ranges. Flanged header pipe shall be ductile iron complying with ANSI/AWWA A21.51/C115 and Class 53 thickness. Flanges shall be ductile iron class 125, or as required by pumping application and pressures, and comply with ANSI B16.1. Generally, the liquid velocity in the station piping shall be no less than 3 feet per second and no greater than 7 feet per second.

b. Expansion Joints/Victaulic Coupling

- i. Station piping shall include expansion joints, flanged coupling adaptors and/or grooved couplings to allow for dismantling of station piping for maintenance and parts replacement.

3. Valves

a. Plug Valves

- i. Isolation valves shall be eccentric non-lubricated plug valves. Each pump discharge shall have a dedicated isolation valve so that each pump can be isolated from the common discharge header. Plug valves shall be of cast iron body, ASTM A126 Class B. Valve plugs shall be cast iron ASTM A126 Class B covered with a Buna-N Rubber compound. The seats are to be a corrosion resistant alloy either 316 stainless steel or nickel. Valve body shall be semi steel with flanged end connections drilled to 125 pound, or higher as required by application pressures, standard. Valve shall be operated with a single lever actuator providing lift, turn, and reseal action. The lever shall be equipped with a locking device to hold the plug in the desired position. Valves shall be able to pass a spherical solids not less than 3 inches diameter. Accepted manufacturers include DeZurik, Valvmatic, Milliken.

b. Check Valves (4" or more in diameter)

- i. Check valves shall be swing check valves capable of passing a 3-inch spherical solid. Check valves shall meet the latest AWWA C508 standard and be of the resilient hinge check valve type. All internal hardware shall be stainless steel. Valve shall be equipped with flanged ends and be fitted with an external lever and spring. Valves shall be equipped with removable cover plate to permit entry or for complete removal of internal components without removing the valve from the line. Valve shall be rated at 175 PSI water working pressure, 350 PSI hydrostatic test pressure. For high pumping head applications (150 feet or greater), the Developer shall submit a type of check valve that will minimize hydraulic surges or slam to the system. Each pump discharge shall have a dedicated check valve. Accepted manufacturers include Valmatic, DeZurik, Victaulic, Golden Anderson.

- c. Combination Air and Vacuum Valves
 - i. Sewage rated combination air and vacuum valves shall be placed at the discharge of pumps as close to the check valve as possible and at any local high points in the station piping. Accepted manufacturers include Valvmatic and Golden Anderson.
- 4. Bypass Pumping Assembly
 - a. Lift Station Out of Service
 - i. A bypass pumping configuration shall be designed to bypass the lift station should it ever need to be taken offline. The bypass pumping configuration shall include provisions to bypass the entire lift station as well as lift station components including the wet well and pumping equipment and station piping. Bypass connections shall also be included on the common discharge header to the lift station pumps (station piping) as well as the force main (site piping) along with isolation valves. All bypass connections shall be at a minimum 6" camlock.
 - b. Approach Manhole
 - i. An approach manhole shall be constructed upstream of the wet well within the lift station site boundaries. The approach manhole shall serve as a common connection for the gravity sewer or sewers feeding the pump station and shall connect to the wet well by a single gravity pipe.
 - c. Wet well
 - i. Lift Station wet wells shall be Polymer Concrete or concrete with Xypex Bio-San C500 admixture to prevent corrosion on the interior surfaces caused by concentrated levels of H₂S and other corrosive properties of raw wastewater.
 - ii. All wet well penetrations shall be link sealed and grouted to inhibit any leakage from the wet well or groundwater infiltration.
 - d. Coatings and Paintings
 - i. All exposed carbon steel surfaces, piping and equipment shall have field-applied protective painting or coating except where material (i.e. PVC, stainless steel, hot-dipped galvanized or aluminum) or factory coating warrants exception. All paint and coatings systems shall be approved by the City and shall adhere to City standards for color coding.
- 5. Electrical and Controls
 - a. Electrical Equipment
 - i. All electrical equipment shall be in accordance with the latest standards of NEC and, where applicable, meets all requirements for hazardous locations in accordance with NFPA 820. Developer shall coordinate with City Building Department on applicable codes.

- ii. Developer shall coordinate with the City for electrical utility providing electrical service. Station shall be provided with a separate utility transformer and meter/main with ground fault protection. Primary power to the station shall be 480 volt, 60 Hz, 3-phase service per utility provider standards. Developer is required to pay permitting, design and costs for primary power to the lift station site. Secondary power service shall be designed by a certified electrical engineer licensed in the State of Colorado. As a minimum, the station shall include service disconnect panel, automatic transfer switch (ATS), motor control center (MCC) or electrical distribution panel. The service disconnect panel shall be mounted on the exterior face of the lift station building common wall to the indoor electrical switch gear.
 - iii. The ATS shall be provided to switch from normal utility power to standby emergency power upon power outage and switch back to normal power once the power outage is restored. The ATS shall have indicating lights for normal power, emergency power, and a digital panel indicating volts and amps. The ATS shall be mounted inside the lift station building integral to the MCC. The ATS manufacturer shall be compatible and approved by the accepted lift station pump manufacturer, Gorman Rupp. The City's standard for standby emergency power is natural gas-powered engine generators manufactured and provided with the lift station pumps manufacturer, Gorman Rupp. If the lift station pumps are provided by a manufacturer other than Gorman Rupp, the Developer shall provide the ATS and standby emergency power generator specifications and manufacturer for City review and approval.
 - iv. Electrical switchgear (480 volt) shall be mounted in a NEMA 1 MCC with removable buckets within a NEMA 3R wrapper. A step-down transformer shall be included to provide power service to a separate light or power panel rated for 120 / 240 volt service. The light or power panel is required to provide service for interior and exterior lighting, receptacles, ventilation and controls. Switchgear shall be manufactured by Cutler-Hammer, Allen Bradley, Square "D", or approved equal by the City.
 - v. Transient voltage suppression rated at 80 KA minimum shall be provided at the main electrical service panel and shall be installed in accordance with the latest requirements of NEC Article 285
- b. VFDs and Soft Start and Stop
- i. All motor sizes greater than 20 HP shall be equipped with a reduced voltage solid state start and stop or also known as soft start and stop. The use of variable frequency drives (VFD) for the lift station pumps shall be evaluated on a case by case basis. The Developer will be required to demonstrate the advantages for installing VFDs for the ranges of pumped flows. The soft start / stop device and / or VFD shall be mounted adjacent to the MCC. Accepted manufacturers for the soft start / stop and VFD equipment shall be Allen-Bradley or Mitsubishi.

c. Level Controls

- i. The primary level control system used for the lift station to turn pumps on and off and sequence lead and lag operations shall consist of the radar level measurement type. The primary level control system shall have a minimum of five differential level set points including low liquid level, start / stop lead pump, start / stop lag pump, start / stop standby pump (if required), and high water level. The level control shall be equipped with a transmitter device and user interface screen for user set points and display of liquid level in the wet well. Contacts shall be provided for selected alarm outputs for integrating into the SCADA and telemetry system. Accepted manufactures for level control shall be Endress Hauser or a manufacturer approved by the City.
- ii. In addition to the primary level control system, the lift station shall be equipped with a secondary level control system for back-up. The secondary level control shall consist of electro-mechanical float switches for low water cut-off, pump on / off, and high water alarm. Accepted manufacturers for float switches shall be Siemens Water Technologies Model 9G-EF or approved equal

d. Lift Station Control Systems

- i. Controls shall provide automatic reset of alarm conditions for normal power fail, high water level, standby pump run, and a common alarm contact. However, alarm conditions shall activate an alarm light that is mounted at the roof line of the lift station building or enclosure. The alarm light shall require a manual reset. Each pump shall be provided with alarm lights and pump shutdown for pump motor high temperature, pump moisture detection, and pump overload fail conditions. Any pump alarm conditions shall require manual reset. All lift station alarm outputs shall be transmitted via telemetry system to on-call City operation staff and master SCADA control center.
- ii. Elapsed time meters shall be supplied for each pump and shall consist of the six digit non-reset type. The elapsed time meters shall be connected to the each pump motor starter to indicate total running time for each pump in “hours” and “tenths of hours”. An integral pilot light shall be wired in parallel to indicate that the motor is energized and running.
- iii. The lift station PLC shall be an Allen Bradley CompactLogix 5069-L320ER. Alternate PLC manufacturer’s must demonstrate compatibility with the City’s control logics platform. The PLC shall be equipped with a CPU with 1 MB of user memory, two Ethernet / IP communication ports and 1 USB port for firmware download and programming. The PLC control panel shall be sized to adequately contain all PLC and communication equipment and rated for NEMA 3R enclosure. The face of the control panel shall include a minimum size 10-inch color operator interface terminal (OIT) for data entry and display. The OIT shall be Red Lion Graphite. Each PLC shall have a minimum of a 2-hour uninterrupted power supply (UPS). Each control panel shall contain adequate surge protective devices.

e. Flow Meters

- i. Flow meters shall be of the electro-magnetic type and installed on the common discharge header downstream of the last pump discharge connection. The flow meter shall be fitted with grounding rings as required and 125 pound / 150 pound flanged connections. Flow meter shall include a wall mounted transmitter along with 4-20mA DC output. Flow meter shall be integrated and programmed with the supplied PLC for local and remote display for flow and totalizer. The flow meter shall be manufactured by Rosemont Model 8750W or accepted substitution.

f. Back-up Power Supply

- i. Back-up power shall be supplied at the lift station to power the pumps and ancillary equipment in the event of a power outage. The back-up power system shall be natural gas powered. The Gorman Rupp standby engine system is preferred and the Developer shall determine if that system is suitable for the application. Other back-up power systems will be considered if application is not suitable for the Gorman Rupp system. If not provided by Gorman Rupp, alternate back-up power system will be evaluated and approved by the City on a case-by-case basis. The City's preference for alternate back-up power systems is Cummins for both the generator and ATS.

g. Telemetry and SCADA

- i. The Remote Telemetry Unit (RTU) shall communicate by way of Modbus serial or Ethernet, or Allen Bradley Ethernet or serial. If there is no ability to communicate with the Control Panel, analog and digital Inputs may be utilized. Required Inputs: A: Wetwell Level, B: Flow, C: Flow totalization, D: Pump motor status, E: Soft Start status "Faulted", F: Power Fail, G: Pump Amperage, H: VFD Status, I: VFD speed, J: Station common alarm, K: Generator Running, L: Generator Switch in Normal or Emergency, M: Generator common alarm, N: Pump runtime, O: Pump starts, P: Control Panel Temperature, Q: Selector Switches Status

h. H2S Monitoring Systems in Wet well or discharge manhole

- i. The City may require that the Developer design and install H2S monitoring in the manhole the force main discharge into. Factors that may require H2S monitoring in the manhole include pump flow, force main length and location of the discharge manhole.

6. Mechanical

a. Ventilation

- i. Adequate ventilation shall be designed in buildings and vaults as required and adhere to all applicable State, NFPA, and OSHA requirements. Ventilating system shall consist of natural gas make-up air units sized to provide minimum of 6 air changes per hour and shall automatically begin operation upon user selected indoor temperature settings for both summer and winter modes.

Supplemental cooling and heating will be required if building temperatures exceed 85 degrees Fahrenheit (F) or fall below 55 degrees F. Ventilation shall be accomplished by the introduction of fresh air in the station and be filtered to remove debris and minimize particles. Ventilation fans shall automatically come on upon entry of the lift station enclosure or building or activated by the light switch adjacent to the entry door. Heating

- ii. In addition to the make-up air ventilation system supplemental heat shall be required using natural gas unit heaters to maintain a minimum temperature of 55 degrees F. Unit heaters shall be automatically controlled thermostatically. Heating systems shall be designed based on an outside ambient temperature of negative 20 degrees F.

b. Air Conditioning

- i. Air conditioning shall be provided if ventilation system cannot ensure inside air temperature of below 85 degrees F within a reasonable time period of ventilating. Cooling systems shall be designed based on an outside ambient temperature of 105 degrees F.

c. Drains

- i. Lift station enclosures or buildings shall contain no floor drains that connect to the wet well. The enclosure at the level the pumps are located shall include a trench drain which slopes to a sump pit equipped with a duplex submersible sump pump system controlled with weighted float level switches. The sump pump system shall discharge to the top of the wet well with an air gap. The pump system shall be sized based on expected drain flows such as air release valves, seal water, maintenance, etc. Each sump pump discharge shall contain a check valve and isolation valve along with a pump removal system. The sump pump system shall be connected to the back-up or emergency power system.
- ii. The lift station site shall be equipped with a perimeter drain if recommended from the geotechnical study.

7. Odor Control and H₂S Generation

- a. The lift station shall be evaluated for the odor mitigation system and final determination of implementing odor control measures will be reviewed and determined by the City. Supporting data, calculations, or assumptions for hydrogen sulfide generation based on estimated wastewater characteristics and industry standards shall be included in the evaluation. In the absence of supporting data and / or calculations, the Developer shall utilize the latest edition of "Metcalf and Eddy Wastewater Engineering Treatment and Resource Recovery" for medium strength sulfide concentrations in wastewater. Other factors to consider in the evaluation include but are not limited to:
 - Proximity to and use of neighboring properties
 - Wastewater composition (BOD₅, COD, TSS, Sulfides, TKN, Ammonia-N)
 - Wind direction and downwind properties
 - Operation and maintenance requirements of odor control system

- b. If odor control is determined necessary, the type of system shall be selected based on the site-specific needs of the lift station. All ancillary equipment and necessary provisions shall be incorporated into the design of the lift station to provide a functional system. Odor control systems may include but are not limited to the following mitigation technologies:
 - Carbon absorption systems
 - Biological scrubber or filter
 - Chemical scrubber
 - c. If odor control is not required, provisions for future addition of odor control facilities (i.e. installation of ventilation ducts and penetration into the wet well for future connections) shall be provided.
8. Force Main Components
- a. Connection to Existing Gravity Sewer and Discharge Manhole
 - i. Force mains shall connect to a gravity wastewater system at a manhole or a structure designed to receive pumped wastewater. At a minimum the discharge manhole and the next two downstream manholes shall be polymer concrete or concrete with Xypex Bio-San C500 admixture. The force main discharge shall be designed to minimize turbulence and scour within the connecting structure. The City will determine on a case by case whether odor control is required at the receiving structure.
 - b. Valves
 - i. It is desired by the City to design the force main to limit required valves along the force main alignment. High points and low points shall be minimized along the pipe alignment.
 - c. Air and Vacuum Relief Valves
 - i. Air relief valves shall be provided on ultimate and local high points throughout the force main alignments. All air relief valves shall be located in an access manhole or vault appropriately sized for the application and maintenance staff access.
 - d. Non-return Valves
 - i. If required, isolation valves shall be swing check type. All non-return valves shall be located in an access manhole or vault appropriately sized for the application. Accepted manufacturers include DeZurik, Valvmatic, Milliken
 - e. Isolation Valves
 - i. If required, isolation valves shall be plug valve type. All direct buried plug valves shall normally remain open (with exception of bypass connection and isolation valves) and be installed with a valve box and lid. Accepted manufacturers include DeZurik, Valvmatic, Milliken

- f. Corrosion Protection
 - i. A cathodic protection system shall be designed for any buried carbon steel or ductile iron piping and structures in the system.
- 9. Testing and Start-up
 - a. Lift Stations
 - i. The Developer shall develop a plan to test and demonstrate successful and flawless performance of all equipment and components of the lift station in manual and automatic mode. The start-up and testing plan shall be submitted to the City for review prior to commencing the start-up. A factory representative for the pumps and controls shall be on site for the start-up operations.
 - b. Force Mains
 - i. Force mains shall undergo hydrostatic pressure testing for at least two hours at two times the working pressure. Test results shall be documented and demonstrate holding pressure within the criteria and specifications described in the City's Design Criteria and Construction Specifications (see Section 01713 Water Distribution System Testing for requirements).
- 10. Operation and Maintenance Procedures and Warranties
 - a. Operations and Maintenance
 - i. The Developer shall supply the Water and Sewer Department with two (2) complete sets of operation and maintenance instructions, shop drawings, and pump curves. An electronic set on a thumb drive shall also be submitted. Developer and/or manufacturer shall provide one half day training on operations of the lift station for City Staff
 - ii. Operation and maintenance instructions shall be specific to the equipment installed. All non-relevant reference material shall be removed or clearly crossed out using heavy red line.
 - iii. All emergency power generation equipment shall have operation and maintenance instructions.
 - b. Warranties
 - i. A two (2) year warranty shall be provided for the lift station system including performance, materials, and installation.
 - ii. Any warranties associated with the lift station shall be transferred to the City after final acceptance and construction is complete.

SECTION 5

NON-POTABLE IRRIGATION SYSTEM DESIGN CRITERIA

5.01 GENERAL

The City of Greeley (City) uses non-potable (untreated) water to irrigate both public and private property throughout the City. The City has a network of irrigation ditches for supplying source water for irrigation purposes. The typical irrigation system arrangement is a “hub-and-spoke” layout where irrigation water is diverted from an irrigation ditch to an irrigation water storage pond and then pumped to the distribution system to provide sufficient pressure and capacity to serve many customers. Another arrangement specifically for a small irrigation system is a direct connection between the ditch and pump station excluding the storage pond. The goal of the City is to expand the non-potable water system and reduce the use of potable water for irrigation purposes and improve irrigation practices, which is key to the City’s long-term water conservation plan.

The purpose of this section is to provide information for the design and layout of a non-potable irrigation system. Non-potable irrigation system design shall be in accordance with the City of Greeley *Non-Potable Water Master Plan*, latest revision, and these Criteria.

This section is not intended to be inclusive of all situations and the Design Engineer may be required to use additional engineering judgment to meet the overall design intent for constructability and long-term operations and maintenance.

The Design Engineer shall meet with Engineering Development Review (EDR) and Water and Sewer (W&S) Departments to discuss how new developments fit into the City’s overall Master Plan to provide non-potable irrigation service at acceptable pressures in both new and existing areas. The City has the right to oversize the irrigation system to serve customers outside the development’s improvements limits. The City will reimburse the developer for oversizing based on Section 2.12 of these Criteria.

The Design Engineer shall also meet with the ditch company from where the raw water is being diverted. The City will assist in coordinating the meeting and have a City representative present. The purpose of this meeting is to discuss the diversion requirements such as check structures, head gates, and flow measurement, and determine if there is sufficient capacity within the ditch to serve the new Non-potable Irrigation System.

The non-potable irrigation storage pond and pump station facility shall be located on property deeded to the City. The raw water supply line and its appurtenances between the water source (i.e. ditch) and the storage pond shall be within a utility easement dedicated to the City.

The Design Engineer shall provide supporting calculations, design methodologies, and references documentation used to establish the design parameters. All information shall be included in the Non-Potable Irrigation System Design Report. Refer to Section 2.08 of these Criteria for Non-Potable Irrigation System Design Report requirements and formatting.

The Non-Potable Irrigation System Design Report shall be stamped and certified by a Professional Engineer registered in the state of Colorado. The design report shall verify that the proposed non-potable irrigation system can provide the required irrigation demands for the service area, at an acceptable pressure, and meet the overall non-potable irrigation system design

requirements set forth in these Criteria.

The City of Greeley Water and Sewer Director reserves the right to make final determinations of the system design based on the best interest of the City's system.

5.02 DEFINITIONS

- A. Non-potable Irrigation System – The non-potable irrigation system consists of (1) ditch headgate and appurtenances to divert flows, (2) raw water supply line and appurtenances between the water source and storage pond, (3) storage pond, (4) pump station facility, and (5) distribution mains and appurtenances.
- B. Non-potable Irrigation Main - A pressurized pipeline that conveys non-potable water to individual non-potable irrigation services.
- C. Non-potable Irrigation Services – Non-potable irrigation services include all piping, fittings, and appurtenances used to convey non-potable water from the irrigation main to the consumer.
- D. Air Gap – A method of backflow prevention defined as the unobstructed, physical distance of two (2) feet minimum of free atmosphere between the discharge point of a potable water supply line and the highest level of the irrigation storage pond or the FEMA 100-year floodplain, whichever is greater.
- E. Reduced Pressure Zone (RPZ) Backflow Preventer – A device that can be connected to a potable water system to supply water to a non-potable water system and protect the potable water system from backflow contamination. The device consists of two check valves with a pressure vacuum breaker in the middle. This device can be used in lieu of an Air Gap.
- F. Shoulder month/season – The periods in early spring and late fall where non-potable customers require some irrigation water, but the agricultural ditches are not operational, occasionally resulting in the non-potable water system being supplied by potable water.
- G. Shoulder tap – A connection from the potable water distribution system to the non-potable water system to provide water for irrigation purposes during the early spring and late fall shoulder months.

5.03 DESIGN FLOW

- A. The non-potable irrigation system shall be designed to transport peak season irrigation demands in accordance with these Criteria.
- B. All irrigation demands used in the design of non-potable irrigation systems are subject to approval by the City.
- C. Pump Station Design Capacity
 - 1. The non-potable irrigation demand criteria presented below are the minimum criteria and the City reserves the right to modify the criteria, at any time, for the design of specific projects. The non-potable irrigation application rate includes provisions for evapotranspiration and operational efficiency losses in the non-potable irrigation

system.

- a. Weekly Irrigation Application Rates:
 - i. Bluegrass turf, arborvitae, willows = 1.9 inches/week
 - ii. Tall Fescue, columbine, potentilla purple coneflower = 1.4 inches/week
 - iii. Buffalograss turf, sedums, succulents, iris, penstemon = 0.9 inches/week
 - iv. Native grasses, yarrow, rabbitbrush = 0.1 inches/week
 - b. Daily Watering Window = 8 hours
 - c. Irrigation Days/Week = 6 days (with half the system being watered on any given day) This is based on a “three-days-per-week” watering schedule meaning that customers may irrigate only three days per week on their assigned days.
2. Sizing the design capacity of a pump station shall be based on the following equation:

$$\sum Q_{i,ii,iii,iv} = \frac{a}{b} \times \frac{c}{d} \times \frac{e}{f \times g}$$

Where:

Q = Pump Station Design Capacity (gpm)

a = Irrigation Application Rate (inches/week)

b = Number of Irrigation Days per Week (days/week)

c = Total Irrigable Area (acres)

d = 12 inches/foot (conversion factor)

e = 325,829 gallons/acre-foot (conversion factor)

f = Daily Watering Window (hours/day)

g = 60 minutes/hour (conversion factor)

5.04 HYDRAULIC DESIGN

A. Raw Water Supply Pipe

1. The design flow shall be based on the time it takes to replace two (2) full days’ worth of storage over a 24 hour period.
2. Pipe size shall be computed by Manning’s Equation up to a maximum 80% full and friction coefficient of 0.013, but shall not be less than 12-inches in diameter.

B. Pump Station Intake Pipe

1. The design flow shall be based on the Pump Station Design Capacity.
2. Pipe diameter shall be based on a maximum velocity of 1.0 feet per second (fps) when the pipe is flowing full, but shall not be less than 24-inches in diameter.
3. The intake pipe shall be equipped with a passive intake screen. Refer to 5.21 of these Criteria for additional information.

C. Distribution System

1. Distribution System Pressure

- a. The non-potable irrigation distribution system in all areas shall be designed for a maximum pressure of 125 psi and a working pressure range of 70 - 100 psi at high points and the furthest service point of application.

2. Friction Coefficient

- a. Non-potable irrigation lines shall be designed using a Hazen-Williams friction coefficient "C" equal to 120.

3. Velocity

- a. All pipes shall be sized for maximum water velocity of no greater than five (5) feet per second (fps) at peak flow.

4. The minimum size of non-potable irrigation mains shall be eight-inches (8") in diameter.

5.05 DEPTH OF BURY

- A. The minimum depth of cover shall be four (4) feet and the maximum depth of cover shall be six (6) feet for non-potable irrigation mains.
- B. When design or constructability constraints are present, deeper or shallower main installation may be permitted only with acceptance from the City. Additional design and installation considerations may be required by the City depending on the situation.

5.06 CONNECTIONS TO THE EXISTING NON-POTABLE IRRIGATION SYSTEM

- A. Connections to the existing non-potable irrigation system shall be in accordance with the *Construction Specifications, Section 02510, Water Utility Distribution Piping*.

5.07 LOCATION AND LOOPING OF NON-POTABLE IRRIGATION MAINS

- A. All non-potable irrigation mains shall be located in dedicated street right-of-way or within a dedicated exclusive easement of appropriate width. City approval is required for all other proposed non-potable irrigation main locations.
- B. The centerline of non-potable irrigation mains shall not be placed closer than three (3) feet to the inner edge of concrete gutter without prior acceptance by the City.

- C. A non-potable irrigation main serving one (1) lot shall extend all the way across the frontage for that lot.
- D. Non-potable irrigation mains shall extend to the extremities of the property or the subdivision served. Extensions shall be in appropriate locations to provide adequate connections.
- E. The City shall determine on a case by case basis if non-potable irrigation system looping is required for a development.

5.08 NON-POTABLE IRRIGATION SYSTEM PHASED INSTALLATION AND STUBOUTS

- A. Non-potable irrigation system phased installation and stubouts shall be in accordance with Section 3.10 of these Criteria.
- B. Locate temporary blowoff assemblies at the end of each phase or stubout.

5.09 PIPE MATERIAL

- A. PVC: AWWA C900-16 DR 18 (235 PSI) polyvinyl chloride (PVC) pressure pipe, purple color for direct buried applications only. Refer to construction specification *Section 02513, for Polyvinyl Chloride Pressure Pipe* for additional information.
- B. DIP:
 - 1. ANSI/AWWA C151/A21.51 ductile iron pipe with mechanical joints for direct buried applications only. Refer to Section 3.11 C. of these Criteria for corrosion protection requirements.
 - 2. ANSI/AWWA C115/A21.88 flanged ductile iron pipe with flat faced flanges for exposed applications only.
 - 3. Refer to construction specification *Section 02512, for Ductile Iron Pipe* for pipe additional information.
- C. Steel: AWWA C200 steel pipe for both direct bury and exposed applications. Design Engineer shall determine required thickness for each application. The Design Engineer shall submit proposed interior and exterior coatings for City review and approval.

5.10 VALVES

- A. All valves shall be located in dedicated street right-of-way or within a dedicated exclusive easement of appropriate width. City approval is required for all other proposed valve locations.
- B. Gate Valves
 - 1. Gate valves shall be installed in accordance with Section 3.12 of these Criteria and *W&S Standard Drawings*, latest revision.
 - 2. All non-potable water line valves located in paved areas shall have a concrete collar around the valve box in accordance with *W&S Standard Drawings*, latest revision.

3. Refer to construction specification *Section 02515, Water Utility Distribution Valves* for gate valve requirements.

C. Air/Vacuum Valves

1. Air/Vacuum Valves shall be installed at all high points along the non-potable irrigation main and shall be properly sized by the Design Engineer in accordance with the manufacturer's recommendation. The City shall have final determination on valve size and placement. NOTE: It is the City's preference that the number of high points within the pipeline be minimized.
2. Refer to construction specification *Section 02515, Water Utility Distribution Valves* for Air/Vacuum valve requirements.
3. Reference *W&S Standard Drawings* for installation requirements.

D. Non-potable Blowoffs

1. Non-potable blowoffs shall be installed at the end of all non-potable irrigation mains. The City may also require that non-potable blowoffs be located at low points within the system.
2. Reference *W&S Standard Drawings* for installation requirements.

5.11 PIPE ALIGNMENT

- A. The curved pipe alignment design requirements for non-potable irrigation mains shall be in accordance with Section 3.13 of these Criteria.

5.12 THRUST BLOCKING AND PIPE RESTRAINT

- A. Thrust blocking and pipe restraint requirements for non-potable irrigation mains shall be in accordance with Section 3.14 of these Criteria.

5.13 NON-POTABLE IRRIGATION MAIN AND SERVICE ENCASEMENTS

- A. Refer to Section 3.15 of these Criteria and construction specification Section 02445, Casing Pipe – Borings and Encasements for typical non-potable irrigation main and service encasement requirements.

5.14 NON-POTABLE IRRIGATION MAIN BORINGS

- A. Refer to section 3.16 of these Criteria and construction specification Section 02445, Casing Pipe – Borings and Encasements for non-potable irrigation main boring requirements.

5.15 NON-POTABLE IRRIGATION SERVICES

- A. General
 1. Non-potable irrigation service lines shall not be installed in trenches with other conduits/utilities.

2. There shall be no physical connections between the non-potable irrigation system and the potable water system unless an approved backflow device is used to prevent non-potable water from entering the potable water system (i.e. RPZ device).
3. Non-potable irrigation services not utilized shall be abandoned. Refer to appendix section A9 – *Policies Impacting Design and Construction* for abandonment procedures.

B. Irrigation Services

1. Non-potable irrigation services 3/4” to 2” in diameter shall be Municipex®, Uponor AquaPEX®.
2. The non-potable irrigation service for a given lot must be tapped on the non-potable irrigation main within the confines of the extended property lines unless excepted by the City for the irrigation of multiple outlots under single ownership. Refer to appendix section A7 – *Compound Tap Exemption Policy for Irrigation of Multiple Outlots*. Otherwise, irrigation systems from a single non-potable irrigation service shall only be allowed for use on that single property. Refer to *City of Greeley Charter and Code, Title 14: Public Services*, Section 14.04.200 for compound tap restrictions.
3. Non-potable irrigation services shall not be located under driveways, trees, or other permanent structure.
4. Non-potable irrigation services shall be located a minimum five (5) feet inside the property being served.
5. Non-potable irrigation service taps shall be separated by at least two (2) feet, measured along the non-potable irrigation main length, including when taps are on opposite sides of the non-potable irrigation main. Non-potable irrigation service taps shall also be a minimum two (2) feet from all joints, fittings, or valves.
6. The corporation stop, curbstop, meter, the service line between the corporation stop and the meter, and five (5) feet past the meter shall all have the same equivalent inside pipe diameter.
7. Non-potable irrigation shutoff valves (curb stops and gate valves) shall be placed within one (1) foot of the property line or easement boundary (inside or outside).
8. Non-potable irrigation meter vaults pits/vaults shall normally be located after the curbstop in a landscaped area or streetscape. Meter pits/vaults shall not be installed in any street, parking area, driveway, or sidewalk unless otherwise approved by the City. If a meter pit/vault is permitted by the Water & Sewer Department to be located in any traffic area, the pit/vault shall be designed to withstand HS-20 traffic loadings. Curbstops with tracer wire test stations shall be in a valve box.. See *W&S Standard Drawings* for additional service and meter installation requirements.
9. There shall be no major landscaping (i.e. boulders, and trees, or shrubs with mature growth greater than three (3) feet), and buildings, or other permanent structures within ten (10) feet of the meter vault.

10. Pressure boosters are allowed if required. Booster pumps must be prefabricated units with variable speed controls. Provide submittal cut sheets for City approval prior to ordering booster pump.

5.16 NON-POTABLE IRRIGATION MAINS AND SERVICES IN RELATION TO OTHER UTILITIES

- A. Non-potable irrigation mains and services shall have a minimum eighteen-inch (18") vertical separation and minimum five (5) feet horizontal separation or twice the depth of the invert of the pipe, whichever is greater from all utilities measured from outside diameter.
- B. Where non-potable irrigation lines cross above or below potable water lines with less than eighteen-inch (18") clearance, pipe encasement shall be designed and constructed so as to protect the potable water line. Note: It is the City's preference to have non-potable waterlines located below potable water lines.
- C. Non-potable irrigation main crossings under any open irrigation ditch shall have a minimum five (5) feet of cover and shall be encased.
- D. Dry utility crossings shall be encased in high density polyethylene (HDPE) pipe, Standard Dimension Ratio (SDR) 11 from edge to edge of the easement or right-of-way, or ten (10) feet on either side of the non-potable irrigation main, whichever is greater. Perpendicular utility crossings are permitted above and below the non-potable irrigation main. Parallel installation of other utilities in exclusive non-potable irrigation easements is not permitted.
- E. Bored utility crossings shall have a minimum twenty-four inches (24") of vertical clearance from the outside diameter of the utility casing to the outside diameter of the non-potable irrigation line if the bored utility crosses above or below the non-potable irrigation line.
- F. If there are horizontal or vertical clearance conflicts between the non-potable irrigation line and a utility, the City may require that the non-potable irrigation main be lowered, raised, or realigned in order to maintain the required clearances.
- G. For a non-potable irrigation line crossing situation not specifically mentioned in this section, the crossing requirements provided in these Criteria shall be applied to that particular situation to the best extent possible.

5.17 UNDERGROUND MARKING AND IDENTIFICATION

- A. Underground un-detectable marking tape shall be installed 18-inches above non-potable irrigation mains.
- B. Reference construction specification Section 02315, Excavation and Fill for Marking Tape Requirements.

5.18 NON-POTABLE IRRIGATION WATER STORAGE FACILITIES (PONDS)

- A. General
 1. All water to be stored in the non-potable irrigation pond and the pond location shall be

approved by the Water and Sewer Department prior to proceeding with facility design.

2. Combining non-potable irrigation storage with storm water detention requires approval by both the Water and Sewer Department and Public Works Department Storm Water Division. A written explanation shall be submitted describing the circumstance as to why a combined pond is needed.
3. The Design Engineer shall determine the high and low operating levels, required design storage volume, and the invert elevation of the pump station intake pipe.
4. The Design Engineer shall design a gravity flow raw water supply pipe from the water source (i.e. ditch) to the irrigation storage pond.
5. There shall be no major landscaping (trees, shrubs) with mature height greater than three (3) feet planted within ten (10) feet of the liner anchor trench.

B. Storage Volume Design

1. Non-potable irrigation ponds shall be sized to accommodate a minimum four (4) days of supply based on the Pump Station Design Capacity. The four day supply volume shall not include the dead storage.
2. Dead storage shall be based on the water level that limits the wet well inflow below 75% of the Pump Station Design Capacity. For example, if the Pump Station Design Capacity is 1,000 gpm, the dead storage begins when the inflow is less than 750 gpm.
3. A minimum freeboard of 6-inches shall be provided for storage ponds not combined with storm water and 12-inches for combined storage ponds.
4. Minimum usable storage volume of an irrigation storage pond shall be based on the following equation:

$$V = \frac{Q \times a \times b \times c}{d}$$

Where:

V = Total Useable Storage Volume (acre-feet)

Q = Pump Station Design Capacity (gpm)

a = Daily Watering Window = 8 hours/day

b = 60 minutes/hour (Conversion Factor)

c = Days of Storage (days) = 4 minimum

d = 325,829 gallons/acre-foot (Conversion Factor)

5. The minimum depth of the pond shall be 8-feet from the full pond surface level to the bottom.

6. Pond side slopes shall include a 4:1 safety bench for 12-feet horizontally and 3:1 slope thereafter to achieve maximum depth of pond. If steeper side slopes are required to meet storage volume requirements due to site constraints, then fencing must be installed around the pond for safety purposes. Fencing materials must match architectural components of development or HOA fencing requirements.
7. The non-potable irrigation pond shall be designed with either an overflow spillway if topography allows or an overflow structure hydraulically connected to storm sewer.
 - a. Spillway or overflow structure shall be designed to convey a minimum of 150% of the pond fill rate based on 5.04 A. 1. of these Design Criteria..
 - b. The Design Engineer shall provide necessary design information and construction details on the Construction Drawing for the irrigation pond overflow/spillway.
8. If the non-potable irrigation pond is intended to also function as a stormwater detention facility, with approval from the City, the Design Engineer shall include the additional detention storage volume over and above that required for irrigation operations. Refer to the *SDDC*, for stormwater detention pond design requirements. In addition, the irrigation source water flow shall be measured and recorded. Refer to 5.22 of these Criteria for additional information.

C. Non-Potable Irrigation Pond Liner

1. All non-potable irrigation ponds shall be designed with an approved liner system. Field conditions, constructability, storage volume fluctuations, costs, warranty, and operation and maintenance shall be considered in the selection and design of the pond liner system.
2. Approved pond liner materials include: 45 MIL EPDM, 36 MIL RPP, 30 MIL RPE. A layer of 8 oz. geotextile must be included on top and bottom of pond liner material for protection purposes.
3. The Design Engineer may specify a pond liner alternative depending on the project conditions. The alternative pond liner system is subject to approval by the City.
4. Lining installation in areas where groundwater pressure can occur shall be avoided. The bottom of the liner shall be above the water table to prevent the liner from floating.
5. Additional Pond Liner Information:
 - a. Site structures such as piping, concrete, and drains shall be completed prior to lining installation.
 - b. The design and construction requirements for special liner installations such as anchor trenches, pipe protrusions through the liner, liner vents, batten attachments to concrete structures, seaming methods/testing, subgrade preparation, and cover treatment over the liner shall be in accordance with the manufacturer's specifications and the design shall ensure that the liner warranty is not invalidated. Coordination with and approval by the liner manufacturer is required. The proposed special liner installation details are subject to approval by the City.

- c. Construction details for special liner installation items shall be provided by the Design Engineer to be included on the Construction Drawings.

D. Shoreline Protection Treatment

1. Non-potable irrigation ponds shall be designed with a perimeter shoreline protection treatment to protect against wave action erosion. Due to the numerous shoreline protection treatments available (i.e. riprap, boulders, perimeter concrete walls, geotextile products, riparian plantings) the Design Engineer shall propose a suitable shoreline protection treatment depending on the project conditions. The proposed shoreline protection treatment for erosion protection is subject to approval by the City.
2. The Design Engineer shall make special considerations regarding the selection, design, and installation of shoreline protection treatment to ensure that the liner warranty is not invalidated. Coordination with and approval by the liner manufacturer is required.
3. Areas subject to scouring water velocities, such as at the raw water supply culvert discharge conveyance into the pond or beneath the pond fill line/service, shall be adequately protected against erosion and wash out (i.e. concrete splash pad, grouted riprap, large boulders, or appropriately sized riprap).
4. Appropriate construction details for shoreline protection treatment and erosion protection shall be provided by the Design Engineer to be included on the Construction Drawings.

5.19 AERATION SYSTEMS

- A. The Criteria provided here offer generic guidelines for the design of non-potable storage pond aeration systems. Each aeration system is unique and requires special design, therefore, it is the Design Engineer's responsibility to design a fully operational system for the given conditions and provide necessary construction details and specifications to accompany the design.
- B. Refer to construction specification *Section 11230, Aeration System* for additional non-potable pond aeration system requirements.
- C. Aeration System Design
 1. Coordinate the aeration system design and construction with the non-potable irrigation pump station design. House and incorporate aeration system components within the irrigation pump station building.
 2. Aeration system design components shall include, but are not be limited to, air compressors, aftercoolers, condensate separators, electrical controls, valves, pipe manifolds, flow meters, gauges, aeration pods/diffusers, housing requirements, installation and operational instructions, and recommended maintenance.
 3. The Construction Drawings for the aeration system shall show a typical layout, elevation and plan views, and critical dimension for the aeration system design and construction. The aeration system manufacturer is responsible for the layout and design of the aeration system supplied and any special coordination issues that affect

the critical dimensions, layout or orientation of the aeration system.

4. Aeration system shall be sized to provide four (4) pond volume turnovers per day based on the following equation:

$$X = \frac{V \times b}{c}$$

Where:

X = Number of Fine Bubble Diffusers

V = Pond Volume (millions of gallons)

b = 4 (Turnovers/day)

c = Effective Turnover Rate = d x e / f

Where:

d = Diffuser Depth (feet)

e = Diffuser Turnover Rate = 3.5 mgd

f = Diffuser Effective Depth = 15 ft

5. Fine Bubble Diffusers shall be spaced to provide even coverage.

5.20 NON-POTABLE IRRIGATION PUMP STATION

A. General

1. Pump station sites shall be located outside of the FEMA 100-year floodplain with the finished floor elevation of the pump station a minimum of 2-feet above the floodplain. All pump station site locations are subject to review and approval by the City.
2. The non-potable irrigation pump station location shall allow adequate access to the site from new or existing public right of way. The site shall be designed to provide adequate drainage away from the pump station building and pond, and conform to City standards for drainage and storm water management plans.
3. The building shall be sited to allow access by all-weather surface roads capable of accommodating maintenance trucks from public right of way to the pump station site. The access shall at a minimum support HS-20 loading with a minimum width of 15 feet. The access points and site shall be designed to allow WB-50 trucks to maneuver within the site and exit the site without backing into public right of way. The site layout shall allow for access to the wet well and vacuum/jetter truck to clean out accumulated

material in the wet well. All paved surfaces shall be designed for the expected vehicle and equipment loads.

4. Developer shall have a geotechnical evaluation completed of the site to determine soil conditions and hydrology as well as recommendations for storage pond, pump station foundation and wet well construction. Refer to Section 2.09 of these Criteria for Geotechnical Soils Report for additional information.
5. The Criteria provided here offer guidelines for the design of non-potable irrigation pumping systems. Each pumping system is unique and requires special design, therefore, it is the Design Engineer's responsibility to design a fully operational system for the given conditions and provide necessary construction details and specifications to accompany the design.
6. Refer to construction specification *Section 15140, Irrigation Pump Station* for additional non-potable irrigation pump system requirements.

B. Pump System Design

1. The pump system shall be designed with a reinforced concrete one common wet well and multiple, variable frequency drive (VFD), vertical turbine pumps to provide irrigation flows at varying demands and constant discharge pressure. Pump redundancy is not required.
2. The bottom of the wet well shall be a minimum 4-feet below the invert of the intake pipe.
3. The wet well shall be designed to prevent vortices and cavitation which can adversely affect pump performance.
4. Pump efficiency shall be a minimum eighty percent (80%) at the specified operating point.
5. The pump system design shall include a skid assembly to support all pump components during shipping and to serve as the installed mounting base. The base shall be of sufficient size and strength to resist twisting and bending from hydraulic forces and support the full weight of all components (i.e. pumps, motors, filters, piping, valves, etc.).
6. The pump system shall include a pressure maintenance pump for sustaining the pressure in the non-potable irrigation system during non-irrigated times and shall operate no more than every 15-minutes to maximize pump life. If the pressure maintenance pump operates more frequently then allow larger pressure differential (in pump controls) to reduce operating cycles to recover lost water pressure.
7. Pump system design components shall include, but not be limited to, motors, filters, valves, gauges, mounting and support structures, power and electrical equipment, control systems, operator interface devices, alarms, data acquisition and telemetry, and monitoring devices, .
8. Pump discharge piping and filter waste pipe shall be supported 6 to 18-inches off the

building floor and exit through the wall before pipe burial.

9. Filter to waste pipe shall discharge into the storage pond away from the Pump Station Intake Pipe inlet.
10. The Construction Drawings for the irrigation pumping system shall show a typical layout, elevation and plan views, and critical dimensions or clearances for the pump system, building, wet well, electrical, etc.
11. The pump system manufacturer is responsible for the layout and design of the pump system supplied and any special coordination issues that affect the critical dimensions, layout or orientation of the pump system.
12. The pump system design is subject to approval by the City.

5.21 PUMP STATION INTAKE PIPE AND INTAKE SCREEN

- A. Intake pipe shall be AWWA C905 DR32.5 (125 PSI) polyvinyl chloride (PVC) pressure pipe, color purple or green or ASTM F679 PVC gravity sewer pipe.
- B. The exposed section of the intake pipe shall have intermediate concrete pipe cradles with a stainless steel strap to secure the pipe to the cradle. The maximum length of unsupported pipe shall be 9-feet.
- C. Intake Screen
 1. Intake pipe shall be equipped with a square shaped passive intake screen constructed of 16 gauge, flattened 304 stainless steel, with 3/8 x 7/8 inch openings. The frame shall be constructed of stainless steel.
 2. The intake screen shall be sized such that the velocity through the screen does not exceed 0.25 feet per second (ft/s).
 3. The bottom of the screen shall be a minimum 16-inches above the bottom of the pond. The intake screen shall be supported by and mounted on top of a reinforced concrete block.

5.22 RAW WATER SUPPLY SYSTEM

- A. Raw water supply pipes shall have a minimum eighteen-inch (18") vertical separation and minimum five (5) feet horizontal separation or twice the depth of the invert of the pipe, whichever is greater from all utilities measured from outside diameter.
 1. Pipe Material: PVC, DIP, or RCP. Refer to City of Greeley *Stormwater Design Standards*, Section 6, subsection 9.3.7 for additional culvert information.
- B. Flow shall be controlled by a hand wheel operated slide gate (headgate) mounted to a reinforced concrete headwall. The headwall shall be equipped with a steel trash rack anchored to the concrete headwall with stainless steel hardware.
 1. Head Gate Manufactures/Models: Refer to Construction Specification *Section 11285, Slide Gates*.
 2. Refer to City of Greeley *Stormwater Design Standards*, Section 9, subsection 9.3.7 for additional trash rack requirements.

3. The headgate configuration shall be approved by both the City and the associated ditch company.

C. Flow Measurement

1. A parshall flume shall be used to measure flow in close proximity to the headgate. The parshall flume stilling well shall be equipped with an instrument shelf for mounting of the stage discharge recorder. Construction of the parshall flume shall be dictated by the ditch company.
2. A stage discharge recorder shall be mounted within the stilling well of the parshall flume to compute and log discharge flow and totals. The stage discharge recorder data shall be transmitted to the City's SCADA system via the Pump Station's Remote Telemetry Unit (RTU). Refer to Section 5.2 of these Design Criteria for additional SCADA information.
 - a. Manufacturer and Model: Sutron Corporation, model SDR-0001-4 or approved equal with 12 VDC/24AH battery and solar power system for recharging battery.

D. Check Structures

1. A check structure may be required where there is not sufficient depth within the irrigation ditch to provide sufficient head to achieve the raw water supply design flow. If the Design Engineer determines that a check structure is needed, a HEC-RAS model shall be created to compute water surface profiles. The check structure shall not prevent deliveries of water to downstream users.
2. The check structure shall be constructed of reinforced concrete with removable boards.

5.23 PUMP BUILDING

- A. The pump building shall be a precast concrete building sufficiently sized to house all the equipment including but not limited to pump skid, electric and controls cabinets, telemetry cabinet, and aeration system.
- B. There shall be a minimum 5-feet spacing between the building walls and pump skid.
- C. There shall be sufficient space between the pump skid filter(s) and building walls to allow removal of the filter screen for servicing and replacement.
- D. The minimum wall height shall be 8-feet 6-inches with equipment doors sufficiently sized to be remove and replace electrical and controls panels.
- E. The pump building shall be equipped with floor drains connected to the wet well.
- F. Refer to construction specification *Section 15140, Irrigation Pumps for additional requirements.*

5.24 SHOULDER MONTH WATER SUPPLY

- A. All non-potable irrigation systems require a backup potable water tap (shoulder tap) for providing irrigation water when it is in demand but non-potable water is unavailable

(“shoulder months”).

- B. Shoulder month water supplies must be approved by the City.
- C. Shoulder month water shall be discharged into the non-potable irrigation system’s water storage facility (pond). A candy cane configured discharge pipe with a minimum two (2) foot air gap shall be provided between the shoulder tap discharge and the maximum operating or overflow elevation of the pond water surface, whichever is greater.
- D. The shoulder tap shall be four (4) inches in diameter and metered. Only City personnel may operate the shoulder tap.

5.25 SCADA

- A. A Remote Telemetry Unit (RTU) shall be provided to communicate with the City’s SCADA system. The RTU shall communicate with the City’s SCADA via City fiber optic if within 1,500-feet of the pump station. If fiber optic is not available, the RTU shall communicate via XetaWave radios.
- B. The RTU shall communicate with the pump system and instrumentation by way of Modbus serial or Ethernet, or Allen Bradley Ethernet or serial. If there is no ability to communicate with the Control Panel, analog and digital inputs may be utilized.
- C. Refer to construction specification *Section 15140, Irrigation Pumps for additional requirements.*

5.26 SIGNAGE

- A. Irrigated Areas
 - 1. Signage must be posted at sites where non-potable water is utilized for irrigation. Coordinate signage locations with the City of Greeley during design process. An example of an approved sign is provided below.



5.27 WATER DEDICATION REQUIREMENTS FOR NON-POTABLE IRRIGATION

- A. A total water dedication of three (3) ac-ft per acre for irrigated landscape will be required for new developments.
- B. Contact the Water and Sewer Department and refer to *City of Greeley Charter and Code, Title 14: Public Service* regarding water dedication requirements.

5.28 WATER SUPPLY WELLS

- A. Under certain circumstances the City may, at its election and in its sole discretion, accept use of a well(s) to meet non-potable needs. In that case, ownership of the well(s) would need to be transferred to the City and the well(s) permit changed to non-exempt irrigation well permit. Depending on the development layout and capacity of the well(s), the well could be used directly for irrigation without filling a storage pond first. The Design Engineer would need to evaluate each system individually and obtain City approval. Sufficient information regarding the well(s) such as condition and sustainable yield will be required to assist in the evaluation.

SECTION 6

LANDSCAPE AND IRRIGATION DESIGN CRITERIA

6.01 GENERAL

The City of Greeley Landscape and Irrigation Criteria and Standards, hereafter referred to as the “Criteria”, is intended to provide information for the design, review, installation and maintenance of landscape and irrigation systems within the City of Greeley to promote the efficient use of water and the reduction of water waste through best management practices. Both landscape and irrigation systems should be designed for non-potable water type water.

It is the purpose and intent of this Criteria to support the City of Greeley Comprehensive Plan, the Greeley Water Master Plan, and the Landscape Policy Plan for Water Efficiency to:

Promote water conservation

- Reduce or eliminate outdoor water waste
- Reduce peak summer water usage
- Reduce water demand of new construction and development
- Reduce overall per capita demand
- Guide smart development by incorporating land use and water planning principals
- Guide smart development through practices, problem solving, technology and innovation
- Utilize onsite stormwater runoff to supplement landscape irrigation through rain water harvesting

Support attractive and sustainable landscapes

- Use of low-water adaptive plants like native landscapes and xeriscape
- Stormwater and rain garden utilization
- Improve aesthetic and maintain property values
- Support an urban canopy by strategically placed trees to reduce heat islands and energy use.

These Criteria shall be regarded as the minimum requirements and performance standards for the design, installation and maintenance of landscape and irrigation systems.

Whenever a provision of these Criteria and any other provision of the City of Greeley Municipal Code or any provisions in any law, ordinance, resolution, rules or regulations of any kind, contains any requirements covering any of the same subject matter, the requirements that are more restrictive or impose higher standards shall govern. In the event that there is a discrepancy in the interpretation of these Criteria, the Water and Sewer Director or designee thereof, shall make the final determination of the intent of these Criteria.

Supplemental information including but not limited to forms, checklists, notes, etc. are available on the City of Greeley’s website (www.greeleygov.com/wc) and shall be referenced or submitted in accordance with the requirements set forth in these Criteria. It is the responsibility of the owner, designer, installer or maintenance contractor to obtain the latest version of any submitted document, as the City will periodically update these items.

- Landscape and Irrigation Criteria Checklists
- Irrigation Performance Audit Guidelines
- Sprinkler Performance Audit Form
- Temporary Irrigation Criteria
- Water Budget Chart and Example
- WaterWise Best Management Practices
- Water Efficient Planting Guide
- Example of median and right-of-way designs
- Hydrozone Guide

6.02 DEFINITIONS

- A. **APPLICATION RATE:** The depth of water applied to a given area and during a specific time, usually expressed in inches per hour or inches per week.
- B. **CHECK VALVE OR ANTI-DRAIN VALVE:** A valve located under or incorporated within a sprinkler head or other location within the system to prevent the system from draining on the lowest head(s) when the system is off.
- C. **CYCLE AND SOAK:** Method of irrigation where water is applied in multiple, short cycles. This allows the water to be applied more slowly, allowed to soak into the soil and prevent run-off, promoting deeper roots and healthier plants.
- D. **DISTRIBUTION UNIFORMITY:** The measure of the uniformity of the irrigation water over a defined area.
- E. **DROUGHT:** Periods or seasons with below average precipitation.
- F. **EMITTERS:** A component of an irrigation system that disperses water to the landscape (i.e. sprinklers, bubblers, micro-sprays, etc).
- G. **ESTABLISHED LANDSCAPE:** The point at which plants in the landscape have developed roots into the soil beyond the root ball, which promotes long-term health and growth.
- H. **ESTABLISHMENT PERIOD:** The first year after installing the plant in the landscape or the first two years if irrigation will be terminated after establishment. Typically, most plants are established after one or two years of growth. Native habitat mitigation areas and trees may need three to five years for establishment.
- I. **HARDSCAPES:** A non-living landscape feature that is made of any durable material (pervious and non-pervious) such as building, pavement, walkways and parking areas-including those of crushed stone, patios, and decks.
- J. **HYDROZONE:** An area within a landscape where the plant materials require a similar amount of water. For the purpose of this document, hydrozones are divided into four (4) categories:
 - *Very-Low hydrozone:* Plant materials that require less than one gallon per square foot of area per growing season of supplemental water once established. The plant materials

within this zone are typically drought-tolerant natives. This hydrozone is designated by the letter “V” on landscape plans.

- *Low Hydrozone:* Plant materials that require between one (1) and nine (9) gallons per square foot of area per growing season of supplemental water. This hydrozone shall be designated by the letter “L”.
- *Moderate Hydrozone:* Plant materials that require between ten (10) and 14 gallons per square foot of area per growing season of supplemental water. This hydrozone shall be designated by the letter “M”.
- *High Hydrozone:* Plant materials that require more than 14 gallons per square foot of area per growing season of supplemental water. The plant material within this zone are intended for high-pedestrian traffic areas such as sport fields or community gathering spaces. This hydrozone shall be designated by the letter “H”.

- K. **IRRIGATION EFFICIENCY:** The measurement of the amount of water beneficially used divided by the amount of water applied. Irrigation efficiency is derived from measurements and estimates of irrigation system characteristics and management practices. Greater irrigation efficiency can be expected from well designed and maintained systems.
- L. **LOW FLOW IRRIGATION OR DRIP IRRIGATION:** The application of irrigation water at low pressure through a system of tubing or lateral lines and emitters such as point source emitters, dripper lines, micro-sprays and bubblers. Low flow irrigation systems apply small volumes of water slowly at or near the root zone of plants.
- M. **MAINTENANCE OR MAINTENANCE OF LANDSCAPING:** Shall mean but not be limited to regular watering, mowing, pruning, fertilizing, clearing of debris and weeds, the removal and replacement of dead plants and the repair and replacement of an irrigation system. Any activity undertaken to prevent the deterioration, impairment, or need for repair of an area, structure, rights-of-way, or land use.
- N. **MASTER SHUT-OFF VALVE:** An automatic valve installed at the irrigation supply point which controls water flow into the irrigation system. When this valve is closed water will not be supplied to the irrigation system.
- O. **MULCH:** Organic material such as leaves, bark, straw, compost or inorganic mineral materials such as rocks, gravel, decomposed granite or pebbles smaller than a half-inch in diameter left loose and applied to the soil surface for the beneficial purposes of reducing evaporation, suppressing weeds, moderating soil temperature, and preventing soil erosion.
- P. **NON-ESSENTIAL AREAS:** A high hydrozone with traditional turf that receives little, if any, use (i.e. the only person who walk on those areas is the person maintaining the turf).
- Q. **RIGHT-OF-WAY LANDSCAPING** Shall mean landscaping located within the public or private right-of-way adjacent to a privately owned lot, outlot, or tract, including parkways.
- R. **SEASONAL WATERING SCHEDULE:** The programmed schedule set in the Smart Irrigation Controller. The schedule is based on the summation of the water that has been

lost to evaporation and that has been used by the plant materials. The amount of water required to meet the needs of the plant materials change with the weather (seasons).

- S. **SMART IRRIGATION CONTROLLER:** An automatic timing device with nonvolatile memory used to remotely control valves that operate an irrigation system that is contractor grade quality. Smart irrigation controllers are able to self-adjust and reschedule irrigation events based on integrated instrumentation that measures evapotranspiration (weather-based) or soil moisture or flow or a combination. The Smart Irrigation Controller must be selected from the WaterSense labeled irrigation controller list (www.epa.gov/watersense/watersense-labeled-controllers). Retail grade controllers are not acceptable.
- T. **SOIL AMENDMENT:** An organic and inorganic material that is added to native soil to improve texture, moisture holding capacity, nutrient capacity, and water and air infiltration.
- U. **SUSTAINABLE LANDSCAPES:** Landscapes that feature climate-appropriate landscape design and efficient technologies and are maintained through efficient irrigation practices to support community water objectives.
- V. **TRADITIONAL TURF:** High hydrozones grasses defined as Bluegrass (*Poa pratensis*), genus *Poa* and turf type tall fescue (*Festuca arundinacea*) and cultivars thereof having dense tufts blades and creeping rhizomes.
- W. **TURF PREFERRED:** Very-low to low hydrozones grasses such as Buffalo Grass (*Buchloe dactyloides*), Blue Grama (*Bouteloua gracilis*) or other native seed and seed blends
- X. **WATER BUDGET:** The water that is applied annually from an irrigation system to an established landscape area. It is based upon the area's reference evapotranspiration and is adjusted for plant factors and irrigation efficiency, two major influences upon the amount of water that needs to be applied to the landscape.
- Y. **XERIC LANDSCAPING OR XERISCAPE OR WATERWISE:** Shall mean the use hydrozones that are very-low to low-water use in place of plants that typically require more water to survive and include, but are not limited to, plants having a low or very low water requirement.
- Z. **ZONE:** Typically, an area served by a single irrigation control valve, sometimes referred to as a "station". Zones are comprised of plant materials and soil types with similar water requirements.

6.03 APPLICABILITY

- A. These Criteria shall apply to all landscape and irrigation system design, and installation and maintenance performed as a requirement of Chapter 8 – Landscape Standards of the Greeley Development Code and any other code, policy or criteria adopted by the City of Greeley. Areas that fall under these Criteria include but are not limited to:
 - Civic and Open spaces
 - Common areas for all customer classes (outlots, pocket parks, usable detention, private/on-lot required/usable areas)

- Right-of-ways
 - Municipal buildings
 - Multi-family residential
 - Non-residential (institutional, commercial, and industrial)
- B. Applicability for these Criteria shall follow major development as defined in Chapter 8, Section 24-801 b. – Landscape Standards of the Greeley Development Code.
- C. These Criteria shall govern over privately enforced guidelines or requirements related to landscaping and irrigation (i.e. business association, homeowners association design guidelines, regulations and requirements, etc.).
- D. Exemptions or where these criteria do not apply to:
- Single-family and two-family lots
 - Ecological restoration projects not requiring a permanent irrigation system.
 - Exemptions listed in Chapter 8, Section 24-801 b.3.- Landscape standards

1.04 ENFORCEMENT

- A. The City of Greeley shall be provided the opportunity to review all landscape and irrigation plans, site and soil analyses, design and installation for compliance with these Criteria. The Criteria are enforced by the City or authorized representative.
- B. All landscape improvements, indigenous plant material, and irrigation system components shall meet performance standards and supporting criteria. The City shall review all submittals for general compliance with these Criteria. An approval by the City does not relieve the owner, designer, installer or maintenance contractor from the responsibility of ensuring the design, plans, specifications, construction, maintenance, and record drawings are in compliance with these Criteria.
- C. In the event of Level 3 or 4 drought declared by the Water and Sewer Board, extreme water use plantings temporary irrigation may occur at the discretion of the Water and Sewer Director or designee thereof. For drought declarations visit <https://greeleygov.com/services/ws/home>.

6.05 SOIL EVALUATION

- A. Soil testing is required for those landscape areas exceeding 20,000 square feet in size. Exceptions for soil evaluations are for landscapes that are one-hundred percent (100%) native and or hydrozone very-low, as defined in Section 6.02 of these Criteria, as long as enough native onsite soil can support that proposed landscape. Soil evaluations will be used to identify potential soil issues and provide recommendations to improve the landscape health and survival rate.
1. A professional soil scientist at a certified soils laboratory shall conduct a soil analysis.

2. Soil sample(s) shall be taken after over lot grading is completed and prior to landscaping. Ideally, soil sample results should be incorporated into the landscape design.
3. Soil sample(s) collection shall be no less than one sample per 5,000 square feet, unless justified from a soil scientist, and must represent a uniform area. Differences in soil texture, color, slope, degree of erosion, drainage, past management practices, and types of plant materials proposed for each area should be taken into account when collecting samples. The professional soil scientist shall determine the sample sites, depth, and frequency.
4. The soil analysis shall determine the organic and inorganic composition of native/indigenous soils in the landscaped areas and shall be analyzed for:
 - pH
 - Soil texture class
 - Electrical Conductivity
 - Organic matter
 - Content of nitrogen, phosphorus, potassium, zinc, iron, manganese, copper and lime
5. Soil analysis shall include specific landscape recommendations based on the soil results for the type of plan material to be grown in each landscape area. The type and volume of soil amendment shall be determined by the soil scientist and be consistent with the indigenous soil and the needs of the plant materials in each areas of the landscape.

6.06 HANDLING OF TOPSOIL

- A. Stripping and stockpiling of native topsoil onsite shall be required during construction. This topsoil shall be incorporated as the final layer of soil for landscaping unless soil contamination has been determined. Soil contamination determinations shall be at the discretion of the Public Works Director or his or her designee.
- B. The onsite replacement of topsoil and the addition of soil amendments are critical to successful establishment and ongoing health of plant material and efficient use of water through the life of the project.

6.07 SOIL AMENDMENTS

- A. Soil amendments (organic or inorganic) shall adhere to the Greeley Municipal Code, Section 24-804(e)(3) – Landscape Standards Installation and Maintenance for all properties unless a soil evaluation is required (See 6.05).
- B. If a soil evaluation is required, the type and volume of soil amendment shall be determined by the soil scientist and the needs of the plant materials in each area of landscape.

- C. For all areas less than 20,000 square feet, a minimum of four (4) cubic yards of compost per 1,000 square feet of area shall be used for hydrozones moderate and high.
- D. If applicable, per Greeley Municipal Code Chapter 8, Section 24-801(b) and 24-804(e)(3) – Landscape Standards, soil amendment verification documentation and receipts shall be submitted to the Water and Sewer Department, Water Conservation Program prior to installation of plant material, and shall include review of adherence to all criteria and performance standards. Written documentation reflecting approved volume and type of soil amendment is required upon inspection.

6.08 MULCH

- A. Mulch (organic or inorganic) shall be used in areas used to cover bare ground, reduce evaporation, suppress weeds, moderate soil temperatures and prevent soil erosion to promote landscape establishment.
 - 1. Organic Mulch
 - a. Organic mulch material includes bark and wood chips. No construction debris such as pallets shall be used.
 - b. Shall be applied at one (1) cubic yard per eight (8) square feet at a depth of four (4) inches, and as appropriate to each species.
 - c. Shall be applied to soil surface, not against the plant stem, or high against the base of tree trunks to minimize disease.
 - 2. Inorganic Mulch
 - a. Inorganic mulch includes rock, gravel and pebbles (pea gravel) smaller than a half-inch in diameter for water conservation and weed suppression. Any materials greater than a half-inch is not considered mulch.
 - b. Rock mulch shall have a minimum depth of two inches (2”).

6.09 WEED BARRIER

- A. Black plastic (polyethylene) and woven weed barrier fabrics (polypropylene) are not allowed unless they are used for playgrounds or large-scale vegetable/edible plant production.

6.10 SUSTAINABLE LANDSCAPE DESIGN

- A. Hydrozones
 - 1. For the purposes of this document, hydrozones are broken into the following four categories:

Table 6-1: Hydrozone Category

Hydrozone Category	Water Needs	Landscape Examples
High	>14 gallons/S.F./season	Bluegrass turf, arborvitae, willows
Moderate	10-14 gallons/S.F./season	Tall Fescue, columbine, potentilla purple coneflower
Low	1-9 gallons/S.F./season	Buffalograss turf, sedums, succulents, iris, penstemon
Very-Low	<1 gallons/S.F./season once established	Native grasses, yarrow, rabbitbrush

B. Landscape water budget and plant material

1. An annual water budget, available on the City's website (greeleygov.com/services/ws/conservation/) shall be submitted for the landscape and irrigation plans. A water budget chart will show the total annual water used, which shall not exceed an average of 15 gallons/square foot for the landscape for all hydrozones.
2. Plants are to be hydrozoned with plants of similar hydrozone (i.e. low with low). Plants of very low hydrozones are not to be planted in moderate to high hydrozones.
3. High hydrozones shall be limited to appropriate high-use areas with high visibility and functional needs. No more than 25% of the design shall be high hydrozones. Where commercial and industrial uses include residential or recreational components, such as, but not limited to, assisted living, schools and daycares, picnic grounds, pocket park, outlots, the Water and Sewer Director or his or her designee may approve a greater percentage of high hydrozones. The applicant must demonstrate that the additional high hydrozones (traditional turf grass) areas are being used in high-traffic areas, such as, but not limited to, athletic fields, children's play areas, parks and courtyards.
4. Turf preferred grass species are not limited in the design.
5. Non-essential area detention and retention ponds shall be placed with very-low hydrozone plants only, such as preferred turf grass species.
6. Plant material shall be selected from a list of native and other plants determined to be appropriate for and well adapted to the soil and local environmental conditions and solar exposure requirements. The material plant lists can be found under the Water and Sewer Department, Water Conservation website www.greeleygov.com/wc , and City of Greeley's Forestry Department greeleygov.com/forestry. Upon request to the Water and Sewer Director or his or her designee, additional plants may be added to the list that are appropriate for the above criteria.
7. Plant materials shall provide an enriched quality of life by providing year round color, texture and diversity in plant material using the WaterWise Best Management Practices

found under Water and Sewer Department, Water Conservation website
www.greeleygov.com/wc

8. Plant material that is banned for use by the City of Greeley, Weld County and/or the State of Colorado shall not be used. This applies to all builders, installers, and owners. See the Colorado Department of Agriculture website for detailed list of restrictions
<https://ag.colorado.gov/conservation/noxious-weeds>.
9. Greeley Municipal Code, Chapter 8 – Landscape Standards shall be adhered to.
10. Turf preferred grass mixes shall be approved by one of the following: a Certified Professional Agronomist (CPAg), a Certified Horticulturist, a Colorado State University Certified Master Gardener, a Local Seed Company, or a combination of the above.
11. The following landscape practices are highly recommended:
 - a. Methods outlined in the WaterWise Landscaping Best Practices (www.greeleygov.com/wc).
 - b. Protection and preservation of native species and natural vegetation.
 - c. Plant selection based on disease and pest resistance.
 - d. Implementing stormwater best management practices into the landscape and grading areas to minimize runoff and to increase on-site retention and infiltration.
 - e. Rain gardens, water quality ponds, bioswales and other landscape feature and practices that increase rainwater capture and create opportunities for infiltration while adhering to the water right of less than 72 hours of water retention and Storm Drainage Design Criteria and Construction Specification manual.

6.11 LANDSCAPE PLANS

Landscape Plan requirements shall be used to aid the applicant, designer, installer and maintenance contractor in the analysis, design, installation, and maintenance of landscapes. These requirements presented herein are the minimum necessary for landscape plan submittals and shall be considered in conjunction with the requirements set forth by the City's Community Development Department and Greeley Municipal Code, Chapter 8 – Landscape Standards.

A general landscape plan shall be included with the Site Development Plan submittal and a more detailed landscape and irrigation plan shall be submitted with the Construction Document submittal. All forms, checklists and plant list can be found online at the City's website (www.greeleygov.com/wc)

All landscape plans shall adhere to Water and Sewer Department's Section 2.05 of the Design Criteria and Construction Specification-Potable Water Distribution, Sanitary Sewer Collection, and Non-Potable Irrigation System, Volume III. (<https://greeleygov.com/services/pw/design-criteria-and-construction-specifications>)

A. The landscape plans analyses shall include:

1. A site analysis of all existing features that may influence landscape design such as prevailing winds, exposures, topography, hardscapes, and existing features like utilities, fences, structures etc. Site analyses shall adhere to local zoning and codes related to utility easements, site distance requirements, and buffer zones.
2. Use site analysis to identify the landscape function and activities. This includes the overall theme of the site and neighborhood, onsite traffic patterns and activity and service area needs.

B. Landscape design plans shall include:

1. Scaled of one (1) inch = twenty (20) feet and no greater than one (1) inch = forty (40) feet drawings.
2. Searchable pdf format.
3. A title block with name of project, sheet name, company identification including address, phone number, name of person preparing the plan and date. Name, address and contact phone number for property owner.
4. Hatch keys, north arrow and scale.
5. One (1) foot grading and contour lines. Note all slopes equal to or greater than 3:1 are to be identified on the landscape sheets.
6. Property lines, existing and future easements and rights-of-way.
7. Delineation of all applicable hydrozones with square footage using the four defined categories in Section 6.10 using letter marking found in Section 6.01 of these Criteria.
8. Include irrigation methods according to the hydrozones. See Section 6.12-Irrigation System Design Requirement of these Criteria.
9. Water budget charts for each irrigation tap that shows the total annual water use, which shall not exceed fifteen (15) gallons per square foot over the site.
10. Identify and locate:
 - a. High-traffic areas with functional needs
 - b. Soil amendments, types and quantities
 - c. Type of mulch and applicator depth
 - d. Type and surface area of water features
 - e. Hardscapes (pervious and impervious)
 - f. Structures (buildings, fences, retaining walls, gazebos/patios, pavement, decks, sidewalks, parking structures, and other visual features).
 - g. All plant materials drawn at mature size for trees, shrubs, living groundcovers, grasses, vines, annual and perennial flowers, and vegetable gardens.

- h. Any special features
- 11. Any needed variances to established new sod or lawn
(greeleygov.com/services/ws/conservation/new-lawn-variances)
- 12. Final landscape design plans shall be stamped by a Colorado registered landscape architect.

6.12 Irrigation System Design Requirements

Per section Chapter 8, Section 24-804(h)-of the Greeley Municipal Code, an irrigation system design shall be submitted in conjunction with a landscape plan. The irrigation system design shall incorporate the required items set forth below:

A. Irrigation Methods and Layout

- 1. Provisions shall be made for permanent, automatic irrigation of all plant material, with the following exceptions:
 - a. Hydrozones very-low water use plantings that do not require any supplemental irrigation beyond establishment.
 - b. Trees and other plants placed within the landscape area along residential local street parkways for single-family detached dwellings.
- 2. The irrigation method shall be selected to correlate the hydrozones shown on the landscape plan. The following criteria shall be followed during the design of the irrigation system:
 - a. Drip irrigation or bubblers shall be used for sparsely-planted trees and shrubs which are greater than three (3) feet.
 - b. Rotors, spray heads with multi-jet rotary nozzles shall be used for turf grass. Spray heads are not allowed unless retrofitted with rotary nozzles.
 - c. Only subsurface drip irrigation shall be used to irrigate strips less than 11 feet wide within street right-of-ways. Above ground irrigation is strictly prohibited.
 - d. Inline emitter driplines are encouraged especially for higher density of planting.
 - e. Each hydrozone shall irrigate a landscape with similar site, soil conditions and plant material with similar water needs. To the extent reasonably feasible, areas with significantly different solar exposures shall be zoned separately.
 - f. Traditional turf and non-turf areas shall be irrigated on separate hydrozones.
 - g. On steep grades, an irrigation method with a lower application rate shall be used in order to minimize runoff and, to the extent feasible, these areas shall be zoned separately. Traditional and preferred turf shall not be allowed on slopes greater than 25 percent where the toe is adjacent or within ten (10) feet to an impermeable hardscape.
 - h. Drip, micro-sprays, retrofitted spray heads with rotary nozzles and rotors shall not be combined on the same zone.

B. Equipment

1. Valves

- a. A backflow prevention assembly shall be installed in accordance with Greeley Municipal Code, Chapter 14.08.070-Cross-connection control. All backflow assemblies shall be equipped with adequately sized winterization ports downstream of the backflow assembly.
- b. In order to reduce water leaks from the irrigation system, a master shut-off valve shall be installed downstream of the backflow device to shut off water to the system automatically when not operating. Flow sensors, integrated with the Smart Irrigation Controller are required for single or combined point of connection flows of 200 gpm or greater.

2. Submeters for irrigation systems are encouraged to enable the owner and landscape maintenance contractor to monitor water use. The installation and maintenance of the submeter shall be borne by the owner of the property and not by the City. All such submeters shall be installed in accordance with the specifications established by the City.

3. Smart Irrigation Controllers shall:

- a. Be climate-based or soil moisture-based technology selected from the WaterSense labeled irrigation controllers list. (<https://www.epa.gov/watersense/watersense-labeled-controllers>.)
- b. Be installed and programmed according to the manufacturer's specifications.
- c. Post at each smart irrigation controller a data input chart including the precipitation rate from the audit and water budget.
- d. Each Smart Irrigation Controller shall be programed to:
 - i. A standard seasonal watering schedule within thirty (30) days of the installation of new landscaping.
 - ii. To ensure traditional turf is not irrigated between January 1st and April 15th without an approved variance from the Water and Sewer Department.
 - iii. Use a cycle and soak irrigation method with no irrigation allowed between the times of 10:00 a.m. to 6:00 p.m.

4. Sprinklers and nozzles shall meet the following requirements:

- a. The type of sprinkler and associated nozzles shall be selected to correlate with the size and geometry of the zone being irrigated.
- b. Sprinklers shall be spaced no closer than seventy-five (75) percent of the maximum radius of throw for the given sprinkler and nozzle. Maximum spacing shall be head-to-head coverage.
- c. Coverage arcs and radius of throw for turf areas shall be selected and adjusted to water only turf areas and minimize overspray onto vegetated areas, hard surfaces, buildings, fences, or other non-landscaped surfaces.
- d. Sprinklers, bubblers or emitters on a zone shall be of the same manufacturer.
- e. Sprayheads in turf areas shall have a minimum six (6) inch pop-up riser height. A four (4) inch pop-up riser height is permitted when the irrigation head is in line with a curb along a parking space.

- f. Spray nozzles are not allowed.
 - g. Nozzles for rotors shall be selected to achieve an approximate uniform precipitation rate throughout the zone.
 - h. All sprayheads and rotors shall be equipped with check valves and pressure regulating stems in accordance with Colorado's House Bill 19-1231.
 - i. Pressure-compensating emitters shall be used for drip irrigation. For sloped areas, check valve(s) shall be installed and the drip line shall be parallel to the slope.
 - j. Remote control valves shall have flow control.
 - k. Properties with single or combined point of connection flows of 200 gpm or greater, shall have a control system capable of providing real-time flow monitoring and the ability to shut down the system in the event of a high flow condition.
 - l. Emitters shall be set back from foundations a minimum of five (5) feet or as recommended by the project soils engineer's investigation and analysis.
 - m. Sprayheads in turf areas shall be matched precipitation nozzles. Variable Arc Nozzles (VANS) are not acceptable for 90, 180, and 360 degree applications. High-Efficiency Variable Arch Nozzles (HE-VANS) are allowed in odd shaped areas where 90, 180 and 360 degrees nozzles are not applicable.
5. Sleeving
- a. Separate sleeves shall be installed beneath paved areas to route each run of irrigation pipe or wiring bundle. The diameter of sleeve shall be twice that of the pipe or wiring bundle.
 - b. The sleeve material beneath sidewalks, drives and streets shall be PVC Class 200 pipe with solvent welded joints.
 - c. All sleeving located under concrete, pavement or other hard surfacing shall be notched on both sides to mark the sleeve location.

C. Water Pressure

- 1. The irrigation system designer shall verify the existing available water pressure.
- 2. The irrigation system shall be designed such that the point-of-connection design pressure, minus the possible system pressure losses, is greater than or equal to the design sprinkler operating pressure.
- 3. All rotary sprinklers and multi-stream rotary nozzles pop-up spray sprinkler bodies shall operate at the manufacturer's specific optimum performance pressure range.
- 4. All pop-up spray sprinkler bodies equipped with a sprayheads shall operate at no less than twenty (20) psi and no more than thirty (30) psi.
- 5. If the operating pressure exceeds the manufacturer's specified maximum operating pressure for any sprinkler body, pressure shall be regulated at the zone valve or sprinkler heads.
- 6. Pressure boosters are allowed if required. Booster pumps must be prefabricated units with variable speed controls.

6.13 IRRIGATION DESIGN PLAN

The purpose of a preliminary irrigation design plans is to provide a general design and annual water allotment for landscapes. The final irrigation design plans build upon the preliminary design with additional details. In accordance with Greeley Municipal Code, Chapter 8, Section 24-804(h) – Landscape Standards, the irrigation plan shall be designed in conjunction with a landscape plan in a manner to maximize irrigation efficiencies:

A. Preliminary Irrigation Design Plans shall include:

1. A title block with name of project, sheet name, company identification including address, phone number, name of person preparing the plan and date. Name, address and contact phone number for property owner.
2. A reference to the specific landscape plan, with its date and the designer's name and contact information.
3. Hatch keys, north arrow and scale.
4. Show grading and contours. Note all slopes equal to 3:1 are to be identified on the landscape sheets.
5. Property lines, existing and future easements and rights-of-way.
6. The location/point of irrigation tap connection with the water system. This must match the information on the Utility Plans.
7. Accurately and clearly identify all applicable hydrozones with square footage using the defined four categories in Section 6.10 and using letter marking found in Section 6.2 of these Criteria.
8. Include irrigation methods according to the hydrozones. See Section 6.12-Irrigation System Design Requirements of these Criteria.
9. Show the layout of the irrigation main lines proposed.
10. A water budget chart that shows the total annual water use, which shall not exceed fifteen (15) gallons per square foot over the site.

B. Irrigation Design Plans Submittal Requirements

1. Drawings shall be scaled of one (1) inch = twenty (20) feet and no greater than one (1) inch = forty (40) feet.
2. Drawings shall be submitted in a searchable pdf format.

- C. Final Irrigation Design Plans shall include:
1. Same information required for the Preliminary Irrigation Design Plan submittal and;
 2. A Smart Irrigation Controller data input chart. Irrigation schedules for landscape establishment period and established planting shall include irrigation frequency, cycles per day, and minutes per cycle. A note stating that the schedule is a guide only and actual field conditions may require more or less watering time as plants mature.
 3. A pressure calculation worksheet that shall demonstrate the point-of-connection design pressure, minus the possible system pressure losses, is greater than or equal to the design sprinkler operating pressures.
 4. Identify and locate:
 - a. Each irrigation zone shall be based on hydrozones and shall indicate:
 - i. Sprinkler type
 - ii. General description
 - iii. Pressure
 - iv. Flow in gallons per minutes
 - v. Radius of influence
 - vi. Zone square footage
 - b. Location of:
 - i. Main and lateral lines and material types
 - ii. Master valves
 - iii. Manual valves
 - iv. Flow sense
 - v. Irrigation sleeves (if applicable)
 - vi. Smart Irrigation Controller and accessories (weather-base, soil moisture etc.)
 - vii. Backflow prevention assembly
 - viii. Water meter and/or irrigation meter (if applicable).
 - ix. Heads, sprinklers, nozzles types
 - x. General terrain slope to ensure proper drainage
 - xi. Additional irrigation accessories
 - c. Irrigation zones
 - i. Sprinkler type
 - ii. Description
 - iii. Pressure
 - iv. Flow in gallons per minute
 - v. radius
 5. The following General Notes:
 - a. Contractor installing the system including name, address, and phone number
 - b. Any irrigation certifications
 - c. All field adjustments or redesign to show “as-built” drawings after installation is complete
 6. The owner of the property shall be provided:
 - a. “As-built” irrigation drawings.

- b. Water budget chart
- c. Smart Irrigation Controller data input chart
- d. Two (2) operating keys for each type of manually operated valves
- e. Two (2) of each servicing wrench or tool needed for complete access, adjustment and repair of sprinklers.

6.14 Irrigation System Installation

Irrigation system installation shall be consistent with approved plans and meet the City's Criteria prior to issuance of Certification of Occupancy or other City approvals. Release of bonding or surety (if applicable) shall be withheld until approval is given.

Materials, installation and execution for parks shall follow City of Greeley Design Criteria and Construction Specifications, Section 02810 Irrigation Specifications.

Otherwise the following shall occur for irrigation system installation:

A. Quality Assurance:

1. Irrigation system installation shall be consistent with approved system design and applicable water type (potable versus non-potable systems). It is recommend for the irrigation system to be designed and construction for non-potable water systems.
2. Work and materials shall be in accordance with the latest edition of the National Electric Code, the Uniform Plumbing Code as published by the Western Plumbing Officials Association, and applicable laws and regulations of the governing authorities.
3. When contract documents call for material or construction of better quality or larger size than required by the above-mentioned rules and regulations, provide the quality and size required by the contract documents.
4. A Field Supervisor shall review and sign-off on the installation. Field Supervisor shall have at least five years (5-years) experience in two wire installation.

B. Excavation, trenching and backfilling

1. Excavate to permit the pipes to be laid at the intended elevations and to permit work space for installing connections and fittings.
2. Trenching and/or pipe pulling shall meet the minimum burial depths (distance from top of pipe or control wire to finish grade):
 - a. 24-inches over mainline pipe and over electrical conduit
 - b. 28-inches over control wire
 - c. 18-inches over lateral pipe to sprinklers

3. Trenches may be curved to change direction or to avoid obstructions within the limits of the curvature of the pipe. Minimum radius of curvature and offset shall be based on manufactures recommendations. No deflection will be allowed at a pipe joint.
4. Backfill shall occur only after lines have been reviewed and tested. Backfill materials shall be free to sharp objects, rubbish, trash and other objects that may damage the pipe.

C. Installation

1. Contact the City of Greeley at conserve@greeleygov.com when irrigation construction begins.
2. Installation shall be consistent with approved system design.
3. Tree and shrub locations as shown on the landscape plants take precedence over irrigation equipment locations. Conflicts between irrigation system, planting material and architectural features shall be avoided.
4. Assembling pipe and fittings shall be in a manner recommended by the manufacturer and in accordance with accepted industry practices.
5. A minimum of two (2) appropriately sized control wires and one (1) common wire from controller located to each dead-end of mainline for use as spares in case of control wire failure. Cap end of wires with water-proof wire connector. Wire terminations must be located in a valve box. In addition, coil three (3) feet of wire in the valve box.
6. Sprinkler assemblies shall be installed as per the specifications and at the locations of the irrigation plans. All sprinkler assemblies shall be installed for best performance. The City reserves the right to conduct follow-up audits as deemed necessary at the expense of the customer to ensure irrigation system efficiencies.

D. Testing

1. All irrigation zones shall be free of leaks, defects or deficiencies in the irrigation system. It is unlawful for any owner or user of water to fail to comply to the prevision of Greeley Municipal Code, Section 10.08.100 and to waste water through neglect or by reason of faulty or imperfect plumbing or fixtures per Greeley Municipal Code, Section 14.08.090.

6.15 IRRIGATION PERFORMANCE AUDIT

Per Greeley Municipal Code, Section 24-801(b)(5) and 24-804(h)(5) a letter of substantial completion of the landscape plan and an irrigation performance audit must be completed prior to issuance of Certification of Occupancy or other City approvals. Release of bonding or surety (if

applicable) shall be withheld until approval is given. Details of the Irrigation System Installation, Performance Audit and Landscape and Irrigation System Maintenance

A. Exemptions

1. Systems with only subsurface irrigation are exempt from the audit.

B. Certification

1. The contractor in charge of the irrigation system installation must contract to have an irrigation performance audit completed by either a:
 - a. Certified Landscape Irrigation Auditor (CLIA) and/or the Irrigation Association (a non-profit industry organization dedicated to promoting efficient irrigation)
 - b. Qualified Water Efficient Landscaper (QWEL) who is certified by EPA WaterSense
2. A sprinkler audit must be performed either by the City of Greeley's Water Conservation Program personnel, a CLIA or QWEL independent of the installation contractor. A list of CLIA can be found at www.irrigation.org/IA and a list of QWEL can be found at <https://www.qwel.net/>.
3. The cost of hiring the CLIA/QWEL contractor shall be the responsibility of the contractor in charge of the installation.

C. Performance Audit Guidelines

1. Irrigation audits must be performed according to the City's *Sprinkler Performance Audit Form and Guidelines* and using the *Performance Audit and Catch Can Data forms* (<https://greeleygov.com/services/ws/conservation>).
2. Operating pressure tests will be conducted at the furthest sprinkler on each zone. All pop-up spray sprinkler bodies equipped with a sprayheads shall operate at no less than twenty (20) psi and no more than thirty (30) psi. All rotary sprinklers and multi-stream rotary nozzles on pop-up spray bodies shall operate at the manufacturer's specific optimum performance pressure range.
3. The minimum acceptable distribution uniformities shall be sixty (60) percent for sprayhead zones and seventy (70) percent for rotor zones.
4. Results below minimum acceptable distribution uniformity will require adjustments and/or repairs made to the irrigation system. These corrections will be noted on the irrigation as-builts and the test area re-audited until acceptable results are produced.
4. The auditor may elect to perform tests on one-third to one-half of the zones to get an average value that could be applied to all zones that are identical (have the same sprinkler head, nozzle, spacing and operating pressure).
5. A signed copy of the Irrigation Performance Audit shall be submitted to and approved by the Water and Sewer Department, Water Conservation Program Manager before issuance of a Certificate of Occupancy or other City approvals.

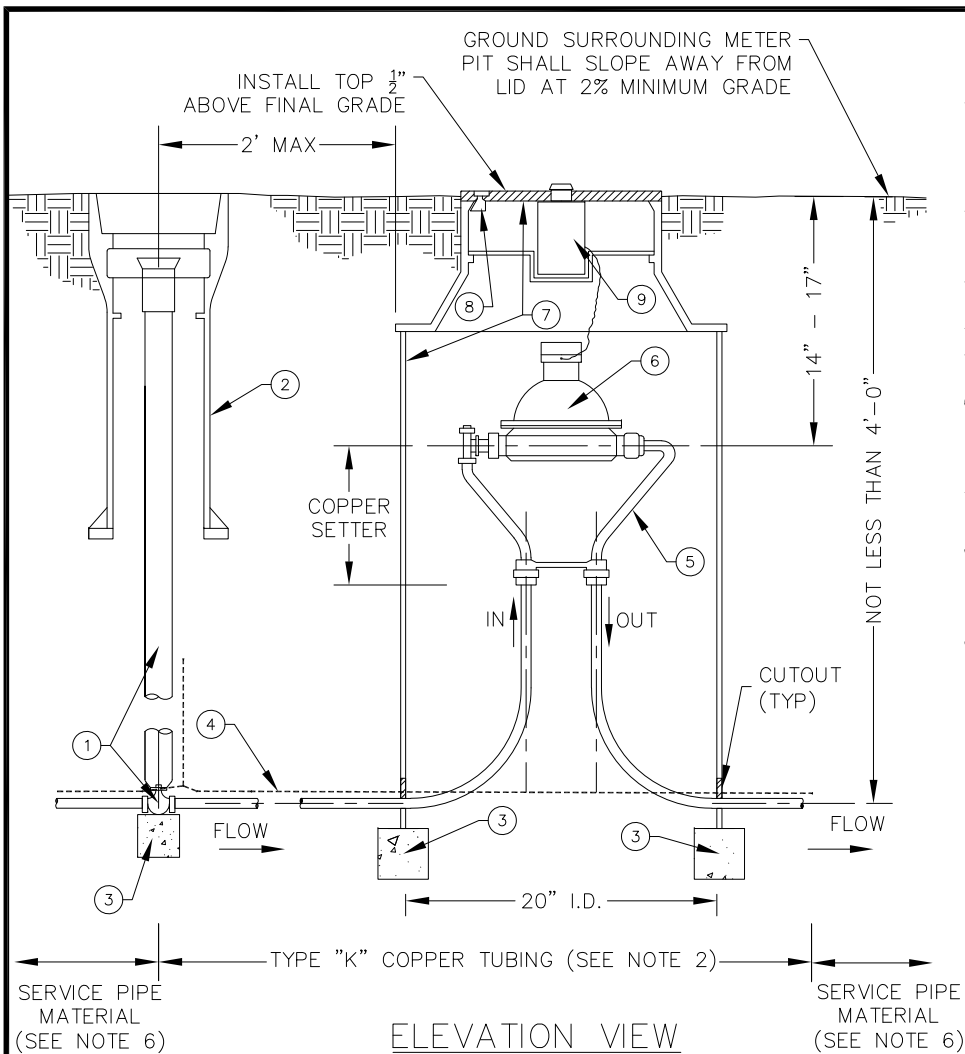
6.16 LANDSCAPE MAINTENANCE

Per section 24-804(e) installation and maintenance of the landscape areas of the Greeley municipal code, the developer, owners' association, property owner and/or tenant, as required by Chapter 8, shall be responsible for maintaining in a healthy condition all on-lot and right-of-way landscaping, buffering, perimeter treatment and screening improvements. The landscape and irrigation maintenance shall incorporate the required items set forth below:

- A. The Owners' Association, property owner and/or tenant shall be jointly and severally responsible for the regular maintenance of all landscaping elements and irrigation system in good condition. All landscaping shall be maintained free from disease, pests, weeds and litter.
- B. Regular maintenance shall be consistent with the needs of the plant material and may include pruning, mowing, fertilization, mulching and weeding, and plant materials replacement.
- C. Turf Preferred shall follow the City of Greeley's Natural Areas & Trails Department No-Mow policy (<https://greeleygov.com/docs/default-source/public-works/no-mow-policy.pdf>). The policy requires the following targeted mowing:
 - 1. 6' maximum width, 6-12" high on each side of a concrete or soft-surface trail up to 3 times per growing season, May 15th through September 15th.
 - 2. 15' maximum width, 6-8" high, along the property line, if feasible and accessible, where a designated natural area abuts residential/commercial property up to 3 times per growing season, May 15th through September 15th.

6.17 IRRIGATION SYSTEM MAINTENANCE

- A. Regular maintenance of the irrigation system includes backflow prevention assembly testing, leak repair, replacement of damaged system components, head adjustments, filter and strainer cleaning/replacement and application rate adjustments.
- B. A completed, passing backflow prevention assembly test, consistent with the parameters outlined in the City's Cross-Connection Control Standards Section 14.08.070 is required for irrigation system start-up. Proper assembly operations shall also be verified through passing backflow prevention assembly test when the assembly is taken out of service for maintenance or repair.
- C. All irrigation system elements shall be repaired and replaced periodically to maintain an efficient and well operating system.
- D. Subject to Chapter 14.08-Water Rates and Regulation, failure to maintain any plumbing or fixtures of any premises are so defective as to waste any water is unlawful and shall be subject to penalties and/or water shutoff.



NOTES:

1. METER MUST BE PURCHASED THROUGH THE CITY OF GREELEY METER SHOP. NO EXCEPTIONS. CONTRACTOR TO PROVIDE ADDITIONAL PIPING, COUPLINGS, AND ACCESSORIES AS NECESSARY FOR A COMPLETE SYSTEM.
2. COPPER SHALL NOT SHOW ANY VISIBLE SIGNS OF CRIMPING AND SHALL ONLY BE INSTALLED FROM CURBSTOP TO 5 FEET PAST METER PIT.
3. NOT FOR INSTALLATION IN ROADWAYS, DRIVEWAYS, OR PARKING AREAS.
4. NO CONCRETE OR FILL DIRT SHALL BE PLACED IN METER PIT.
5. METER SETTING MUST BE INSPECTED BEFORE BACKFILLING. FOR INSPECTION CALL (970)-350-9264.
6. REFER TO CITY OF GREELEY WATER & SEWER CONSTRUCTION SPECIFICATIONS, LATEST REVISION, FOR PRODUCT AND MANUFACTURER SPECIFICATIONS, REQUIRED MARKINGS, AND COATINGS.
7. ALL APPLICABLE NON-POTABLE NOTES ON RELATED CITY OF GREELEY WATER & SEWER DETAIL NP-2 APPLY TO THIS DETAIL.
8. FOR ADDITIONAL APPLICABLE METER AND METER PIT INSTALLATION NOTES AND REQUIREMENTS, REFER TO CITY OF GREELEY WATER & SEWER DETAIL W-15, CONSTRUCTION SPECIFICATIONS, AND DESIGN CRITERIA, LATEST REVISION OF EACH.
9. FOR CURB STOP DETAILS, REFER TO CITY OF GREELEY WATER & SEWER DETAIL W-9, LATEST REVISION.

LEGEND

1	CURB STOP VALVE & SERVICE BOX (SEE NOTE 9)
2	UPPER HALF OF STANDARD VALVE BOX (INSTALLED PER SPECIFICATIONS)
3	BRICK SUPPORT (PLACE ON UNDISTURBED SOIL)
4	TRACER WIRE (SEE GENERAL NOTES ON RELATED DETAIL NP-2)
5	COPPER METER SETTER (MFR PER SPECIFICATIONS)
6	METER UNIT (SEE NOTE 1)
7	COMPOSITE DOUBLE LID CONE OR APPROVED EQUAL (MFR PER SPECIFICATIONS)
8	STANDARD FORGED BRASS WATERWORKS PENTAGON HEAD WITH LOCKING SCREW
9	RT UNIT



OUTSIDE SETTING FOR $\frac{3}{4}$ " & 1" IRRIGATION METER DETAIL NP-1

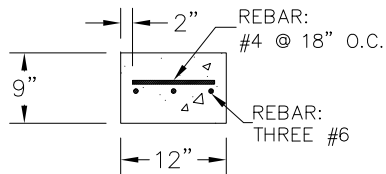
DATE: OCTOBER 2021

SCALE: N.T.S.

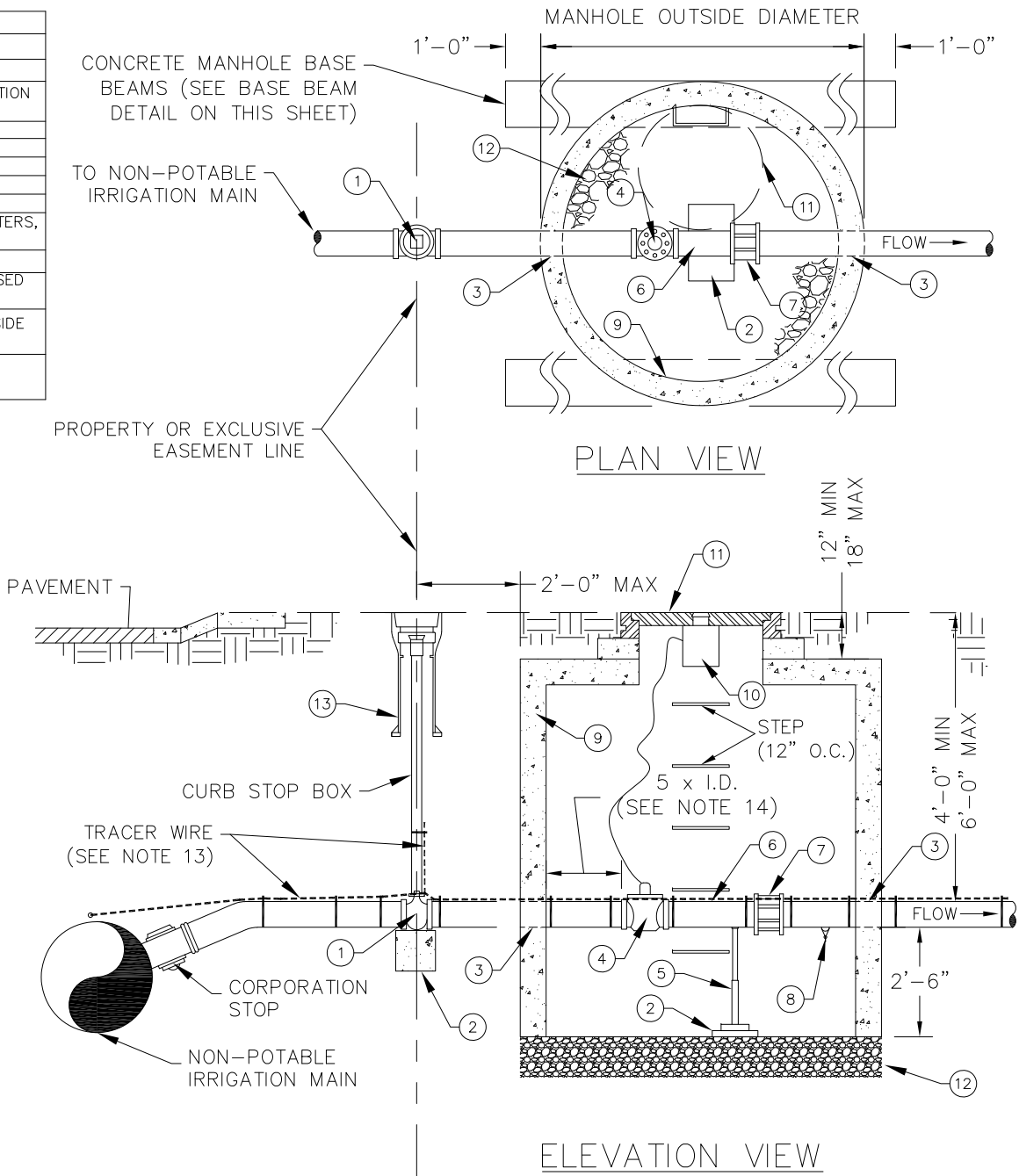
GENERAL NON-POTABLE NOTES:

- METER MUST BE PURCHASED THROUGH THE CITY OF GREELEY METER SHOP. NO EXCEPTIONS. CONTRACTOR TO PROVIDE PIPING, COUPLINGS, AND ACCESSORIES AS NECESSARY FOR A COMPLETE SYSTEM.
- LOCATION OF METER VAULT SHALL BE 2 FT DOWNSTREAM OF THE CURB STOP UNLESS OTHERWISE SPECIFIED BY THE WATER & SEWER DEPARTMENT.
- NO CONCRETE SHALL BE POURED INTO VAULT, UNLESS IN SITUATIONS INVOLVING HIGH GROUND WATER OR OTHERWISE SPECIFIED BY THE CITY. THE WATER & SEWER DEPARTMENT RESERVES THE RIGHT TO REQUIRE A CONCRETE BOTTOM AND BE WATERTIGHT IN AREAS OF HIGH GROUND WATER.
- ALL EQUIPMENT AND PIPING SHALL BE ADEQUATELY SUPPORTED AND ATTACHED TO VAULT WALL WITH STAINLESS STEEL FASTENERS AND BOLTS.
- IF SURFACE IS NOT TO FINAL GRADE AT TIME OF METER INSTALLATION OR GRADE CHANGES AFTER INSTALLATION, OWNER MUST ADJUST VAULT TO MEET SPECIFICATIONS.
- VAULT & MANHOLE COVER SHALL BE RATED FOR HS-20 TRAFFIC LOADINGS.
- VAULT MANHOLE COVER SHALL BE A BOLT DOWN LID. REFER TO WATER & SEWER CONSTRUCTION SPECIFICATIONS, LATEST REVISION, FOR APPROVED MANHOLE COVER MATERIALS, MANUFACTURERS, MARKINGS, AND OTHER REQUIREMENTS.
- VAULT MANHOLE COVER SIZE DEPENDS ON METER SIZE:
 - 24" MIN. MANHOLE COVER FOR 1½" AND 2" METERS
 - 36" MIN. MANHOLE COVER FOR 3" AND LARGER METERS
- METER SETTING MUST BE INSPECTED BEFORE BACKFILLING. FOR INSPECTION CALL (970)-350-9264.
- PLACEMENT OF CURB STOP BOX MAY VARY FROM A MAXIMUM OF 1' OUTSIDE THE PROPERTY LINE TO A MAXIMUM OF 1' INSIDE THE PROPERTY LINE. PLACEMENT OF CURB STOP BOX OUTSIDE THE PROPERTY LINE IS PREFERRED.
- SHUTOFF VALVE SHALL MATCH THE SERVICE PIPE INSIDE DIAMETER. REFER TO WATER & SEWER CONSTRUCTION WATER & SEWER CONSTRUCTION SPECIFICATIONS, LATEST REVISION, FOR ACCEPTABLE MFR AND MODELS.
 - FOR 2" AND SMALLER SERVICE LINES: SHUTOFF VALVE SHALL BE A STANDARD CURB STOP.
 - FOR 4" AND LARGER SERVICE LINES: SHUTOFF VALVE SHALL BE A STANDARD GATE VALVE (SEE DETAIL W-18).
- INSTALL UPPER HALF OF STANDARD VALVE BOX AROUND CURB STOP ACCORDING TO THE WATER & SEWER SPECIFICATIONS, LATEST REVISION.
- INSTALL TRACER WIRE ACCORDING TO CITY OF GREELEY WATER & SEWER SPECIFICATIONS AND W&S UTILITY LOCATING ("UL") DETAILS, LATEST REVISION OF EACH.
- UPSTREAM PIPE SPOOL LENGTH 2X PIPE I.D. OR PER MFR REQUIREMENTS (WHICHEVER YIELDS THE LONGER PIPE LENGTH).
- NO SPRINKLER SYSTEM CONNECTIONS SHALL BE MADE IN THE METER VAULT.
- NO MAJOR LANDSCAPING OR STRUCTURES SHALL BE LOCATED WITHIN 10 FT OF METER VAULT.
- REFER TO CITY OF GREELEY WATER & SEWER CONSTRUCTION SPECIFICATIONS, LATEST REVISION, FOR PRODUCT AND MANUFACTURER SPECIFICATIONS.
- ALL BURIED PIPING SHALL BE RESTRAINED AND INSTALLED IN ACCORDANCE WITH WATER & SEWER DEPARTMENT SPECIFICATIONS, LATEST REVISION.
- SEE WATER & SEWER DETAIL W-15, LATEST REVISION, FOR ADDITIONAL METER AND VAULT INSTALLATION REQUIREMENTS.

LEGEND	
1	SHUTOFF VALVE WITH 2" OPERATING NUT (SEE NOTE 11).
2	CONCRETE PAVER OR APPROVED EQUIVALENT
3	APPROVED RUBBER SEAL ON PIPE BARREL AT WALL PENETRATION PER SPECIFICATION
4	METER UNIT (SEE NOTE 1)
5	ADJUSTABLE STAINLESS STEEL PIPE SUPPORT AND BASE
6	FLG X PE SPOOL PIPE
7	RESTRAINED FLANGED COUPLING ADAPTER
8	1" BALL VALVE DRAIN
9	CONCRETE MANHOLE (48" MIN. DIAMETER FOR 1½" AND 2" METERS, 60" MIN. DIAMETER FOR 3" AND 4" METERS)
10	METER ENDPOINT RADIO TRANSMITTER (RT UNIT)
11	ACCESS FRAME AND APPROVED MANHOLE COVER WITH RECESSED 2" DIAMETER HOLE FOR RT UNIT (SEE NOTES 6, 7, AND 8)
12	6" MIN OF SUBGRADE MATERIAL UNDER GRADE BEAM AND INSIDE VAULT PER SPECIFICATIONS
13	UPPER HALF OF STANDARD VALVE BOX (INSTALLED PER SPECIFICATIONS)



BASE BEAM DETAIL



OUTSIDE SETTING FOR 1½" TO 4" IRRIGATION METER & GENERAL NON-POTABLE NOTES

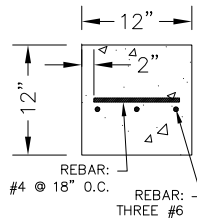
DETAIL NO. NP-2

DATE: OCTOBER 2021

SCALE: N.T.S.

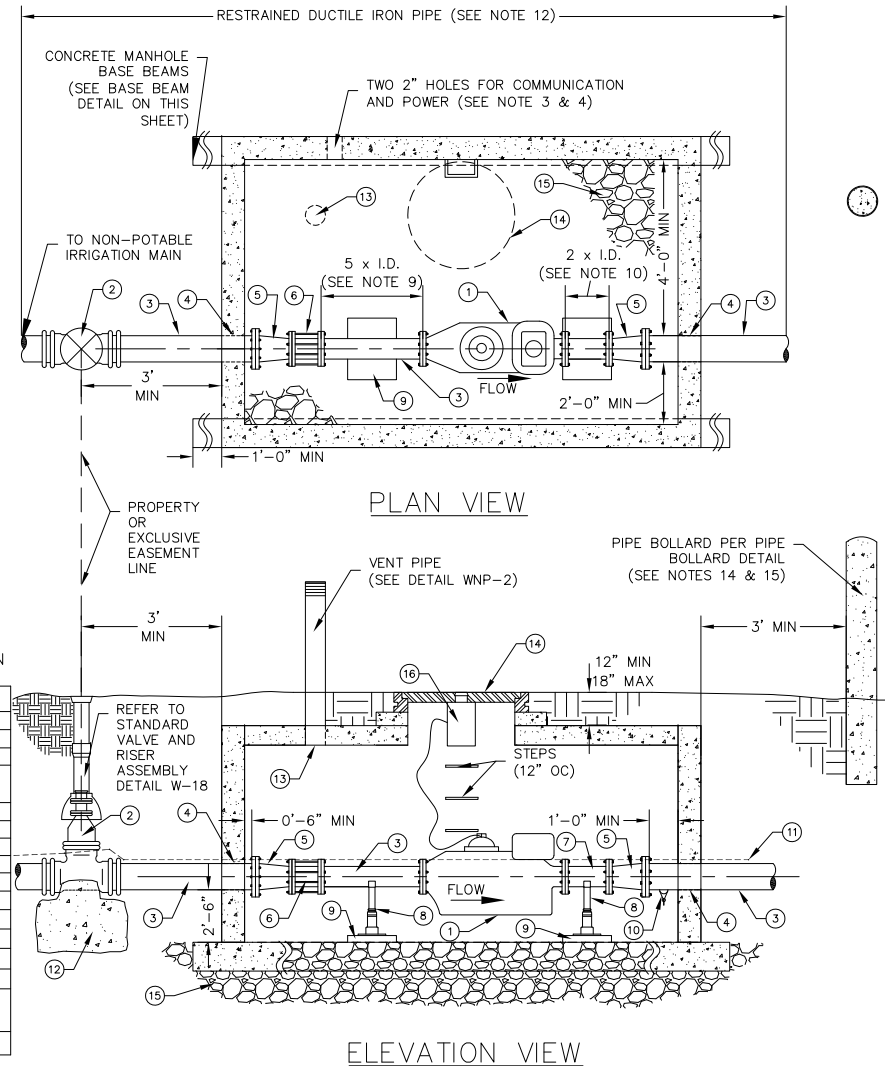
NOTES:

- METER MUST BE PURCHASED AND/OR COORDINATED THROUGH THE CITY OF GREELEY METER SHOP. NO EXCEPTIONS. CONTRACTOR TO PROVIDE PIPING, COUPLINGS, AND ACCESSORIES AS NECESSARY FOR A COMPLETE SYSTEM.
- ALL NOTES ON RELATED CITY OF GREELEY WATER & SEWER DETAIL NP-2 APPLY TO THIS DETAIL.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING POWER AND TELEMTRY TO THE METER AND VAULT. TELEMTRY SHALL BE COORDINATED DIRECTLY WITH THE WATER & SEWER DEPARTMENT.
- ELECTRICAL/CONTROL PANEL SHALL BE MOUNTED ABOVE GRADE INSIDE A NEMA 4 ENCLOSURE PER WATER & SEWER SPECIFICATIONS, LATEST REVISION.
- ALL ELECTRICAL WIRE SHALL BE EQUIPPED WITH WATERTIGHT CONNECTIONS ABOVE AND BELOW GRADE.
- VAULT & MANHOLE COVER SHALL BE RATED FOR HS-20 TRAFFIC LOADINGS.
- 36" VAULT COVER SHALL BE A BOLT DOWN LID WITH A RECESSED TWO-INCH DIAMETER HOLE FOR RT UNIT. REFER TO WATER & SEWER SPECIFICATIONS, LATEST REVISION, FOR APPROVED MANHOLE COVER MATERIALS, MANUFACTURERS, MARKINGS, AND OTHER REQUIREMENTS.
- SEE WATER & SEWER DETAIL W-15, LATEST REVISION, FOR ADDITIONAL METER AND VAULT INSTALLATION REQUIREMENTS.
- UPSTREAM PIPE SPOOL LENGTH 5X PIPE I.D. OR PER MFR REQUIREMENTS (WHICHEVER YIELDS THE LONGER PIPE LENGTH).
- DOWNSREAM PIPE SPOOL LENGTH 2X PIPE I.D. OR PER MFR REQUIREMENTS (WHICHEVER YIELDS THE LONGER PIPE LENGTH).
- REFER TO CITY OF GREELEY WATER & SEWER CONSTRUCTION SPECIFICATIONS, LATEST REVISION, FOR PRODUCT AND MANUFACTURER SPECIFICATIONS.
- ALL BURIED PIPING SHALL BE INSTALLED AND RESTRAINED IN ACCORDANCE WITH WATER & SEWER DEPARTMENT SPECIFICATIONS.
- INSTALL TRACER WIRE ACCORDING TO CITY OF GREELEY WATER & SEWER SPECIFICATIONS AND STANDARD DETAILS, LATEST REVISION.
- PIPE BOLLARD MAY BE OMITTED AT THE CITY OF GREELEY WATER & SEWER DEPARTMENT'S DISCRETION.
- IF PIPE BOLLARD IS REQUIRED, BOLLARD SHALL BE INSTALLED IN ACCORDANCE WITH THE WATER & SEWER STANDARD DETAILS AND CONSTRUCTION SPECIFICATIONS, LATEST REVISION OF EACH.



BASE BEAM DETAIL

LEGEND	
1	METER (SEE NOTE 1)
2	MJ X MJ GATE VALVE
3	FLG X PE SPOOL PIECE
4	APPROVED RUBBER SEAL ON PIPE BARREL AT WALL PENETRATION PER SPECIFICATION
5	CONCENTRIC REDUCER (AS REQUIRED)
6	RESTRAINED FLANGED COUPLING ADAPTER
7	FLG x FLG SPOOL PIECE
8	ADJUSTABLE S.S. PIPE SUPPORT
9	CONCRETE PAVER OR APPROVED EQUAL
10	1" BALL VALVE DRAIN
11	TRACER WIRE (SEE NOTE 11)
12	THRUST BLOCK
13	6" HOLE FOR VENT PIPE
14	36" MANHOLE FRAME AND COVER (SEE NOTES 6 & 7)
15	6" MIN OF SUBGRADE MATERIAL UNDER GRADE BEAM AND INSIDE VAULT PER SPECIFICATIONS
16	METER ENDPOINT RADIO TRANSMITTER (RT UNIT)

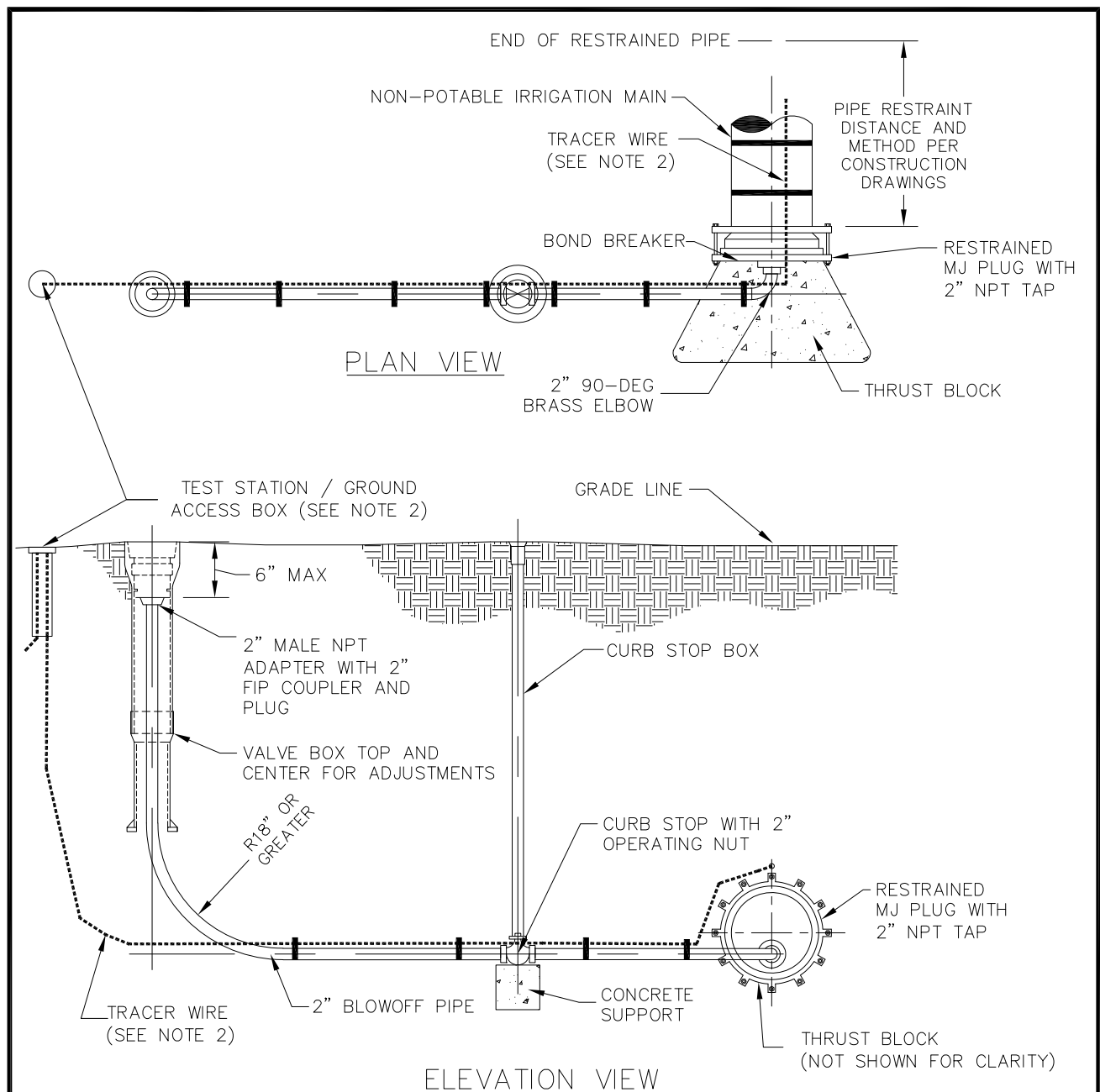


OUTSIDE SETTING FOR 6" AND LARGER IRRIGATION METER

DETAIL NP-3

DATE: OCTOBER 2021

SCALE: N.T.S.



NOTES:

1. REFER TO RELATED NON-POTABLE IRRIGATION DETAIL NP-1 AND CONSTRUCTION SPECIFICATIONS, LATEST REVISION OF EACH, FOR ADDITIONAL NON-POTABLE PIPE, CURB STOP, AND MISC. VALVE INSTALLATION REQUIREMENTS.
2. INSTALL TRACER WIRE ACCORDING TO CITY OF GREELEY WATER & SEWER SPECIFICATIONS AND W&S UTILITY LOCATING ("UL") DETAILS, LATEST REVISION OF EACH.
3. ALL BURIED PIPING SHALL BE RESTRAINED AND INSTALLED ACCORDANCE WITH WATER & SEWER DEPARTMENT SPECIFICATIONS, LATEST REVISION.

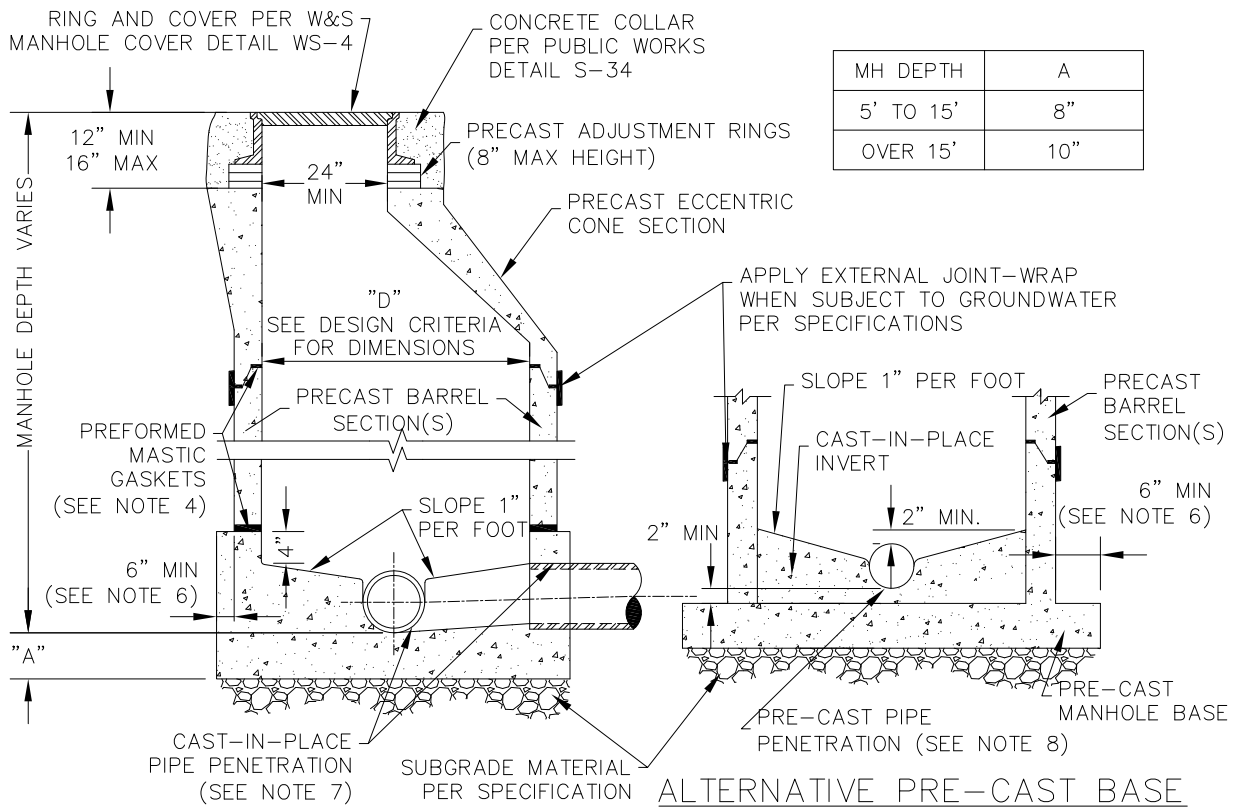


NON-POTABLE BLOWOFF

DETAIL NO. NP-4

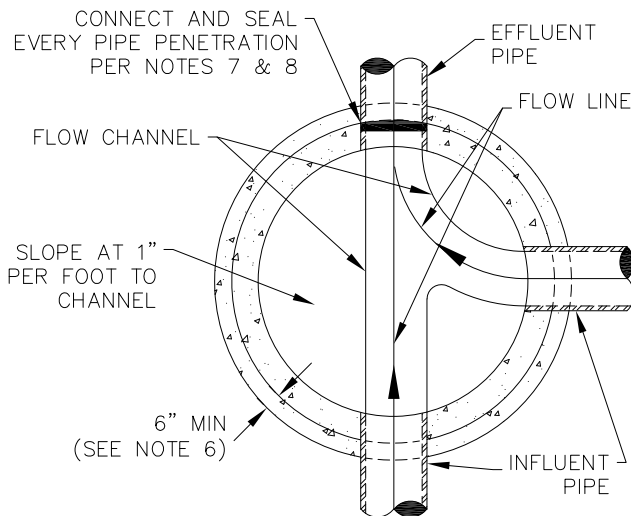
DATE: OCTOBER 2021

SCALE: N.T.S.



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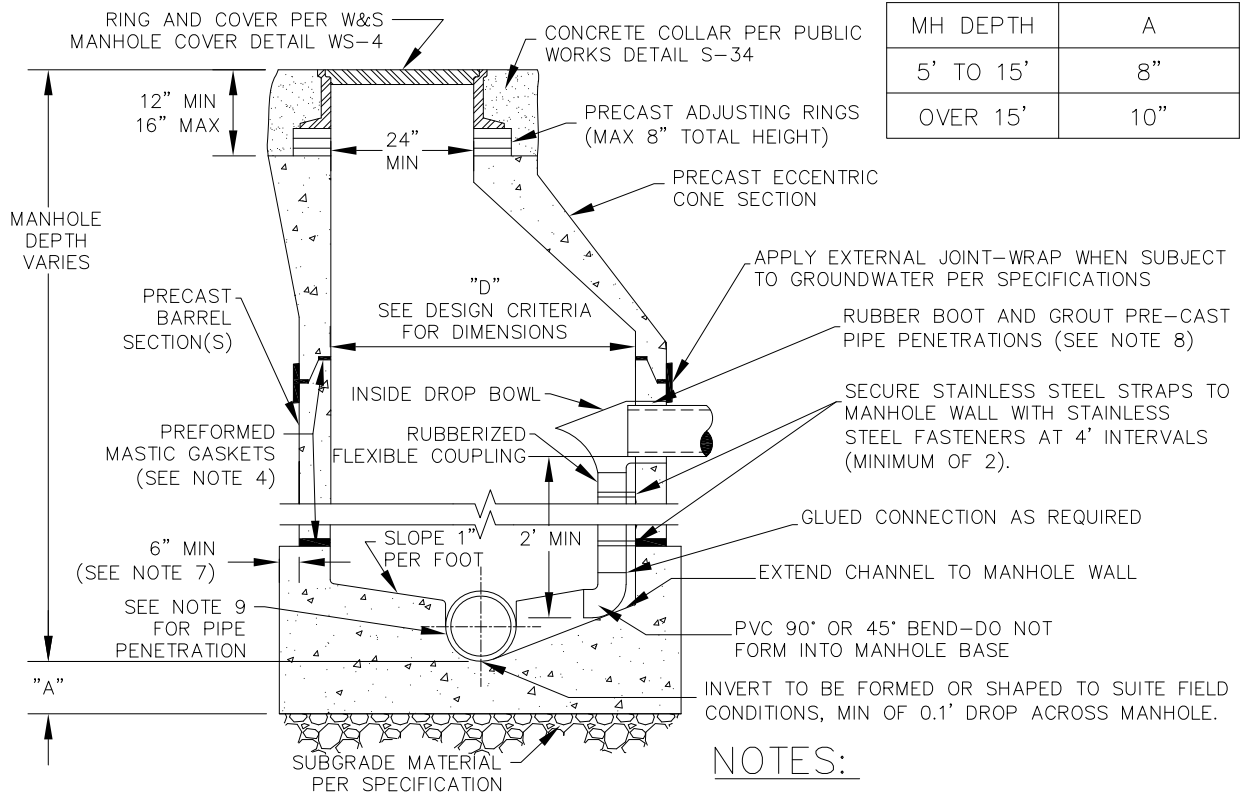
1. REFERENCE CITY OF GREELEY WATER & SEWER DESIGN CRITERIA FOR MINIMUM MANHOLE DIAMETER (D), AND W&S CONSTRUCTION SPECIFICATIONS AND MATERIAL/INSTALLATION REQUIREMENTS.
2. MANHOLES INSTALLED IN GROUNDWATER ABOVE THE BASE SHALL HAVE ALL MANHOLE SECTION JOINTS SEALED PER WATER & SEWER CONSTRUCTION SPECIFICATIONS.
3. ALL WASTEWATER MANHOLES SHALL BE VACUUM TESTED PER SPECIFICATIONS.
4. SEE WATER & SEWER SPECIFICATIONS, LATEST REVISION, FOR ACCEPTABLE MFR FOR PREFORMED MASTIC GASKETS.
5. ALL BURIED PIPING SHALL BE INSTALLED IN ACCORDANCE WITH WATER & SEWER SPECIFICATIONS, LATEST REVISION.
6. BASE SHALL BE AT LEAST 6" WIDER THAN THE BOTTOM PRE-CAST BARREL SECTION AND WIDE ENOUGH TO PREVENT FLOTATION AS DESIGNED BY THE ENGINEER.
7. FOR PIPE PENETRATIONS IN CAST-IN-PLACE BASE, AN APPROVED RUBBER SEAL ON PIPE BARREL SHALL BE USED. SEE SPECIFICATIONS FOR APPROVED MFR AND INSTALLATION REQUIREMENTS.
8. PRE-CAST PIPE PENETRATIONS SHALL BE INSTALLED WITH A-LOK RUBBER BOOT CONNECTORS OR APPROVED EQUAL.
9. INVERT TO BE FORMED OR SHAPED TO SUIT FIELD CONDITIONS, MIN. OF 0.1' DROP ACROSS MANHOLE.



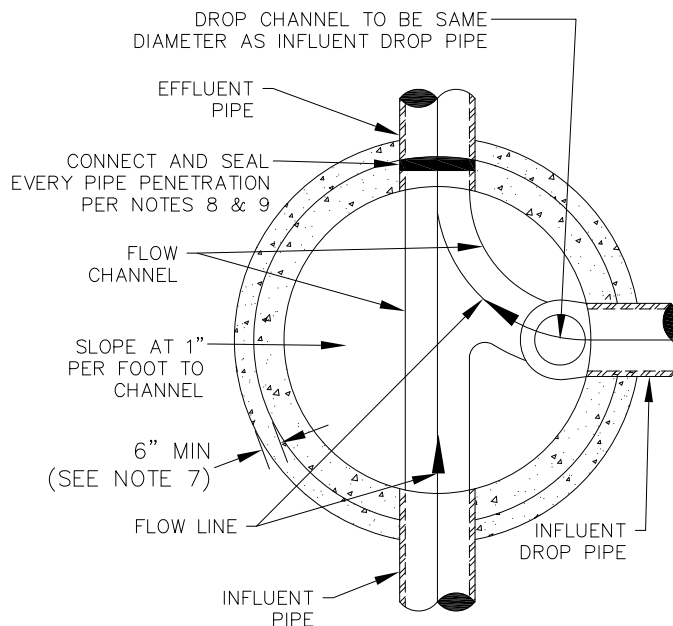
STANDARD SANITARY SEWER MANHOLE DETAIL SS-1

DATE: OCTOBER 2021

SCALE: N.T.S.



CAST-IN-PLACE BASE



NOTES:

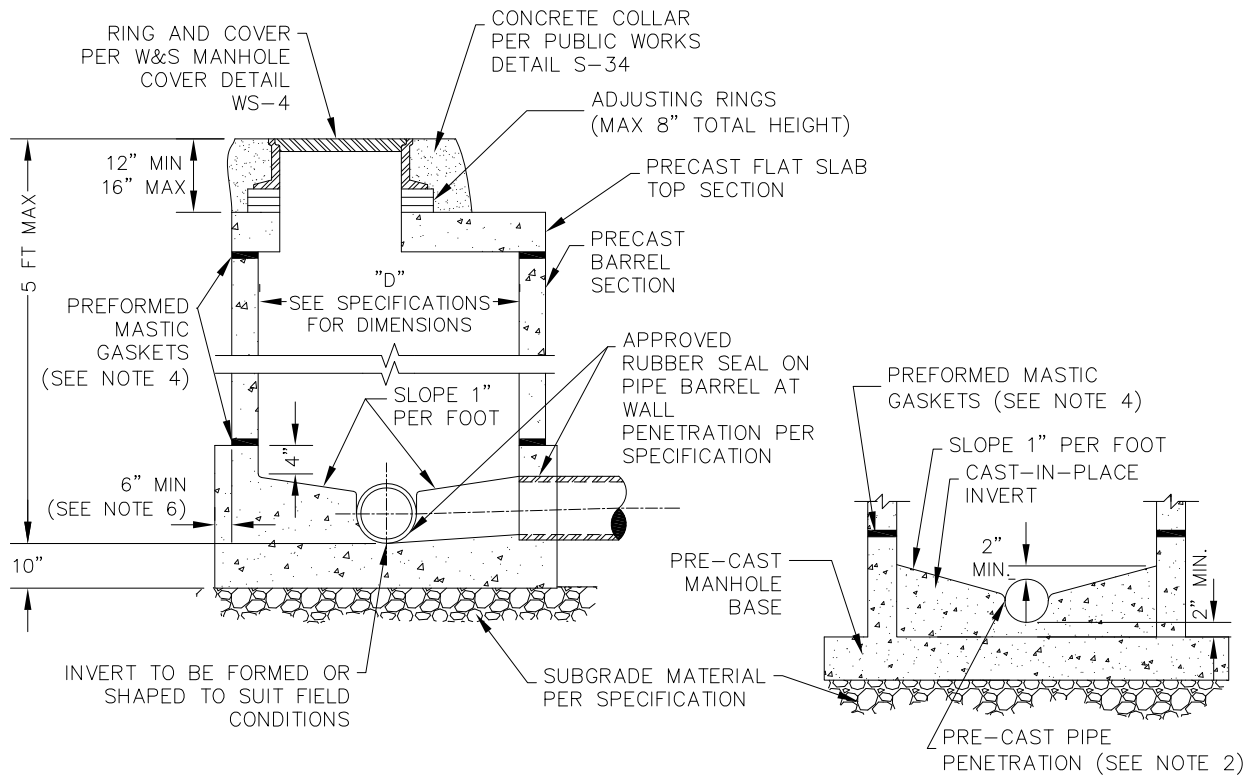
1. REFERENCE CITY OF GREELEY WATER & SEWER DESIGN CRITERIA FOR MINIMUM MANHOLE DIAMETER (D), AND CONSTRUCTION SPECIFICATIONS FOR MATERIAL/INSTALLATION REQUIREMENTS.
2. MANHOLES INSTALLED IN GROUNDWATER ABOVE THE BASE SHALL HAVE ALL MANHOLE SECTION JOINTS SEALED PER WATER & SEWER CONSTRUCTION SPECIFICATIONS.
3. ALL WASTEWATER MANHOLES SHALL BE VACUUM TESTED PER SPECIFICATIONS
4. MANHOLE RETROFITS CAN ROUTE DROP EQUIPMENT PIPING INTO INSIDE FLOW LINE CHANNEL.
5. SEE WATER & SEWER SPECIFICATIONS, LATEST REVISION, FOR ACCEPTABLE MFR FOR PREFORMED MASTIC GASKETS
6. ALL BURIED PIPING SHALL BE INSTALLED IN ACCORDANCE WITH WATER & SEWER SPECIFICATIONS, LATEST REVISION.
7. BASE SHALL BE AT LEAST 6" WIDER THAN THE BOTTOM PRE-CAST BARREL SECTION AND WIDE ENOUGH TO PREVENT FLOTATION AS DESIGNED BY THE ENGINEER.
8. PRE-CAST PIPE PENETRATIONS SHALL BE INSTALLED WITH A-LOK RUBBER BOOT CONNECTORS OR APPROVED EQUAL.
9. FOR PIPE PENETRATIONS IN CAST-IN-PLACE BASE, AN APPROVED RUBBER SEAL ON PIPE BARREL SHALL BE USED. SEE SPECIFICATIONS FOR APPROVED MFR AND INSTALLATION REQUIREMENTS.



INSIDE DROP SANITARY SEWER MANHOLE DETAIL SS-2

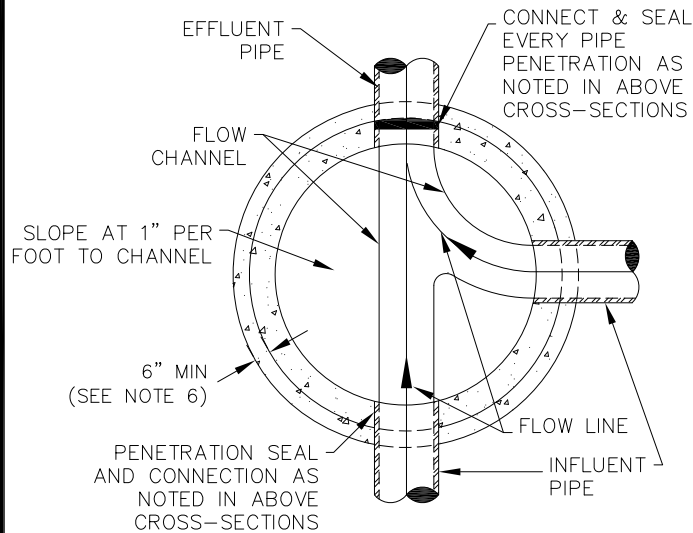
DATE: OCTOBER 2021

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CAST-IN-PLACE BASE

ALTERNATIVE PRE-CAST BASE



NOTES:

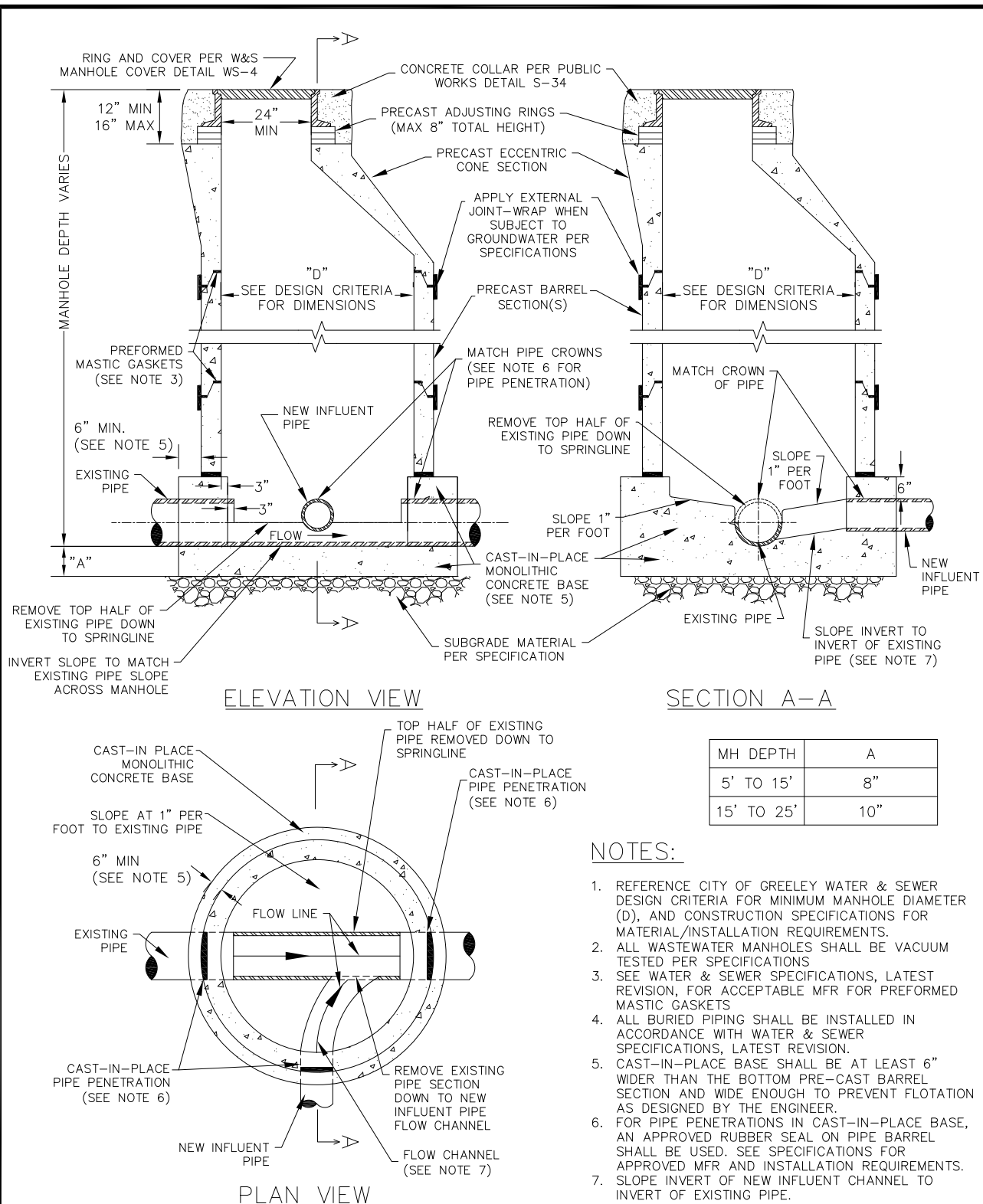
1. REFERENCE CITY OF GREELEY WATER & SEWER DESIGN CRITERIA FOR MINIMUM MANHOLE DIAMETER (D), AND CONSTRUCTION SPECIFICATIONS FOR MATERIAL/INSTALLATION REQUIREMENTS.
2. PRE-CAST PIPE PENETRATIONS SHALL BE INSTALLED WITH AN A-LOK RUBBER BOOT CONNECTOR OR APPROVED EQUAL.
3. ALL WASTEWATER MANHOLES SHALL BE VACUUM TESTED PER SPECIFICATIONS
4. SEE SPECS FOR ACCEPTABLE MFR FOR PREFORMED MASTIC GASKETS
5. ALL BURIED PIPING SHALL BE INSTALLED IN ACCORDANCE WITH WATER & SEWER SPECIFICATIONS, LATEST REVISION.
6. BASE SHALL BE AT LEAST 6" WIDER THAN THE BOTTOM PRE-CAST BARREL SECTION AND WIDE ENOUGH TO PREVENT FLOTATION AS DESIGNED BY THE ENGINEER.



SHALLOW SANITARY SEWER MANHOLE DETAIL SS-3

DATE: OCTOBER 2021

SCALE: N.T.S.

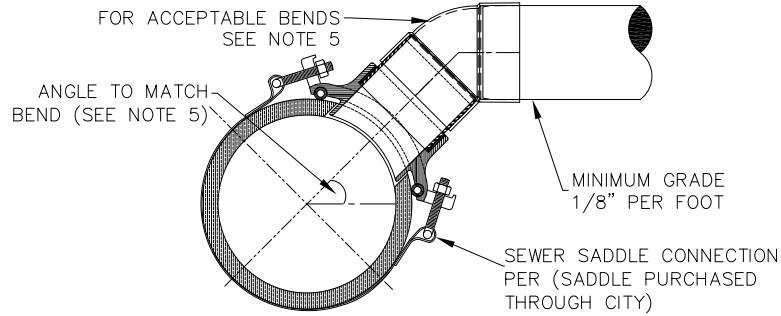


MANHOLE OVER EXISTING SANITARY SEWER LINE

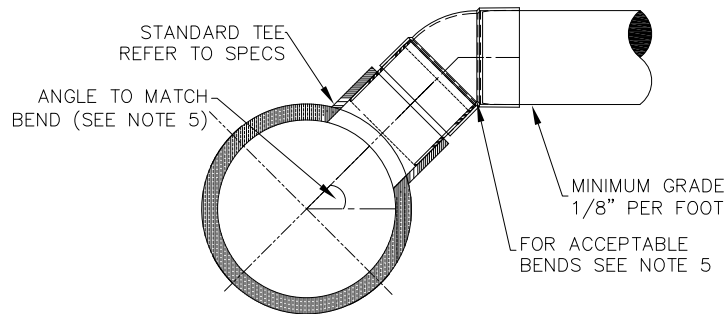
DETAIL SS-4

DATE: OCTOBER 2021

SCALE: N.T.S.



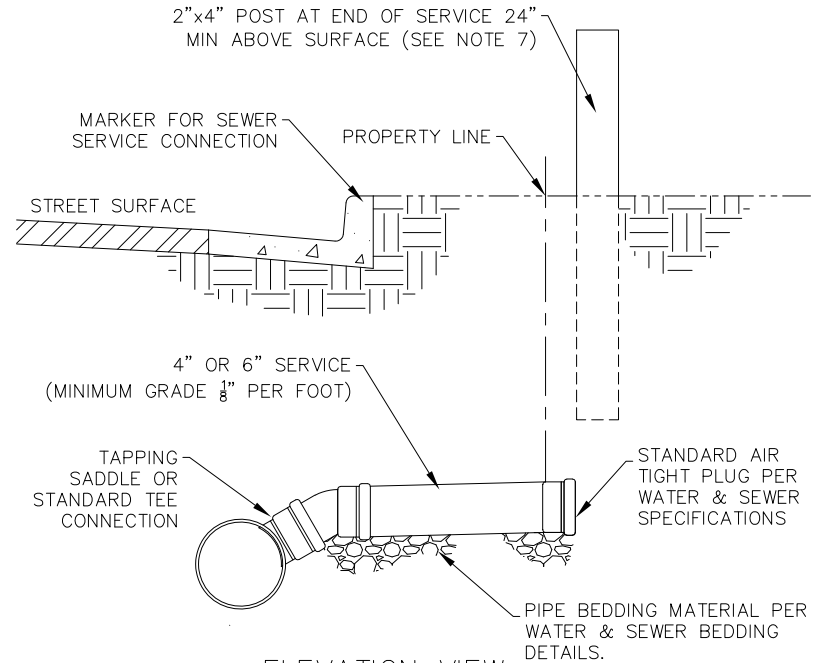
STANDARD SADDLE CONNECTION



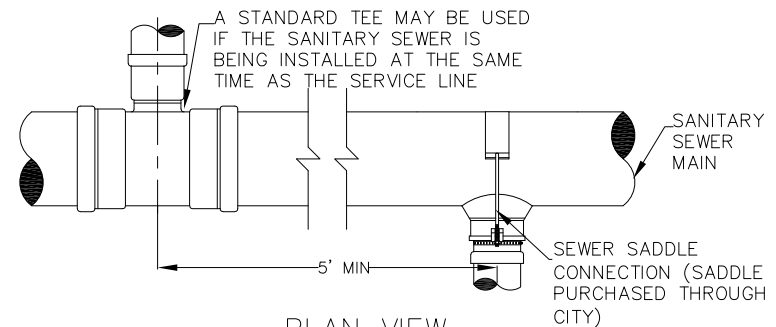
STANDARD TEE CONNECTION

NOTES:

1. IN NO CASE SHALL THE SERVICE LINE PROTRUDE INTO THE MAIN.
2. SERVICES ARE 4" OR 6" IN DIAMETER AND SHALL HAVE A MINIMUM SLOPE OF 1.0% (1/8" PER FOOT) AND A MAXIMUM SLOPE OF 8.0%.
3. SERVICES LARGER THAN 6" DIAMETER SHALL BE CONNECTED TO A MANHOLE.
4. SERVICES SHALL EXTEND TO THE PROPERTY LINE UNLESS OTHERWISE SHOWN ON CITY ACCEPTED CONSTRUCTION DRAWINGS.
5. ACCEPTABLE BENDS FOR SERVICE CONNECT ARE 45°. REFER TO SPECIFICATIONS FOR MINIMUM HEIGHT BETWEEN SERVICE CONNECTION AND SPRINGLINE OF MAIN.
6. INSTALL TRACER WIRE ACCORDING TO CITY OF GREELEY WATER & SEWER SPECIFICATIONS AND W&S UTILITY LOCATING ("UL") DETAILS, LATEST REVISION OF EACH.
7. 2 X 4 POST SHALL BE EXTERIOR GRADE, PRESSURE TREATED, LUMBER



ELEVATION VIEW



PLAN VIEW

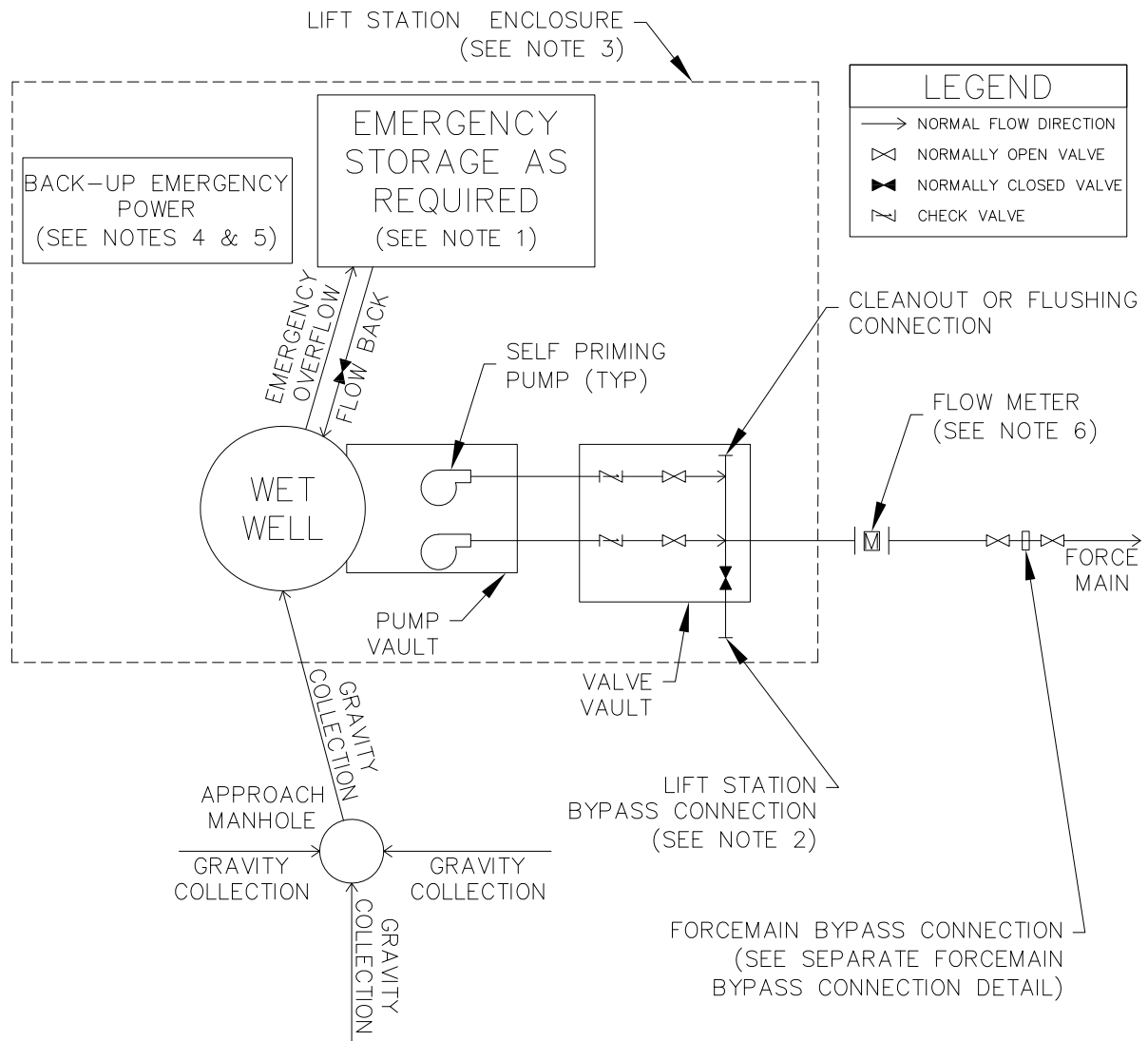


SANITARY SEWER SERVICE CONNECTION

DETAIL SS-5

DATE: OCTOBER 2021

SCALE: N.T.S.



NOTES:

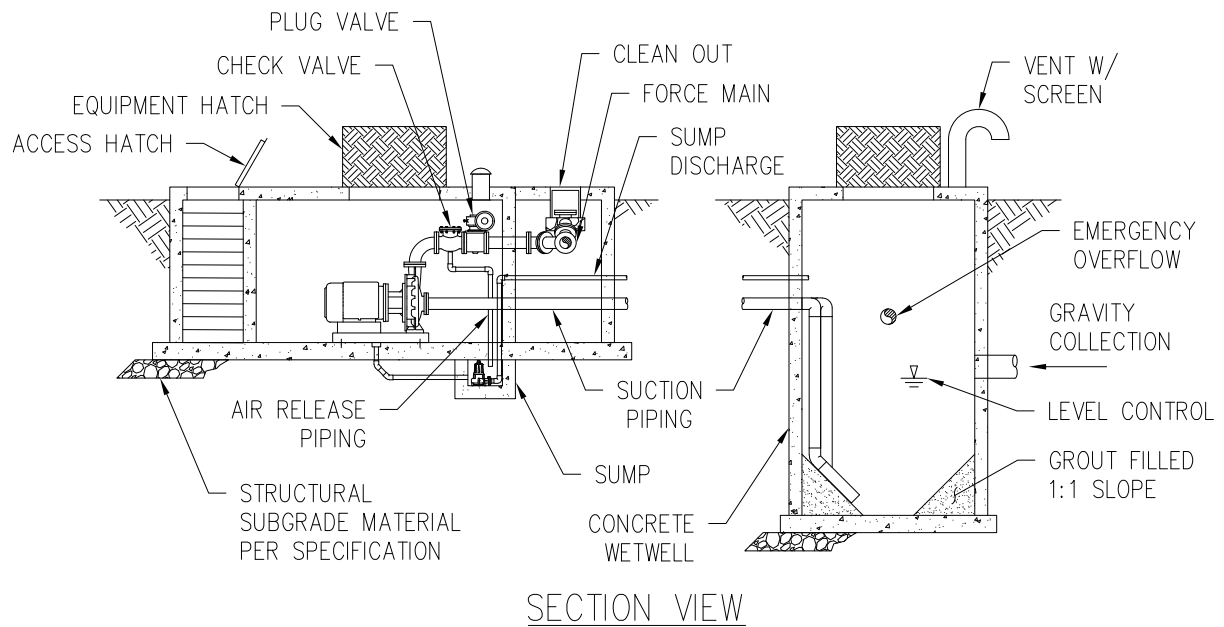
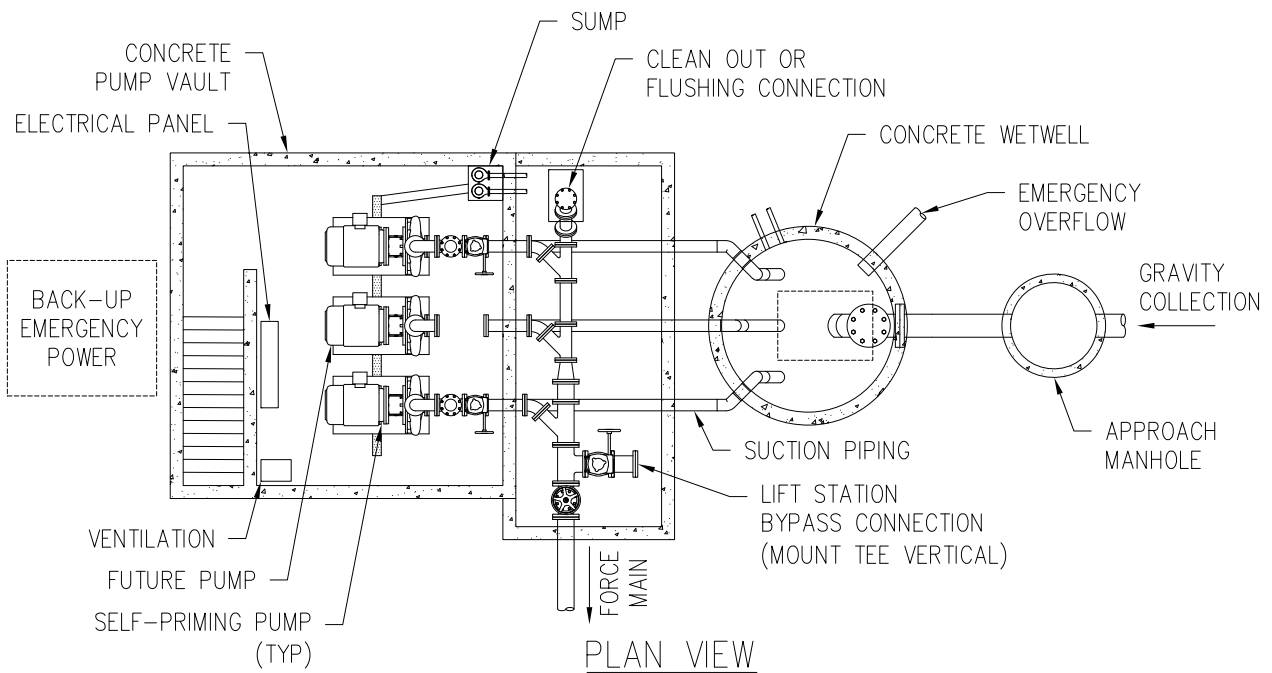
1. EMERGENCY STORAGE VOLUME WILL BE BASED ON PEAK HOURLY FLOW AND RESPONSE TIME. STORAGE VOLUME IS SUBJECT TO REVIEW BY THE CITY.
2. LIFT STATION BYPASS CONNECTION IS REQUIRED FOR ALL LIFT STATIONS
3. FINAL ORIENTATION AND ARRANGEMENT OF LIFT STATION AND FORCEMAIN SUBJECT TO FINAL APPROVAL BY CITY.
4. BACK-UP EMERGENCY POWER SYSTEM SHALL BE INCLUDED WITH PUMP MANUFACTURER.
5. SKID-MOUNTED NATURAL GAS DRIVEN ENGINES INTEGRAL WITH SKID-MOUNTED LIFT STATION PUMP SYSTEM PREFERRED FOR BACK-UP EMERGENCY POWER SYSTEMS.
6. FLOW METER SHALL BE INSIDE DEDICATED METER VAULT PER WATER METER VAULT DETAILS, LATEST REVISION, OR LIFT STATION ENCLOSURE.
7. REFER TO WATER & SEWER SPECIFICATIONS, LATEST REVISION, FOR ACCEPTABLE PRODUCT AND EQUIPMENT MODELS AND MANUFACTURERS.



(TYP) LIFT STATION FLOW SCHEMATIC DETAIL SS-6

DATE: OCTOBER 2021

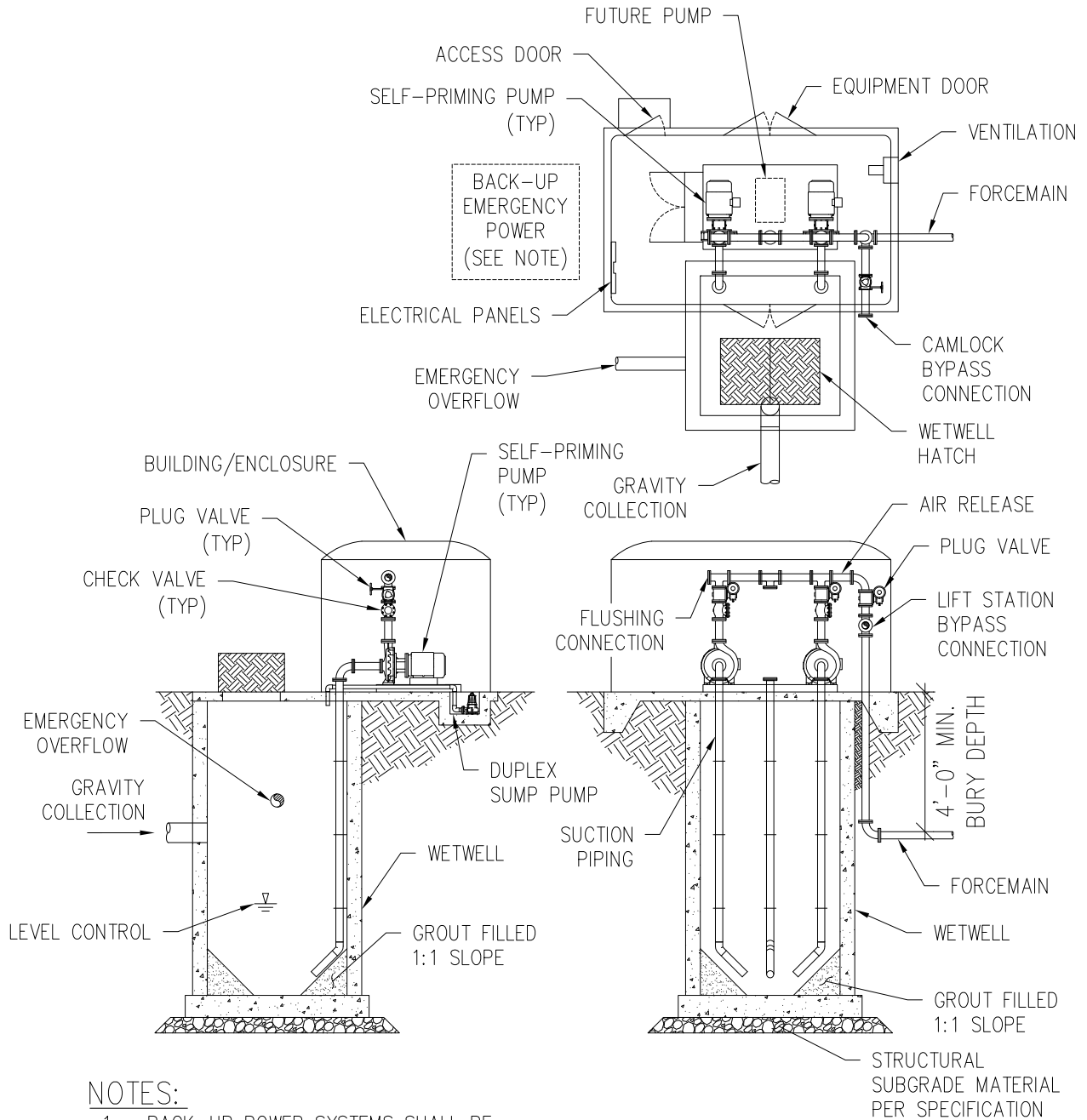
SCALE: N.T.S.



(TYP) BELOW GRADE LIFT STATION
DETAIL SS-7

DATE: OCTOBER 2021

SCALE: N.T.S.



NOTES:

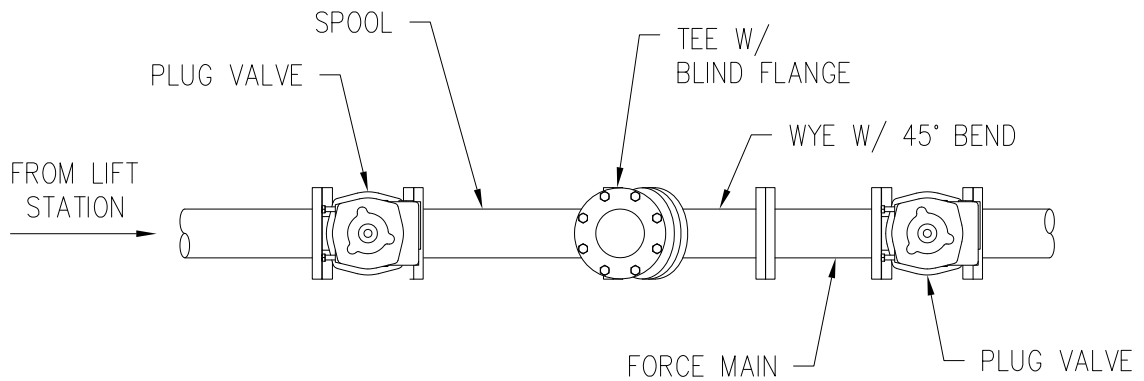
1. BACK-UP POWER SYSTEMS SHALL BE PROVIDED BY PUMP MANUFACTURER.



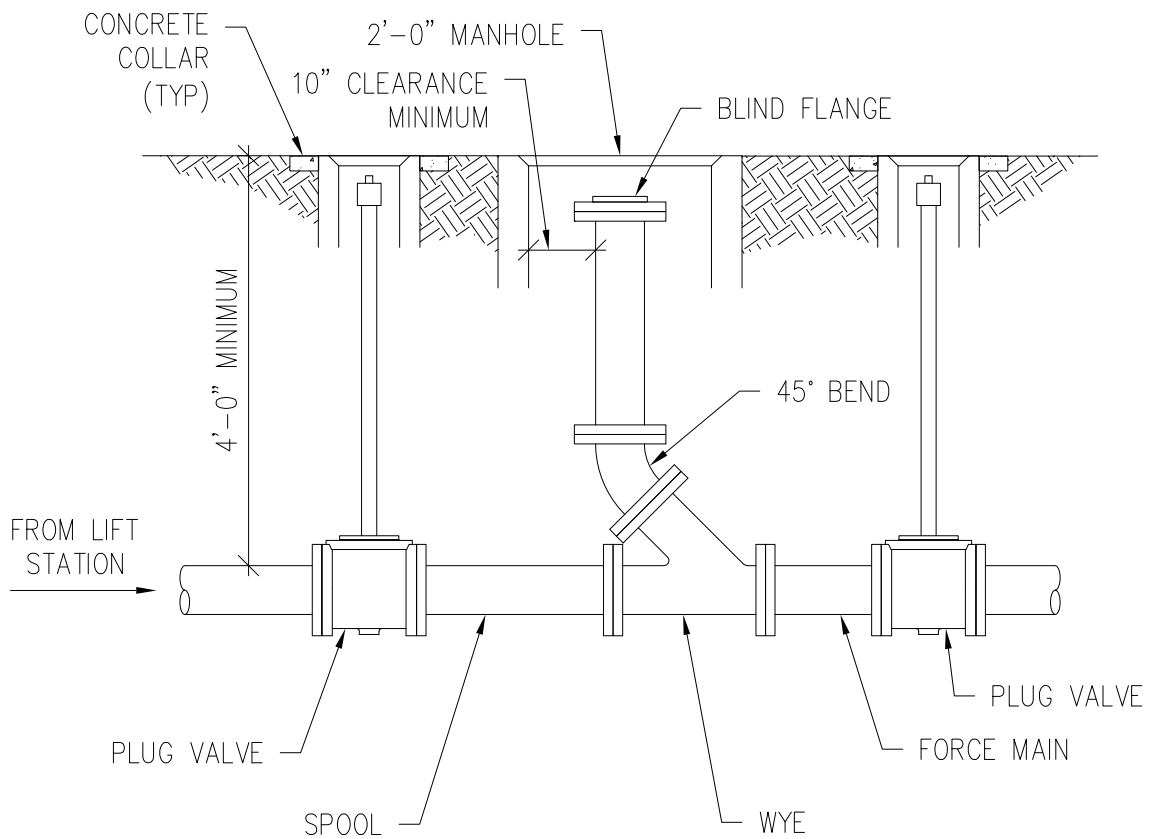
(TYP) ABOVE GRADE LIFT STATION
DETAIL SS-8

DATE: OCTOBER 2021

SCALE: N.T.S.



PLAN VIEW



SECTION VIEW



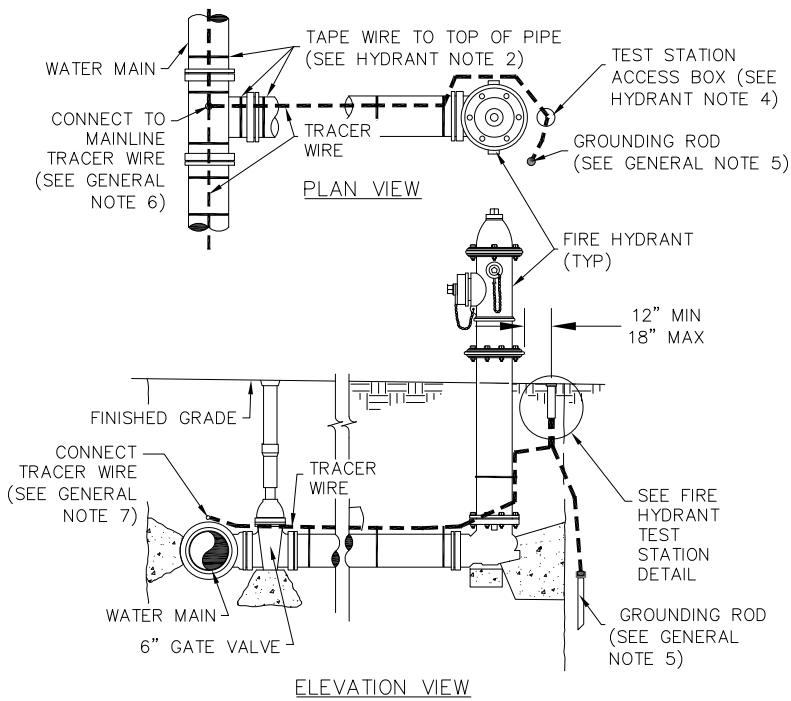
(TYP) FORCEMAIN BYPASS &
CLEANOUT CONNECTION DETAIL

DETAIL SS-9

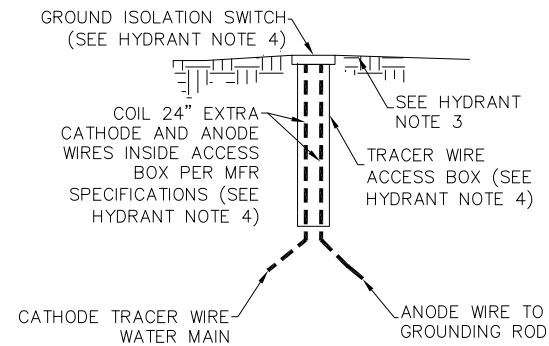
DATE: OCTOBER 2021

SCALE: N.T.S.

FIRE HYDRANT TRACER WIRE



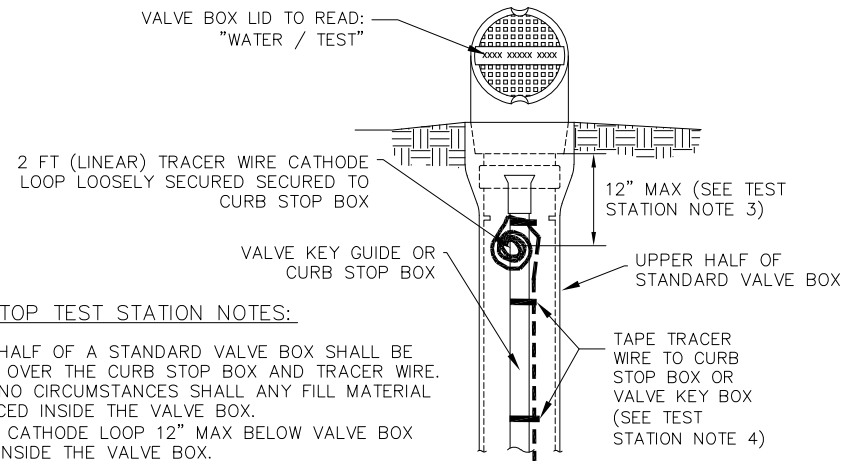
FIRE HYDRANT & STANDARD MFR TEST STATION DETAIL



HYDRANT & STANDARD MFR TEST STATION NOTES:

1. REFER TO RELATED DETAIL FIRE HYDRANT DETAIL, LATEST REVISION, FOR FIRE HYDRANT INSTALLATION STANDARD DRAWING.
2. REFER TO GENERAL NOTES FOR ADDITIONAL TRACER WIRE REQUIREMENTS.
3. GRADE SURROUNDING TRACER WIRE ACCESS BOX SHALL SLOPE AWAY FROM LID AT 2% MINIMUM GRADE.
4. FIRE HYDRANT TEST STATION ACCESS BOX SHALL BE COPPERHEAD SNAKEPIT ACCESS POINT WITH TWO-TERMINAL SWITCHABLE LID OR APPROVED EQUAL.

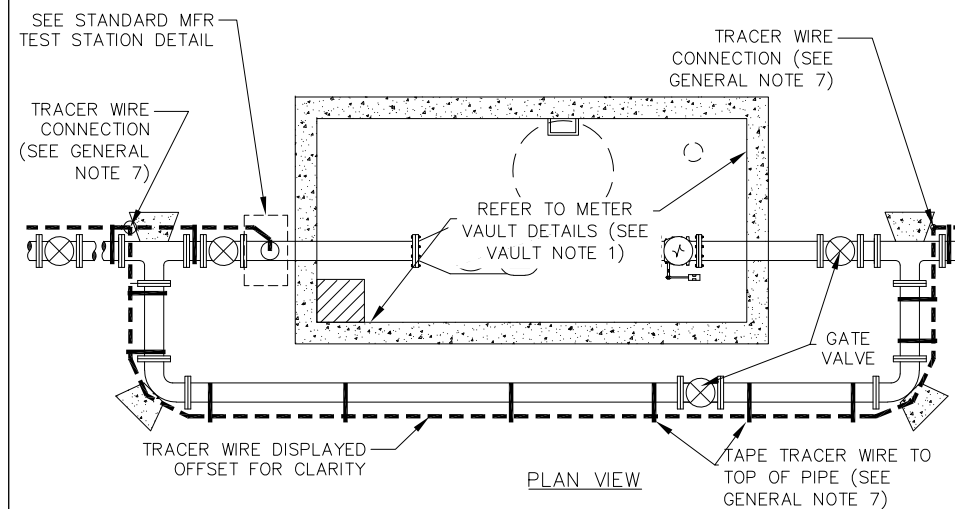
CURB STOP TEST STATION DETAIL



CURB STOP TEST STATION NOTES:

1. UPPER HALF OF A STANDARD VALVE BOX SHALL BE PLACED OVER THE CURB STOP BOX AND TRACER WIRE.
2. UNDER NO CIRCUMSTANCES SHALL ANY FILL MATERIAL BE PLACED INSIDE THE VALVE BOX.
3. SECURE CATHODE LOOP 12\"/>

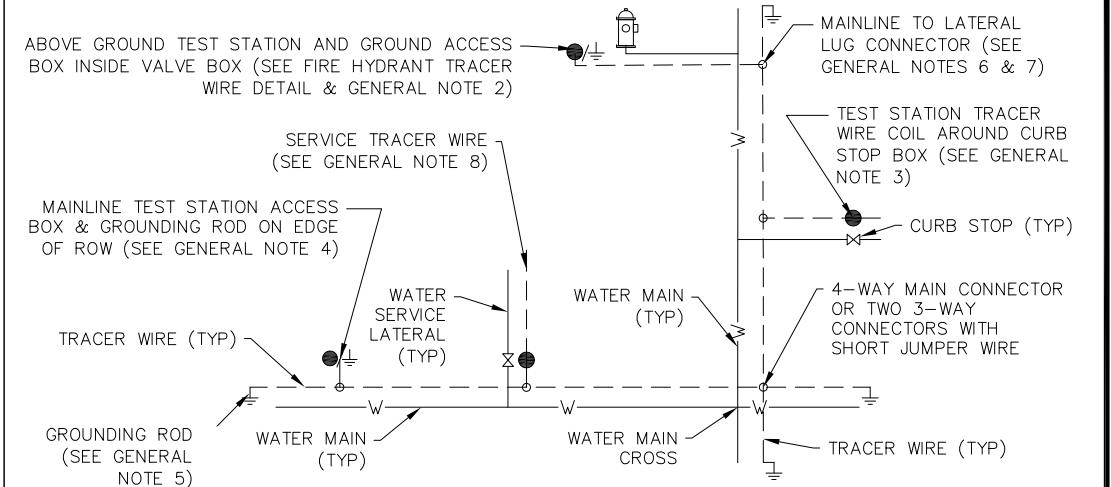
TRACER WIRE AROUND VAULTS



VAULT TRACER WIRE NOTES:

1. REFER TO RELATED DETAILS W-10, W-11, AND W-15 FOR METER VAULT DETAILS AND REQUIREMENTS.
2. REFER TO GENERAL NOTES FOR ADDITIONAL TRACER WIRE REQUIREMENTS.

SAMPLE PLAN OF WATER MAIN TRACER WIRE



LEGEND

— WATER MAIN	⊕ DRIVE-IN MAGNESIUM GROUNDING ROD (TYP)	● TRACER WIRE ACCESS BOX (LOOSE COIL AROUND CURB STOP FOR ABOVE GROUND ACCESS)
- - - - TRACER WIRE	⊗ CURB STOP (TYP)	●/⊕ TRACER WIRE ACCESS BOX (ABOVE GROUND ACCESS BOX / GROUNDING ROD)
— WATER SERVICE	⊕ FIRE HYDRANT (TYP)	

GENERAL NOTES:

1. TRACER WIRE DEPICTED OFFSET FROM PIPE FOR CLARITY. TRACER WIRE SHALL BE INSTALLED ON TOP OF PIPE, IN ACCORDANCE WITH THE WATER & SEWER UTILITY LOCATING DETAIL UL-6, AND WATER & SEWER CONSTRUCTION SPECIFICATIONS, LATEST REVISION OF EACH.
2. TRACER WIRE ACCESS IN THE FORM OF A TEST STATION ACCESS BOX FROM A CITY APPROVED MFR MUST BE PROVIDED AND GROUNDED AT EVERY FIRE HYDRANT. REFER TO WATER & SEWER SPECIFICATIONS, LATEST REVISION, FOR PRODUCT AND MANUFACTURER RECOMMENDATIONS AND REQUIREMENTS.
3. TRACER WIRE ACCESS IN THE FORM OF A CATHODE WIRE LOOPED AROUND THE CURB STOP BOX SHALL BE PLACED INSIDE OF A STANDARD VALVE BOX AT EVERY SERVICE LATERAL. REFER TO W&S SERVICE LATERAL UTILITY LOCATING DETAILS UL-3 AND UL-4, LATEST REVISION OF EACH, FOR ADDITIONAL INSTALLATION REQUIREMENTS.
4. FOR LONG RUNS IN EXCESS OF 1,000 FEET WITHOUT SERVICE LATERALS OR HYDRANTS – TRACER WIRE ACCESS MUST BE PROVIDED IN THE FORM OF EITHER AN APPROVED MFR GRADE LEVEL WIRE ACCESS BOX OR A STANDARD VALVE BOX WITH CATHODE WIRE LOOP. EITHER FORM OF ACCESS SHALL BE LOCATED ABOVE THE PIPE OR AT THE EDGE OF RIGHT-OF-WAY AND OUT OF THE ROAD-WAY. TRACER WIRE ACCESS BOX SHALL ALSO BE DELINEATED USING A MINIMUM 48\"/>



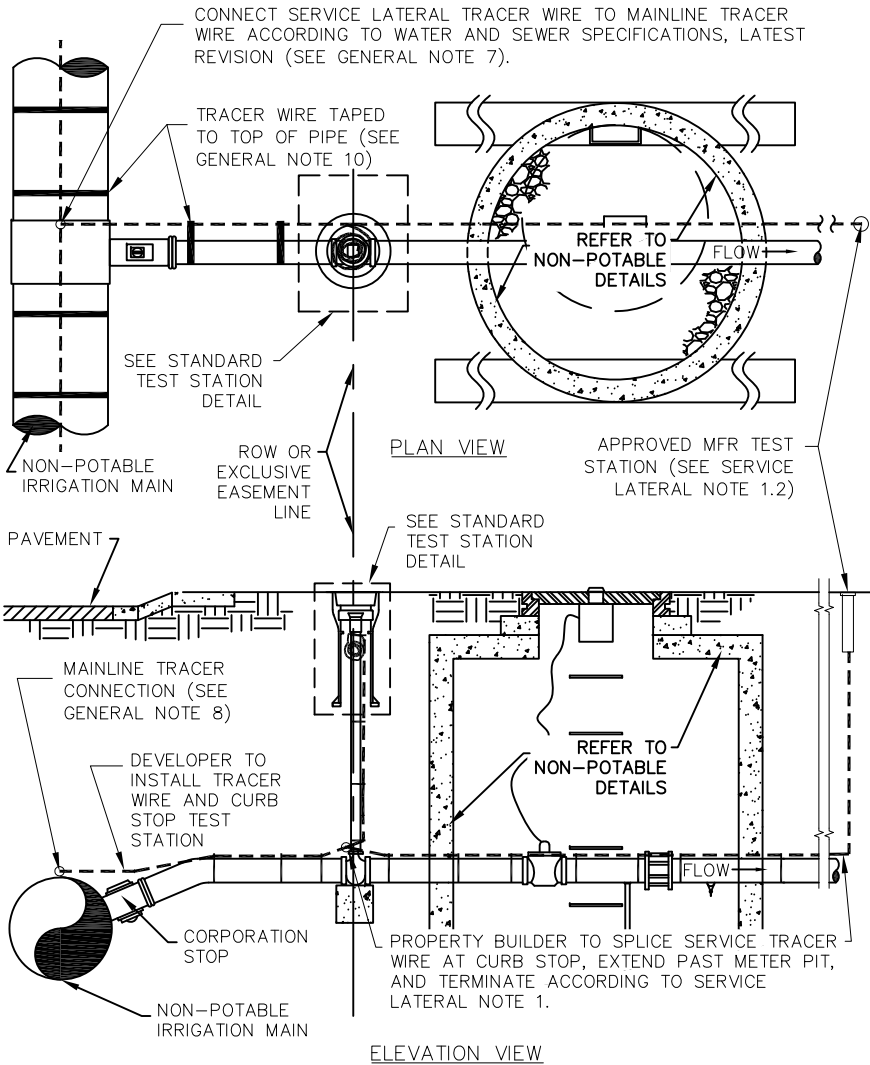
WATER MAIN TRACER WIRE AND UTILITY LOCATING

DETAIL NO. UL-1

DATE: OCTOBER 2021

SCALE: N.T.S.

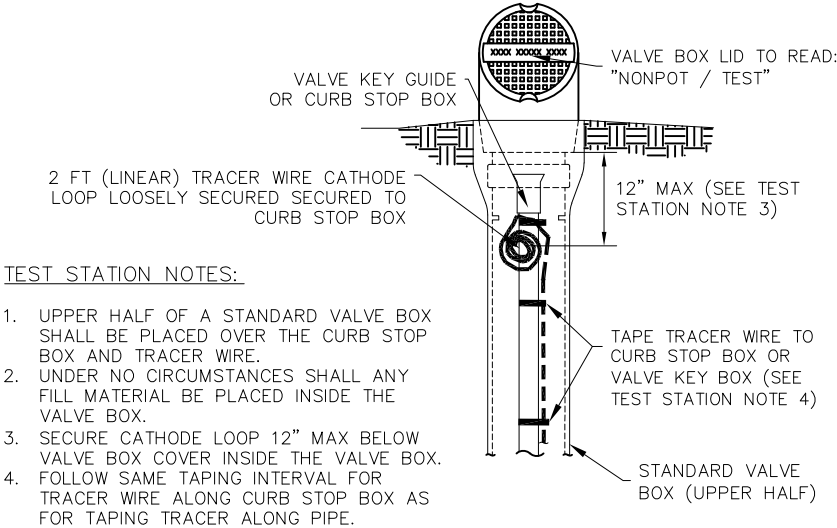
NON-POTABLE IRRIGATION SERVICE LATERAL



NON-POTABLE IRRIGATION SERVICE LATERAL NOTES

1. TEST STATION AT SERVICE LATERAL FAR END ON OWNER SIDE OF METER:
 - 1.1. SHALL BE A MOUNTABLE OR FLUSH-GRADE ACCESS POINT AND INSTALLED PER MFR SPECIFICATIONS. SEE WATER & SEWER SPECIFICATIONS, LATEST REVISION, FOR APPROVED MFR AND MODELS.
 - 1.2. TEST STATION ACCESS SHALL BE PROVIDED AT TRACER WIRE TERMINATION NEAR THE IRRIGATION CONTROL VALVE BOX OR AS NOTED ON THE DESIGN DRAWINGS.

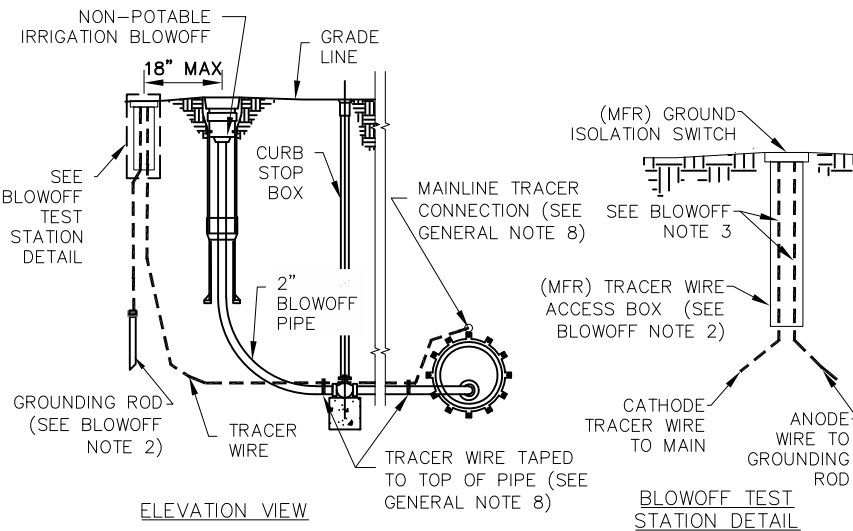
STANDARD TEST STATION DETAIL



TEST STATION NOTES:

1. UPPER HALF OF A STANDARD VALVE BOX SHALL BE PLACED OVER THE CURB STOP BOX AND TRACER WIRE.
2. UNDER NO CIRCUMSTANCES SHALL ANY FILL MATERIAL BE PLACED INSIDE THE VALVE BOX.
3. SECURE CATHODE LOOP 12" MAX BELOW VALVE BOX COVER INSIDE THE VALVE BOX.
4. FOLLOW SAME TAPING INTERVAL FOR TRACER WIRE ALONG CURB STOP BOX AS FOR TAPING TRACER ALONG PIPE.

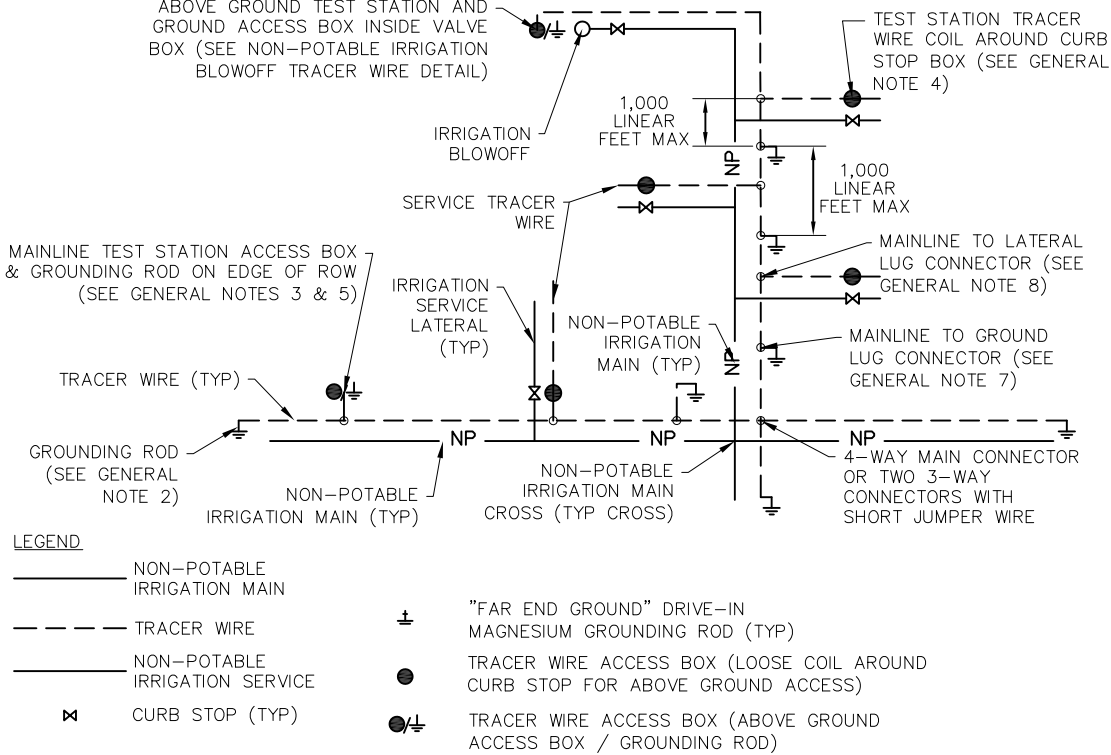
NON-POTABLE IRRIGATION BLOWOFF AND "DEAD END/STUB" TRACER WIRE



BLOW-OFF TRACER WIRE NOTES:

1. REFER TO RELATED NON-POTABLE BLOWOFF DETAIL, LATEST REVISION, FOR BLOWOFF INSTALLATION STANDARD DRAWING.
2. REFER TO GENERAL NOTES FOR ADDITIONAL TRACER WIRE REQUIREMENTS.
3. BLOWOFF TEST STATION ACCESS BOX SHALL BE COPPERHEAD SNAKEPIT ACCESS POINT WITH TWO-TERMINAL SWITCHABLE LID OR APPROVED EQUAL.
4. COIL 24" EXTRA CATHODE AND ANODE WIRES INSIDE ACCESS BOX PER MFR SPECIFICATIONS.

SAMPLE PLAN OF NON-POTABLE IRRIGATION MAIN TRACER WIRE



LEGEND

- | | | | |
|-------|--------------------------------|-----|--|
| — | NON-POTABLE IRRIGATION MAIN | ± | "FAR END GROUND" DRIVE-IN MAGNESIUM GROUNDING ROD (TYP) |
| - - - | TRACER WIRE | ● | TRACER WIRE ACCESS BOX (LOOSE COIL AROUND CURB STOP FOR ABOVE GROUND ACCESS) |
| — | NON-POTABLE IRRIGATION SERVICE | ●/± | TRACER WIRE ACCESS BOX (ABOVE GROUND ACCESS BOX / GROUNDING ROD) |
| ⋈ | CURB STOP (TYP) | | |

GENERAL NOTES:

1. TRACER WIRE DEPICTED OFFSET FROM PIPE FOR CLARITY. TRACER WIRE SHALL BE INSTALLED ON TOP OF PIPE, AND INSTALLED IN ACCORDANCE WITH THE WATER & SEWER UTILITY LOCATING DETAILS, AND WATER & SEWER SPECIFICATIONS, LATEST REVISION OF EACH.
2. TRACER WIRE MUST BE GROUNDED AT EVERY MAINLINE DEAD END/STUB, AND ALONG CONTINUOUS RUNS AT A MAXIMUM OF 1,000 FT INTERVALS WITH A 1.5 LB DRIVE-IN MAGNESIUM ANODE GROUNDING ROD PER GROUNDING ROD MFR REQUIREMENTS. PLACEMENT OF GROUNDING ROD SHALL BE INSTALLED IN SUCH A WAY THAT ALLOWS FOR PROPER WIRE LOCATING WITHOUT A LOSS OR DETERIORATION OF LOW FREQUENCY SIGNAL (512 Hz) FOR DISTANCES IN EXCESS OF 1,000 FT.
3. FOR LONG RUNS IN EXCESS OF 1,000 FEET WITHOUT SERVICE LATERALS - TRACER WIRE ACCESS MUST BE PROVIDED IN THE FORM OF EITHER AN APPROVED MFR GRADE LEVEL / IN-GROUND WIRE ACCESS BOX OR A STANDARD VALVE BOX WITH CATHODE LOOP. EITHER FORM OF ACCESS BOX SHALL BE LOCATED ABOVE THE PIPE OR AT THE EDGE OF RIGHT-OF-WAY AND OUT OF THE ROAD-WAY. TRACER WIRE ACCESS BOX SHALL ALSO BE DELINEATED USING A MINIMUM 48" POLYETHYLENE MARKER POST, COLOR CODED PER APWA STANDARD FOR THE SPECIFIC UTILITY BEING MARKED.
4. SERVICE LATERAL TEST STATIONS SHALL BE IN THE FORM OF A CATHODE WIRE LOOP AT THE CURB STOP AND PLACED INSIDE OF A STANDARD VALVE BOX AT EVERY SERVICE LATERAL. REFER TO W&S SPECIFICATIONS AND GENERAL NOTES ON DETAIL UL-6, LATEST REVISION OF EACH, FOR ADDITIONAL INSTALLATION REQUIREMENTS.
5. TEST STATIONS LOCATED AT THE MAXIMUM DISTANCE FROM THE NEAREST GROUND SHALL BE INSTALLED AS AN APPROVED MFR GRADE-LEVEL/ IN GROUND WIRE ACCESS BOX WITH A GROUNDING ROD.
6. GRADE SURROUNDING TEST STATION ACCESS BOX SHALL SLOPE AWAY FROM LID AT A 2% MINIMUM GRADE.
7. "FAR END" GROUNDING RODS WIRE SHALL BE CONNECTED TO MAINLINE TRACER WIRE USING APPROVED LOCKABLE CONNECTORS WITHOUT CUTTING OR SPLICING THE MAINLINE TRACER WIRE.
8. SERVICE LATERAL TRACER WIRE SHALL BE CONNECTED TO MAINLINE TRACER WIRE USING APPROVED LOCKABLE CONNECTORS WITHOUT CUTTING OR SPLICING THE MAINLINE TRACER WIRE.
9. TRACER WIRE SYSTEMS MUST BE INSTALLED AS A SINGLE CONTINUOUS WIRE, EXCEPT WHERE USING APPROVED CONNECTORS. NO LOOPING OR COILING OF WIRE IS ALLOWED.
10. REFER TO GENERAL TRACER WIRE NOTES ON WATER & SEWER DETAIL UL-6, LATEST REVISION, FOR ADDITIONAL TRACER WIRE INSTALLATION, TAPING, CONNECTION, SPLICING, AND GROUNDING REQUIREMENTS.

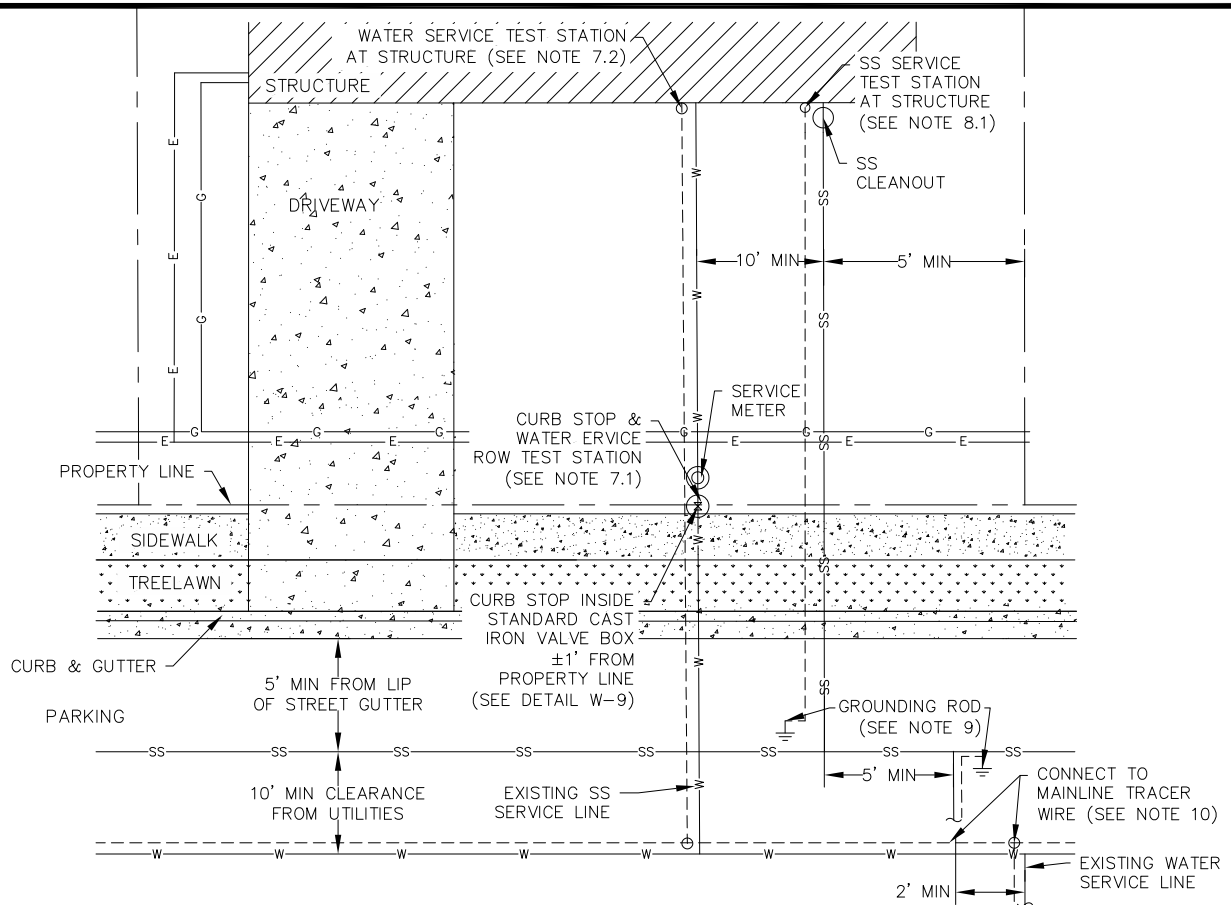


NON-POTABLE IRRIGATION TRACER WIRE AND UTILITY LOCATING

DETAIL NO. UL-2

DATE: OCTOBER 2021

SCALE: N.T.S.



NOTES:

1. ALL BURIED PIPE, VALVES, AND APPURTENANCES SHALL BE INSTALLED ACCORDING TO THE CITY OF GREELEY WATER & SEWER DETAILS AND SPECIFICATIONS LATEST REVISION.
2. TRACER WIRE IS REQUIRED FOR ALL SERVICE PIPES, ALL WATER MAINS, AND ALL NON-POTABLE IRRIGATION MAINS.
3. TRACER WIRE IS ONLY DEPICTED AWAY FROM PIPE IN ABOVE DRAWING FOR CLARITY.
4. REFER TO GENERAL NOTES ON WATER & SEWER DETAIL UL-6, LATEST REVISION, FOR ADDITIONAL TRACER WIRE INSTALLATION, TAPING, CONNECTION, SPlicing, AND GROUNDING REQUIREMENTS.
5. FOR FUTURE CONNECTION SERVICE STUBS, DEVELOPER SHALL PROVIDE A MINIMUM OF 2 FEET OF WIRE WRAPPED AND TAPED TO MARKER POST AT PROPERTY LINE (PROPERTY BUILDER SHALL SPLICE TO THIS TRACER WIRE COIL AT LATER DATE).

LEGEND

- w— WATER MAIN/ SERVICE
- TRACER WIRE MAIN/ SERVICE
- ss— SAN. SEWER MAIN/ SERVICE
- — — PROPERTY LINE
- — — EDGE OF CONCRETE/ PAVEMENT
- g— GAS SERVICE
- e— ELECTRIC SERVICE
- ⊥ DRIVE-IN MAGNESIUM GROUNDING ROD (TYP)

6. REFER TO WATER & SEWER CONSTRUCTION SPECIFICATIONS, LATEST REVISION, FOR APPROVED TRACER WIRE, GROUNDING ROD, TEST STATION, AND MISC. PRODUCT MFR.
7. WATER SERVICE TEST STATIONS AND TRACER ACCESS:
 - 7.1. ROW TEST STATION (AT CURB STOP): TAPE TRACER WIRE TO CURB STOP BOX AND RUN TO SURFACE. SECURE A TWO FOOT (LINEAR) COIL OF TRACER WIRE AT THE TOP OF THE CURB STOP BOX, AND PLACE THE UPPER HALF OF A STANDARD VALVE BOX AROUND THE CURB STOP AND TEST STATION.
 - 7.2. PROPERTY OWNER TEST STATION AT STRUCTURE: TERMINATE TRACER WIRE AT STRUCTURE WITH AN APPROVED TEST STATION ACCESS BOX FROM AN APPROVED MFR, MOUNTED TO STRUCTURE.
 - 7.3. SEE W&S DETAIL UL-4, LATEST REVISION, FOR ADDITIONAL DETAILS.
8. SANITARY SEWER SERVICE TEST STATIONS AND TRACER ACCESS:
 - 8.1. PROPERTY OWNER TEST STATION AT STRUCTURE: TERMINATE TRACER WIRE AT STRUCTURE WITH AN APPROVED TEST STATION ACCESS BOX FROM AN APPROVED MFR, MOUNTED TO THE STRUCTURE.
 - 8.2. SEE W&S DETAIL UL-5, LATEST REVISION, FOR ADDITIONAL DETAILS.
9. ALL SANITARY SEWER SERVICE LATERAL TRACER WIRES SHALL TERMINATE WITHIN 2FT OF THE SS MAIN WITH AN APPROVED 1.5 LB DRIVE-IN MAGNESIUM GROUNDING ROD.
10. ALL WATER SERVICE LATERAL TRACER WIRES SHALL BE CONNECTED TO MAINLINE TRACER WITHOUT CUTTING / SPlicing THE MAINLINE TRACER WIRE, ACCORDING TO WATER & SEWER DETAIL UL-6, LATEST REVISION.

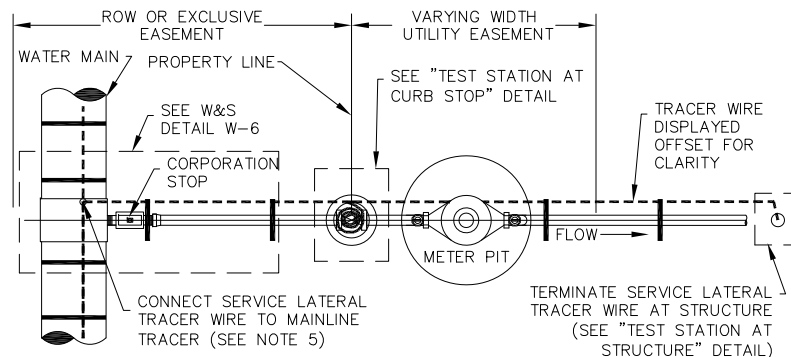


(TYP) SERVICE LATERAL UTILITY LOCATING PLAN

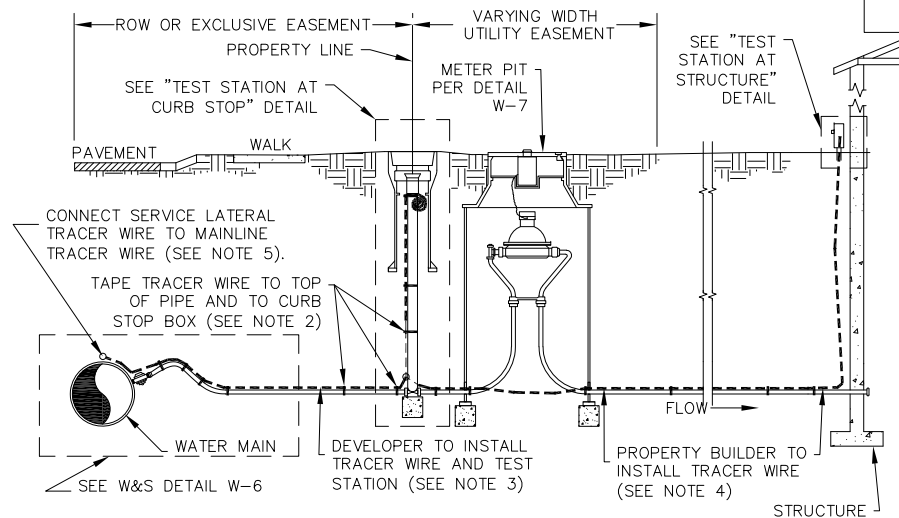
DETAIL UL-3

DATE: OCTOBER 2021

SCALE: N.T.S.

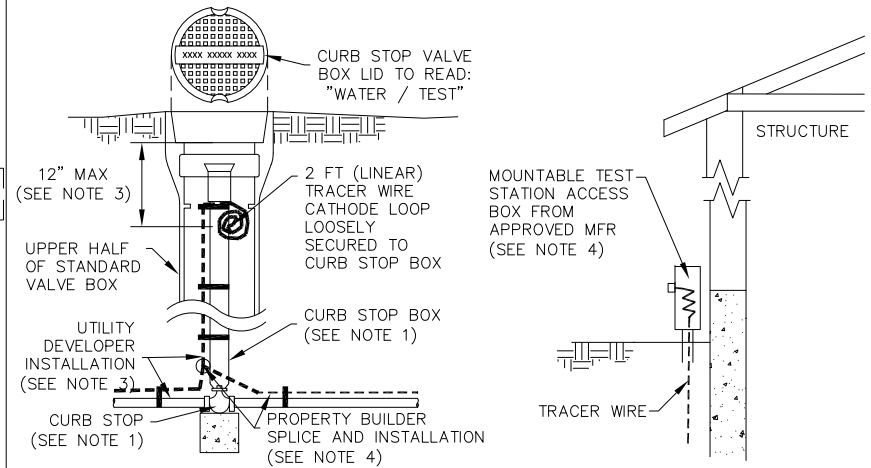


TRACER WIRE INSTALLATION PLAN VIEW



ELEVATION VIEW

WATER SERVICE TEST STATION DETAIL



TEST STATION AT CURB STOP

TEST STATION AT STRUCTURE

NOTES:

1. REFER TO RELATED WATER & SEWER DETAILS W-6 THROUGH W-11, LATEST REVISION OF EACH, FOR WATER SERVICE LATERAL AND METER INSTALLATION DETAILS.
2. REFER TO RELATED SERVICE LATERAL TRACER WIRE DETAIL UL-3, AND GENERAL TRACER WIRE NOTES ON UL-6, LATEST REVISION OF EACH, FOR ADDITIONAL TRACER WIRE TAPING, SPLICING, CONNECTING, AND GROUNDING DETAILS.
3. UTILITY DEVELOPER TO INSTALL TRACER WIRE ON MAIN AND UP TO TEST STATION AT CURB STOP ON THE EDGE OF ROW. PROVIDE 2 FT (LINEAR) OF EXCESS TRACER WIRE, SECURED AT THE TOP OF THE CURB STOP BOX, AND PLACE THE UPPER HALF OF A STANDARD VALVE BOX AROUND THE CURB STOP AND TEST STATION. FOR NEW DEVELOPMENT, UTILITY DEVELOPER SHALL PROVIDE A MINIMUM 2 FT COIL AT MARKER POST IF PRIOR TO CURB STOP INSTALLATION.
4. PROPERTY BUILDER TO SPLICE SERVICE TRACER WIRE TO TEST STATION TRACER WIRE AND INSTALL UP TO STRUCTURE, TERMINATING DIRECTLY ABOVE THE SERVICE LATERAL AT THE STRUCTURE WITH AN APPROVED ACCESS BOX FROM AN APPROVED MFR AND INSTALLED IN ACCORDANCE WITH MFR SPECIFICATIONS. REFER TO WATER & SEWER SPECIFICATIONS, LATEST REVISION, FOR APPROVED MFR.
5. ALL MAINLINE TRACER WIRE CONNECTIONS SHALL BE INSTALLED PER LATEST REVISION OF WATER & SEWER SPECIFICATIONS. MAINLINE TRACER SHALL NOT BE CUT OR SPLICED IN ANY WAY (SEE NOTE 3).

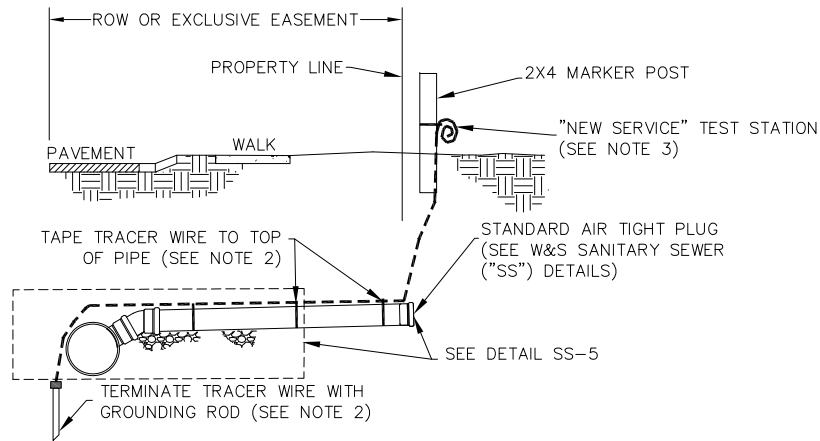


(TYP) WATER SERVICE UTILITY LOCATING DETAIL SECTION & TEST STATION

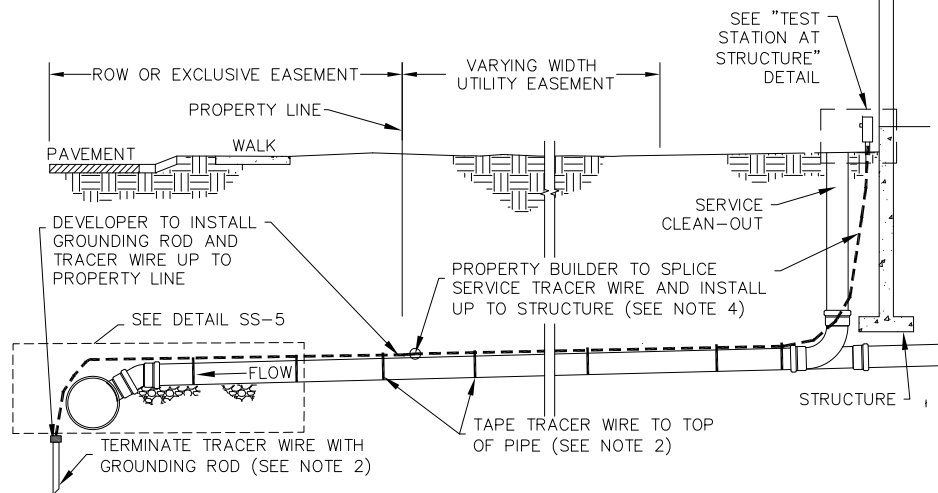
DETAIL UL-4

DATE: OCTOBER 2021

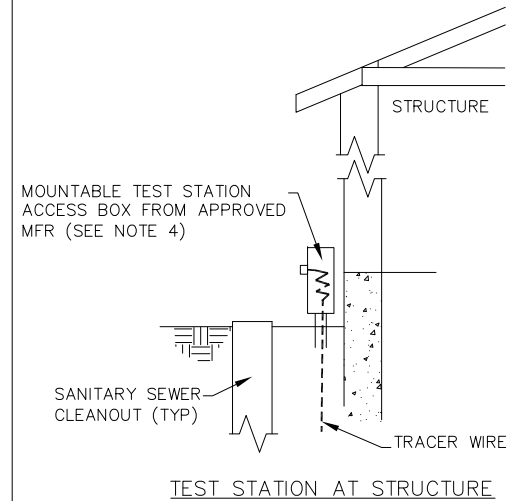
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TRACER WIRE INSTALLATION - NEW CONSTRUCTION



TRACER WIRE INSTALLATION ELEVATION VIEW



TEST STATION AT STRUCTURE

NOTES

1. REFER TO RELATED DETAIL SS-5, LATEST REVISION, FOR SANITARY SEWER SERVICE LATERAL STANDARD DRAWING.
2. REFER TO RELATED SERVICE LATERAL TRACER WIRE DETAIL UL-3, AND GENERAL TRACER WIRE NOTES ON UL-6, LATEST REVISION OF EACH, FOR ADDITIONAL TRACER WIRE TAPING, SPLICING, CONNECTING, GROUNDING, AND MISC. INSTALLATION DETAILS.
3. UTILITY DEVELOPER TO INSTALL TRACER WIRE FROM SS MAIN TO THE TEST STATION BOX ON THE EDGE OF ROW. TEST STATION FOR NEW DEVELOPMENT SHALL BE A COIL OF 2 FT (LINEAR) TRACER WIRE, SECURED TO THE SERVICE STUB MARKER POST.
4. PROPERTY BUILDER TO SPLICE SANITARY SEWER SERVICE TRACER WIRE PROPERTY LINE AND INSTALL UP TO STRUCTURE, TERMINATING AT THE SS SERVICE CLEANOUT WITH AN APPROVED MFR TEST STATION ACCESS BOX FROM AN APPROVED MFR. TEST STATION ACCESS BOX SHALL BE MOUNTED TO THE STRUCTURE WITHIN 18" OF THE SS SERVICE CLEANOUT AND INSTALLED ACCORDING TO THE TEST STATION MFR SPECIFICATIONS. REFER TO WATER & SEWER SPECIFICATIONS, LATEST REVISION, FOR APPROVED MFR.



(TYP) SANITARY SEWER SERVICE UTILITY LOCATING DETAIL SECTION & TEST STATION

DETAIL UL-5

DATE: OCTOBER 2021

SCALE: N.T.S.

TRACER WIRE NOTES

1. LOCATING MUST MEET REQUIREMENTS OF SENATE BILL 18-167 OR ANY UPDATE.
2. TRACER WIRE SHALL BE LOCATED ON TOP OF PIPE, TAPED EVERY 3 TO 4 FEET MAX AND EACH SIDE OF EVERY JOINT, FITTING, AND VALVE.
3. TRACER WIRE IS REQUIRED FOR ALL WATER SERVICE LATERALS, NON-POTABLE IRRIGATION SERVICE LATERALS, ALL SANITARY SEWER LATERALS, ALL WATER MAINS, AND ALL NON-POTABLE IRRIGATION MAINS.
4. TWO UNDERGROUND WIRE SPLICES ARE ALLOWED PER SERVICE, SHALL HAVE LOCKABLE CONNECTIONS SPECIFICALLY DESIGNED FOR DIRECT BURIAL, AND DIELECTRIC SILICONE GEL FILLED OR APPROVED EQUAL.
5. REFER TO WATER & SEWER SPECIFICATIONS, LATEST REVISION, FOR TRACER WIRE GAUGE, MATERIAL, AND COATING REQUIREMENTS.
6. TRACER WIRE SYSTEMS MUST BE INSTALLED AS A SINGLE CONTINUOUS WIRE, EXCEPT WHERE USING APPROVED CONNECTORS. NO LOOPING OR COILING OF WIRE AROUND THE PIPE IS ALLOWED.
7. ALL WATER SERVICE LATERAL TRACER WIRES SHALL BE CONNECTED TO MAINLINE TRACER USING AN APPROVED MAINLINE TO LATERAL LUG CONNECTOR WITHOUT CUTTING / SPLICING THE MAINLINE TRACER WIRE.
8. ALL MAINLINE TRACER WIRE BRANCHES SHALL BE MADE WITH AN APPROVED MAINLINE TO MAINLINE LUG CONNECTOR WITHOUT CUTTING / SPLICING EITHER MAINLINE TRACER WIRE.
9. REFER TO WATER & SEWER CONSTRUCTION SPECIFICATIONS, LATEST REVISION, FOR APPROVED TRACER WIRE MFR AND ADDITIONAL INSTALLATION REQUIREMENTS.

TEST STATIONS

1. TRACER WIRE SHALL BE ACCESSIBLE AT LEAST ONCE EVERY 1,000 FT MAX.
2. TEST STATION SHALL NOT BE FURTHER THAN 1,000 FT FROM AN APPROVED "FAR-END" GROUNDING ROD. THIS GROUNDING ROD MUST MEET WATER & SEWER CONSTRUCTION SPECIFICATIONS AND DESIGN CRITERIA STATED IN THE GROUNDING NOTES.
3. TEST STATION MAY EITHER BE IN THE FORM OF A CATHODE WIRE LOOP ACCESSIBLE FROM FINAL GRADE SURFACE OR AN APPROVED TEST STATION ACCESS BOX FROM AN APPROVED MFR. EITHER TEST STATION FORM SHALL BE WITHIN THE FAR-END GROUNDING INTERVAL REQUIREMENT, AND MEET WATER & SEWER TRACER WIRE CONSTRUCTION SPECIFICATIONS AND DETAILS, LATEST REVISION OF EACH.
4. GROUND SURROUNDING TEST STATION ACCESS BOXES SHALL SLOPE AWAY FROM LID AT 2% MINIMUM GRADE.

GROUNDING NOTES

1. ALL SANITARY SEWER SERVICE LATERAL TRACER WIRES SHALL TERMINATE WITHIN 2 FT OF THE SS MAIN WITH AN APPROVED DRIVE-IN MAGNESIUM GROUNDING ROD. SINGLE GROUNDING ROD MAY BE UTILIZED FOR UP TO 3 SEWER SERVICES MAX.
2. MAINLINE TRACER WIRE MUST BE GROUNDED AT EVERY DEAD END/STUB, AND ALONG CONTINUOUS RUNS AT A MAXIMUM OF 2,000 FT INTERVALS WITH A 1.5 LB DRIVE-IN MAGNESIUM GROUNDING ROD PER MFR REQUIREMENTS. PLACEMENT OF GROUNDING ROD SHALL BE INSTALLED IN SUCH A WAY THAT ALLOWS FOR PROPER WIRE LOCATING WITHOUT A LOSS OR DETERIORATION OF LOW FREQUENCY SIGNAL (512 HZ) FOR DISTANCES IN EXCESS OF 1,000 FT.
3. IF GROUNDING ROD IS TOO CLOSE TO A TEST STATION THAT IT INTERFERES WITH PROPER LOCATING, THE GROUNDING ROD MUST BE SWITCH-ABLE IN ORDER TO TEMPORARILY DEACTIVATE THE INTERFERING GROUND SIGNAL IN THE VICINITY. SUCH A TEST STATION SHALL BE IN THE FORM OF A TEST STATION ACCESS BOX FROM A CITY APPROVED MFR.
4. REFER TO WATER & SEWER CONSTRUCTION SPECIFICATIONS, LATEST REVISION, FOR APPROVED GROUNDING ROD MFR AND ADDITIONAL REQUIREMENTS.

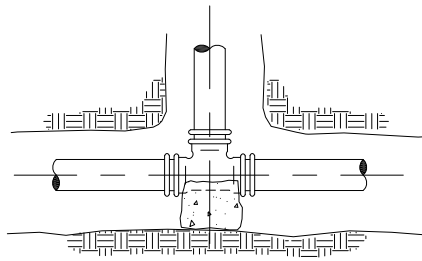


TRACER WIRE GENERAL NOTES

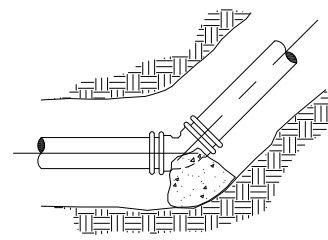
DETAIL UL-6

DATE: OCTOBER 2021

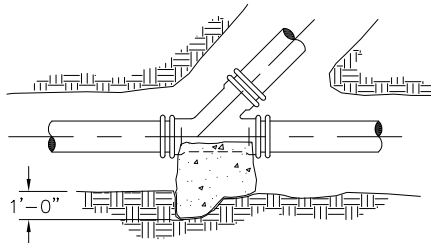
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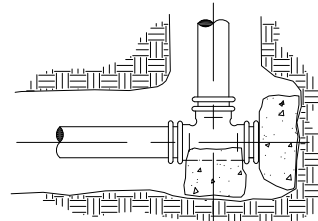
TEE



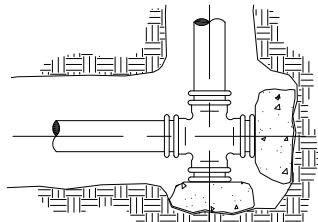
BEND-HORIZONTAL OR
BOTTOM OF VERTICAL



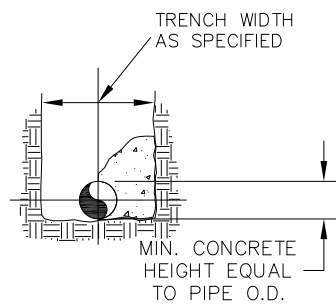
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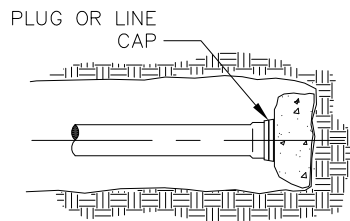
TEE W/DEAD END ON
RUN



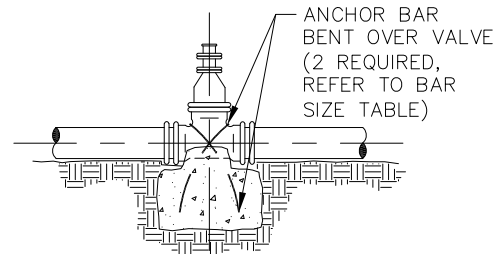
CROSS WITH DEAD END
BRANCHES



SECTION (TYPICAL)



DEAD END



VALVE
(GATE OR BUTTERFLY)

NOTES:

1. SEE TABLE ON SHEET 3 OF THRUST BLOCK DETAILS FOR MINIMUM AREA OF CONCRETE TO BEAR ON UNDISTURBED EARTH.
2. POLYETHYLENE BOND BREAKER SHALL BE INSTALLED BETWEEN ALL FITTINGS AND CONCRETE.

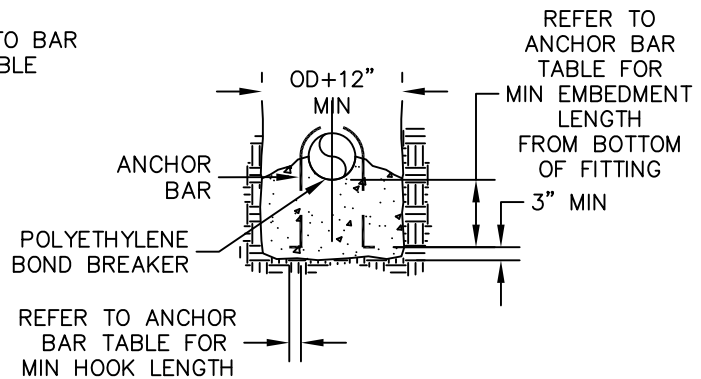
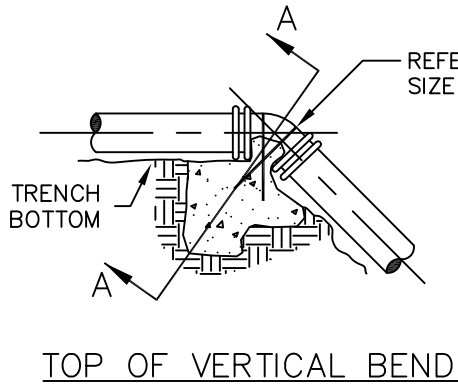


THRUST BLOCKS
SHEET 1 OF 3

DETAIL NO. W-2

DATE: OCTOBER 2021

SCALE: N.T.S.



SECTION A-A

VOL. CONCRETE FOR 150 PSI
TEST PRESSURE (CU FT)

PIPE SIZE	BENDS		
	45°	22 ½°	11 ¼°
6"	27.1	13.8	6.9
8"	48.1	24.5	12.3
12"	108.2	55.2	27.7
16"	192.4	98.1	49.3
20"	SPECIAL DESIGN REQUIRED		
24"			

FOR TEST PRESSURE GREATER THAN 150 PSI, ADJUST
CONCRETE VOLUMES BY MULTIPLYING TABLE VALUES
BY CORRECTION FACTOR "F"

$$F = \frac{\text{TEST PRESSURE}}{150}$$

ANCHOR BAR INFORMATION
FOR 150 PSI TEST PRESSURE

PIPE SIZE	REBAR SIZE	MIN EMBEDMENT LENGTH	MIN HOOK LENGTH
6"	NO. 3	8"	5"
8"	NO. 4	11"	6"
10"	NO. 5	13"	8"
12"	NO. 6	16"	9"
16"	SPECIAL DESIGN REQUIRED		
20"			
24"			

NOTES:

1. SEE TABLE ON SHEET 3 OF THRUST BLOCK DETAILS FOR MINIMUM AREA OF CONCRETE TO BEAR ON UNDISTURBED EARTH.
2. POLYETHYLENE BOND BREAKER SHALL BE INSTALLED BETWEEN ALL FITTINGS AND CONCRETE.



THRUST BLOCKS
SHEET 2 OF 3

DETAIL NO. W-3

DATE: OCTOBER 2021

SCALE: N.T.S.

THRUST BLOCK BEARING AREAS (SQ-FT) FOR INTERNAL STATIC
PRESSURE OF 150 PSI AND SOIL BEARING CAPACITY OF 1000 PSF

DIAM (IN)	90° BEND	45° BEND	22½° BEND	11¼° BEND	DEAD ENDS, VALVES & TEES, PLUGGED CROSS BRANCHES
4	3.3	1.8	0.9	0.5	2.4
6	7.5	4.1	2.1	1.0	5.3
8	13.3	7.2	3.7	1.8	9.4
12	30.0	16.2	8.3	4.2	21.2
16	53.3	28.9	14.7	7.4	37.7
20	83.3	45.1	23.0	11.5	58.9
24	120.0	64.9	33.1	16.6	84.8

NOTES:

1. POLYETHYLENE BOND BREAKER SHALL BE INSTALLED BETWEEN ALL FITTINGS AND CONCRETE.
2. ALL THRUST BLOCKING SHALL BE CAST-IN-PLACE CONCRETE WITH A MINIMUM YIELD 28 DAY STRENGTH OF 2000 P.S.I.
3. THRUST BLOCKING SHALL BE CAST AGAINST UNDISTURBED SOIL. FORMS SHALL BE USED AS REQUIRED TO OBTAIN ADEQUATE BEARING AREA AND TO CONFINE THE CONCRETE. THRUST BLOCKING SHALL BEAR ON THE FITTING OR END CAP ONLY AND WILL NOT BE ALLOWED TO SPILL OVER THE JOINT OR AGAINST THE PIPE.
4. THE CITY MAY REQUIRE LARGER THRUST BLOCKS THAN SPECIFIED IF SOILS ARE DETERMINED TO PROVIDE LESS THAN 1000 PSF BEARING CAPACITY.
5. IN THE ABSENCE OF SOIL BEARING CAPACITY INFORMATION USE 1000 PSF.
6. BEARING AREAS FOR ANY PRESSURE AND SOIL BEARING CAPACITY MAY BE OBTAINED BY MULTIPLYING THE TABULATED BEARING AREAS BY A CORRECTION FACTOR "F":

$$F = \frac{(\text{ACTUAL SPECIFIED TEST PRESSURE IN PSI}) / (150 \text{ PSI})}{(\text{ACTUAL SOIL BEARING CAPACITY IN PSF}) / (1000 \text{ PSF})}$$

7. EXAMPLE: CALCULATE THE BEARING AREA FOR 8"-90° BEND WITH A STATIC INTERNAL PRESSURE OF 120 PSI AND SOIL BEARING CAPACITY OF 3000 PSF.

FROM TABLE BEARING AREA = 13.3 SF

$$F = \frac{(120 \text{ PSI}) / (150 \text{ PSI})}{(3000 \text{ PSF}) / (1000 \text{ PSF})} = 0.27$$

REQUIRED BEARING AREA ON UNDISTURBED SOIL = (0.27)(13.3 SF) = 3.5 SF

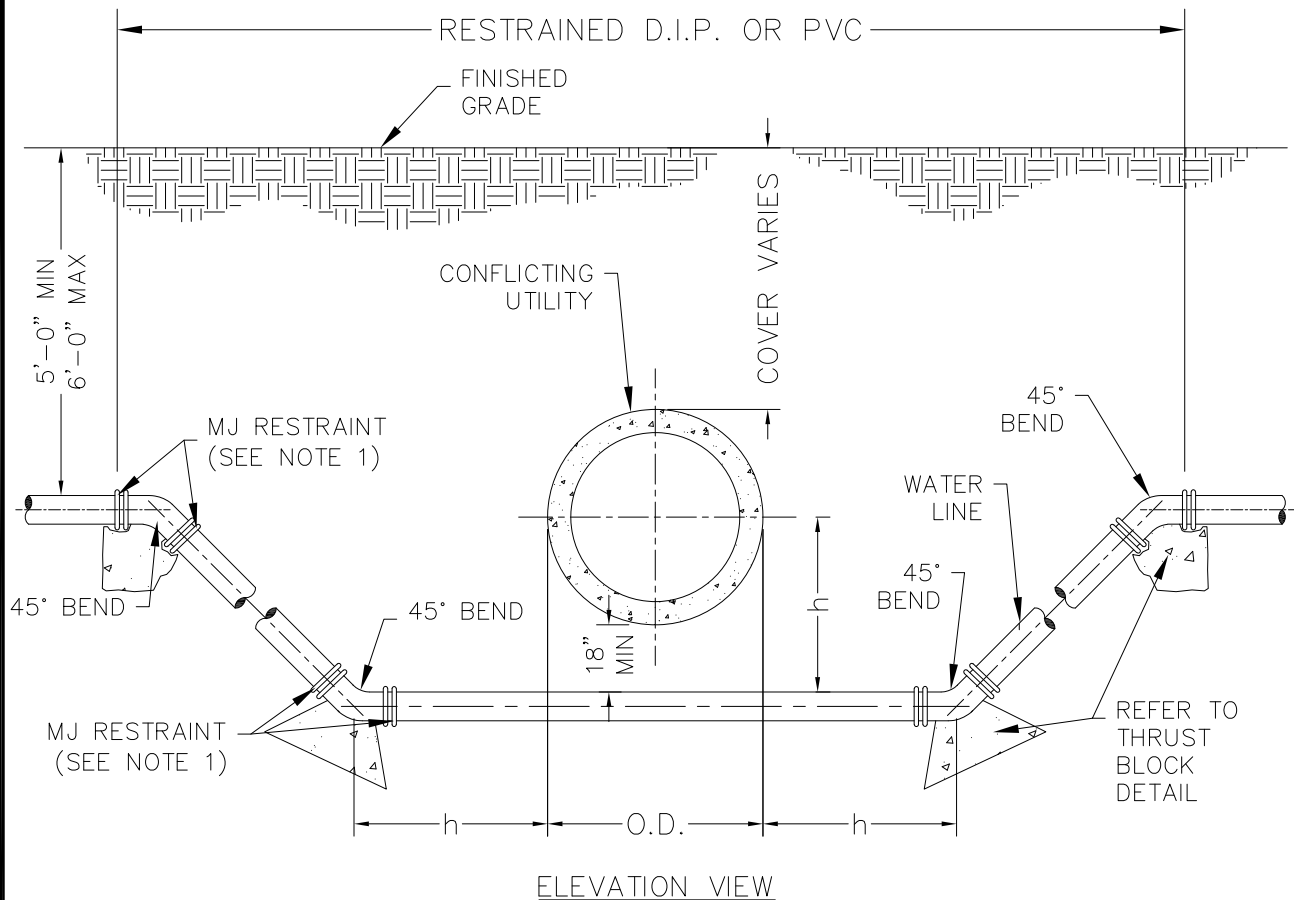


THRUST BLOCKS
SHEET 3 OF 3

DETAIL NO. W-4

DATE: OCTOBER 2021

SCALE: N.T.S.



NOTES:

1. ALL FOUR VERTICAL 45-BENDS SHALL BE RESTRAINED BY MECHANICAL JOINT RESTRAINTS AND THRUST BLOCKS PER THE LATEST REVISION OF W&S THRUST BLOCK DETAILS. ALL BURIED PIPE, FITTINGS, AND APPURTENANCES SHALL BE RESTRAINED AND INSTALLED PER W&S SPECIFICATIONS, LATEST REVISION.
2. ALL D.I.P. SHALL BE REQUIRED TO BE ZINC-COATED AND POLYWRAPPED ACCORDING TO THE WATER & SEWER SPECIFICATIONS, LATEST REVISION.
3. INSTALL TRACER WIRE ACCORDING TO WATER & SEWER SPECIFICATIONS AND STANDARD UTILITY LOCATING ("UL") DETAILS, LATEST REVISION OF EACH.
4. MINIMUM CLEARANCE FROM CONFLICTING UTILITY SHALL BE NO LESS THAN 18 INCHES AT THE NEAREST DIMENSION OR 5 FEET FROM THE CONFLICTING UTILITY CENTERLINE ("h" DIMENSION).
5. INSULATION BOARD ABOVE THE WATERLINE IS REQUIRED IF THE WATER LINE CROSSES WITHIN 4 FEET OF STORMWATER CROSSINGS OR OTHER OPEN-AIR CONDUITS. IN SUCH CASES, INSULATION BOARD SHALL EXTEND 5 FT HORIZONTALLY ON EITHER SIDE OF THE CROSSING CONDUIT. PLACEMENT SHALL BE IN ACCORDANCE WITH THE SEPARATE TRENCH CROSS SECTION DETAIL AND WATER & SEWER SPECIFICATIONS, LATEST REVISION OF EACH.

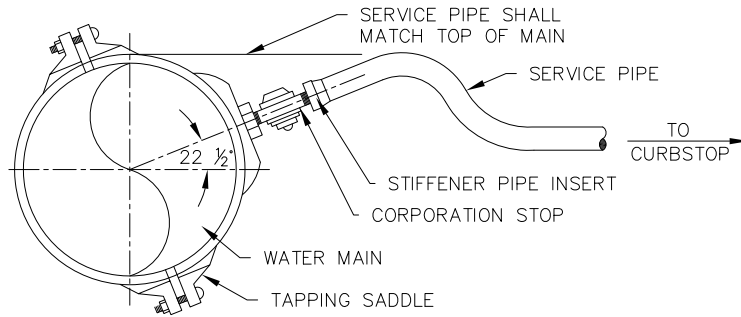


WATER LINE LOWERING
DETAIL W-5

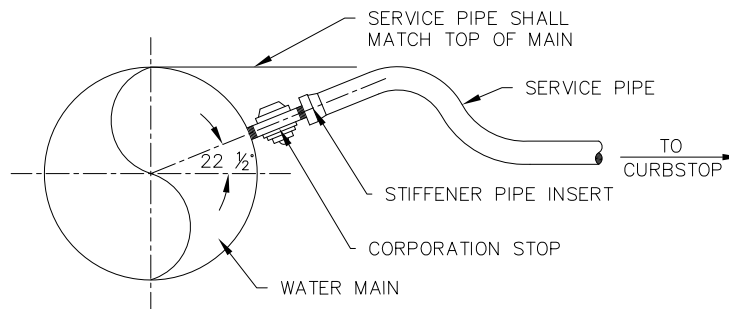
DATE: OCTOBER 2021

SCALE: N.T.S.

TAPPING
SADDLE:



DIRECT TAP:



ELEVATION VIEW

TYPE OF PIPE AND SIZE OF TAP												
PIPE SIZE	CAST IRON					DUCTILE IRON					PVC C-900	
	3/4"	1"	1 1/2"	2"	3"&4"	3/4"	1"	1 1/2"	2"	3"&4"	< 2"	> 2"
4"	DT	S	NO	NO	TSV	S	S	NO	NO	TSV	S	TSV
6"	DT	DT	S	S	TSV	DT	S	S	S	TSV	S	TSV
8"	DT	DT	S	S	TSV	DT	DT	S	S	TSV	S	TSV
12"	DT	DT	S	S	TSV	DT	DT	S	S	TSV	S	TSV
16"	DT	DT	S	S	TSV	DT	DT	S	S	TSV	N/A	N/A

- "S" – TAPPING SADDLE REQUIRED, ALL SADDLES SHALL HAVE AWWA TAPER THREADS.
 "DT" – DIRECT TAP ALLOWED.
 "NO" – NO TAP PERMITTED WITH OR WITHOUT A SADDLE, A TEE CONNECTION MAY BE PERMITTED IF SPECIFICALLY AUTHORIZED BY THE WATER DEPARTMENT.
 "TSV" – TAPPING SLEEVE AND VALVE REQUIRED.
 "N/A" – NOT APPLICABLE.

NOTES:

1. REFERENCE CITY OF GREELEY, WATER AND SEWER CONSTRUCTION SPECIFICATIONS, LATEST REVISION, FOR TAPPING SADDLE SPECIFICATIONS.
2. EXISTING STEEL MAINS, TWELVE INCHES (12") IN DIAMETER OR LESS, SHALL BE TAPPED USING A CITY ACCEPTED TAPPING SADDLE.
3. ALL BURIED PIPE, FITTINGS, VALVES, AND APPURTENANCES SHALL BE RESTRAINED AND INSTALLED PER CITY OF GREELEY WATER & SEWER SPECIFICATIONS, LATEST REVISION.
4. INSTALL TRACER WIRE ACCORDING TO CITY OF GREELEY WATER & SEWER SPECIFICATIONS AND W&S UTILITY LOCATING ("UL") STANDARD DETAILS, LATEST REVISION OF EACH.
5. REFER TO CITY OF GREELEY WATER AND SEWER SPECIFICATIONS, LATEST REVISION, FOR PRODUCT AND MFR SPECIFICATIONS.
6. THIS DETAIL ALSO APPLIES TO NON-POTABLE IRRIGATION SERVICE CONNECTIONS TO NON-POTABLE IRRIGATION MAINS.
7. SERVICE TAPS ON WATER MAINS LARGER THAN 16" MAY BE CONSIDERED UNDER CERTAIN CIRCUMSTANCES WITH SPECIAL DESIGN ON A CASE-BY-CASE SCENARIO.

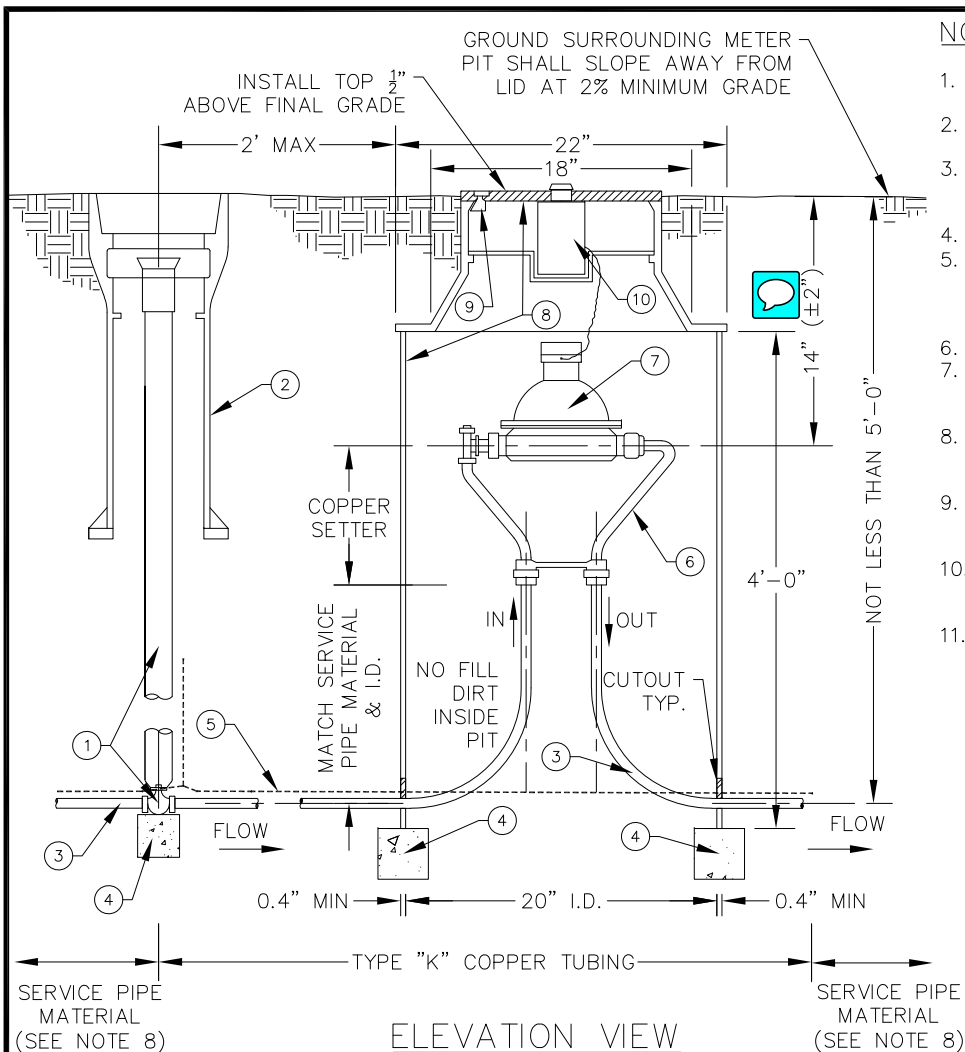


WATER SERVICE CONNECTION

DETAIL NO. W-6

DATE: OCTOBER 2021

SCALE: N.T.S.



NOTES:

1. METER MUST BE PURCHASED FROM THE WATER & SEWER DEPARTMENT. NO EXCEPTIONS.
2. NOT FOR INSTALLATION IN ROADWAYS, DRIVEWAYS, OR PARKING AREAS.
3. IF SURFACE IS NOT TO FINAL GRADE AT TIME OF INSTALLATION OF METER, OR GRADE CHANGES AFTER INSTALLATION, OWNER MUST ADJUST PIT TO MEET SPECIFICATIONS.
4. NO CONCRETE FLOOR SHALL BE POURED IN METER PIT.
5. IF PRESSURE REDUCING VALVE AND/OR BACKFLOW DEVICE IS REQUIRED BY PLUMBING CODE, IT SHALL BE INSTALLED ACCORDING TO THE METER INSTALLATION NOTES ON THE CITY OF GREELEY WATER & SEWER DETAIL W-15.
6. COPPER SHALL NOT SHOW ANY VISIBLE SIGNS CRIMPING.
7. FOR ADDITIONAL METER INSTALLATION REQUIREMENTS, REFER TO METER INSTALLATION NOTES ON CITY OF GREELEY WATER & SEWER DETAIL W-15, LATEST REVISION.
8. REFER TO CITY OF GREELEY WATER & SEWER DETAIL W-9 AND CONSTRUCTION SPECIFICATIONS, LATEST REVISION OF EACH, FOR CURB STOP, BOX, AND SERVICE PIPE REQUIREMENTS.
9. FOR PRODUCT AND MANUFACTURER SPECIFICATIONS, REFER TO CURRENT VERSION OF CITY OF GREELEY WATER & SEWER CONSTRUCTION SPECIFICATIONS, LATEST REVISION.
10. ALL BURIED PIPE, FITTINGS, VALVES, AND APPURTENANCES SHALL BE INSTALLED AND RESTRAINED IN ACCORDANCE WITH WATER & SEWER DEPARTMENT SPECIFICATIONS, LATEST REVISION.
11. INSTALL TRACER WIRE ACCORDING TO CITY OF GREELEY WATER & SEWER SPECIFICATIONS AND STANDARD DETAILS, LATEST REVISION.

LEGEND

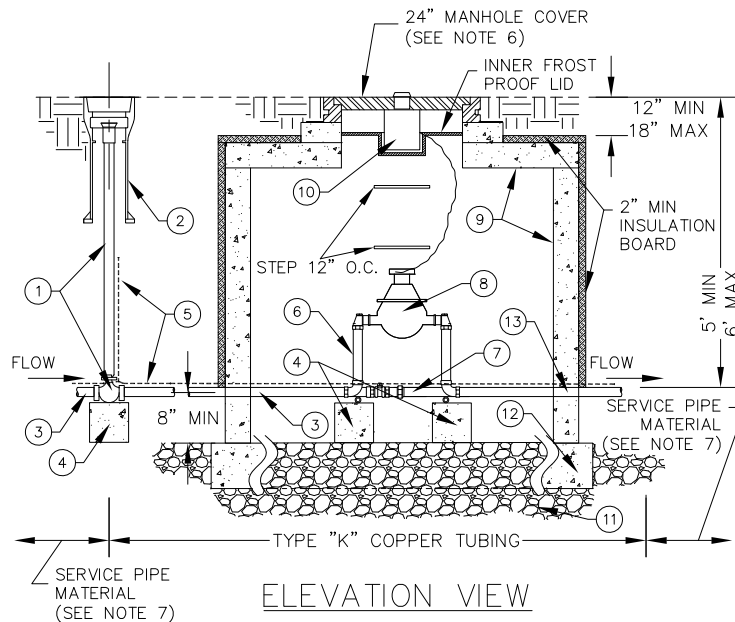
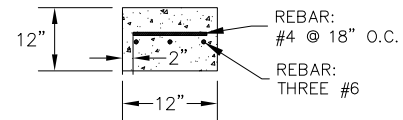
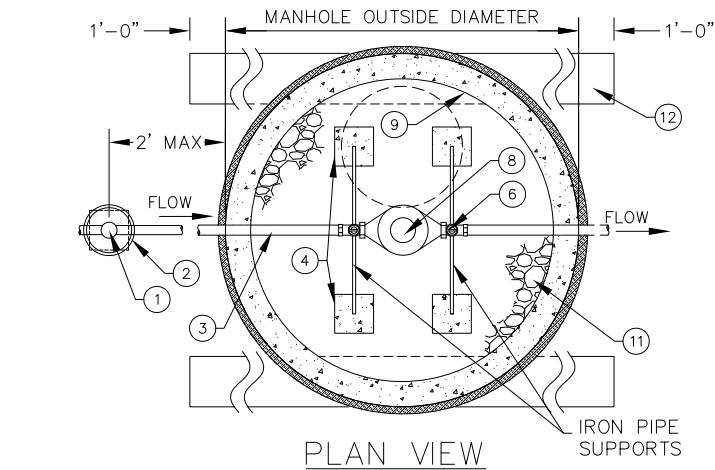
1	CURB STOP VALVE & SERVICE BOX (SEE NOTE 8)
2	UPPER HALF OF STANDARD VALVE BOX (INSTALLED PER SPECIFICATIONS)
3	3/4" OR 1" SERVICE PIPE (MATCH SERVICE PIPE I.D.) (SEE NOTE 8)
4	BRICK SUPPORT (PLACE ON UNDISTURBED SOIL)
5	TRACER WIRE (SEE NOTE 11)
6	COPPER METER SETTER (MFR PER SPECIFICATIONS)
7	METER UNIT (ORDER FROM CITY OF GREELEY METER SHOP)
8	COMPOSITE DOUBLE LID CONE OR APPROVED EQUAL (MFR PER SPECIFICATIONS)
9	STANDARD FORGED BRASS WATERWORKS PENTAGON HEAD WITH LOCKING SCREW
10	RT UNIT



OUTSIDE SETTING FOR 3/4" & 1" METER DETAIL W-7

DATE: OCTOBER 2021

SCALE: N.T.S.



NOTES:

1. METER MUST BE PURCHASED FROM THE WATER & SEWER DEPARTMENT. NO EXCEPTIONS.
2. FOR PRODUCT AND MANUFACTURER SPECIFICATIONS, REFER TO CURRENT VERSION OF CITY OF GREELEY WATER & SEWER CONSTRUCTION SPECIFICATIONS.
3. REFER TO WATER & SEWER DETAIL W-15, LATEST REVISION, FOR ADDITIONAL METER INSTALLATION AND VAULT REQUIREMENTS.
4. ALL VAULTS SHALL MEET CITY OF GREELEY WATER & SEWER CONSTRUCTION SPECIFICATIONS, LATEST REVISION.
5. NO CONCRETE FLOOR SHALL BE POURED IN METER VAULT.
6. 24" MANHOLE COVER SHALL BE A BOLT DOWN LID MARKED "WATER" AND INCLUDE AN INNER FROST PROOF LID. REFER TO CITY OF GREELEY WATER & SEWER SPECIFICATIONS, LATEST REVISION, FOR SPECIFIC MANHOLE COVER MFR AND PRODUCT INFORMATION.
7. REFER TO CITY OF GREELEY WATER & SEWER DETAIL W-9 AND CONSTRUCTION SPECIFICATIONS, LATEST REVISION OF EACH, FOR CURB STOP, BOX, AND SERVICE PIPE REQUIREMENTS.
8. ALL BURIED PIPE, FITTINGS, VALVES, AND APPURTENANCES SHALL BE INSTALLED AND RESTRAINED IN ACCORDANCE WITH WATER & SEWER DEPARTMENT SPECIFICATIONS, LATEST REVISION.
9. INSTALL TRACER WIRE ACCORDING TO CITY OF GREELEY WATER & SEWER SPECIFICATIONS AND STANDARD DETAILS, LATEST REVISION.

LEGEND

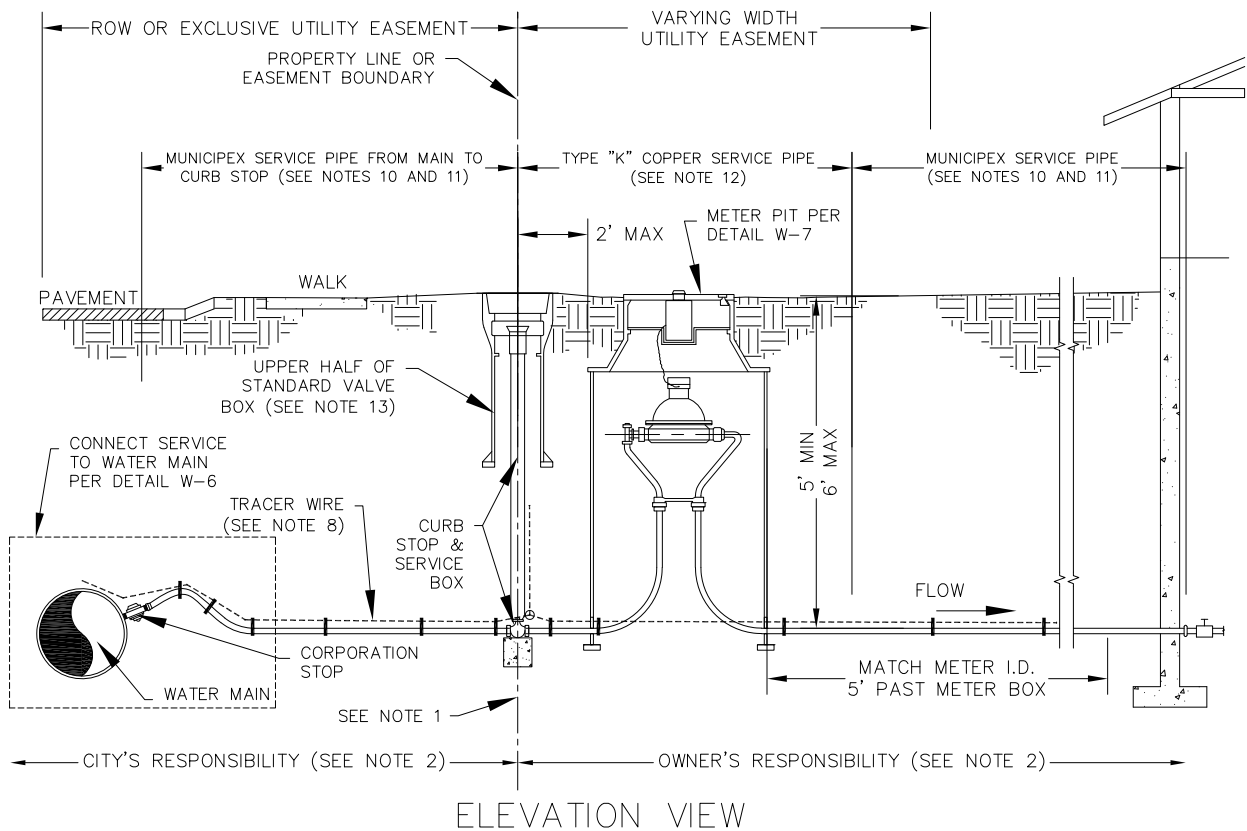
1	CURB STOP VALVE AND SERVICE BOX
2	UPPER HALF OF STANDARD VALVE BOX (INSTALLED PER SPECIFICATIONS)
3	1½" OR 2" SERVICE PIPE (MATCH SERVICE PIPE I.D.)
4	BRICK SUPPORT (PLACED ON UNDISTURBED SOIL OR 1½" STABILIZATION ROCK)
5	TRACER WIRE (SEE NOTE 9)
6	COPPER METER SETTER (MFR PER SPECIFICATIONS)
7	METER SETTER BYPASS
8	METER UNIT (ORDER FROM CITY OF GREELEY METER SHOP)
9	48" DIAMETER CONCRETE MANHOLE (SEE NOTE 4 FOR PRE-CAST)
10	RT UNIT
11	6" MIN OF SUBGRADE MATERIAL UNDER GRADE BEAM AND INSIDE VAULT PER SPECIFICATION
12	CONCRETE MANHOLE BASE BEAM (SEE BASE BEAM DETAIL)
13	APPROVED RUBBER SEAL ON PIPE BARREL AT WALL PENETRATION PER SPECIFICATION



OUTSIDE SETTING FOR 1½" & 2" METER DETAIL W-8

DATE: OCTOBER 2021

SCALE: N.T.S.



NOTES

1. PLACEMENT OF CURB STOP SERVICE BOX MAY VARY FROM A MAXIMUM OF ± 1 FOOT OF THE PROPERTY LINE. PLACEMENT OF CURB STOP BOX OUTSIDE THE PROPERTY LINE IS PREFERRED. ANY VARIANCE OF LOCATION OF CURB STOP MUST BE APPROVED PRIOR TO CONSTRUCTION.
2. WATER DEPARTMENT'S RESPONSIBILITY SHALL BE THE WATER MAIN, THE METER INSIDE THE METER PIT, THE CORPORATION STOP, AND SERVICE PIPING FROM THE WATER MAIN UP TO THE TUBE NUT ON THE STREET SIDE OF THE CURB STOP. OWNER'S RESPONSIBILITY SHALL INCLUDE THE METER PIT, AND EVERYTHING FROM THE STRUCTURE UP TO AND INCLUDING THE CURB STOP AND BOX, EXCEPT FOR THE METER ITSELF.
3. SHOULD ANY SITUATION ARISE OTHER THAN SHOWN CONCERNING THE DEPTH OR OBSTRUCTION OF SERVICE LINE OR THE PLACEMENT OF THE METER PIT OR STOP BOX, CALL (970) 350-9317 AND ASK FOR METER SERVICES DIVISION.
4. REFER TO WATER AND SEWER STANDARD DRAWINGS AND CONSTRUCTION SPECIFICATIONS FOR METER INSTALLATION REQUIREMENTS.
5. POTABLE WATER SERVICE METER PITS/ VAULTS SHALL BE LOCATED IN A LANDSCAPED AREA WITHIN 2 FEET OF THE CURB STOP ON OWNER'S PROPERTY. SEE DESIGN CRITERIA, LATEST REVISION, FOR METER PIT LOCATION.
6. CURB STOP IS TO BE MINNEAPOLIS PATTERN OR APPROVED EQUAL.
7. CURB STOP MUST BE INSTALLED WITH EITHER PLASTIC OR STAINLESS STEEL PIPE INSERTS TO ENSURE PROPER COMPRESSION FITTING ON MUNICIPEX PIPE.
8. INSTALL TRACER WIRE ACCORDING TO CITY OF GREELEY WATER & SEWER SPECIFICATIONS AND STANDARD DETAILS, LATEST REVISION.
9. ALL BURIED PIPE, FITTINGS, VALVES, AND APPURTENANCES SHALL BE INSTALLED AND RESTRAINED IN ACCORDANCE WITH WATER & SEWER SPECIFICATIONS, LATEST REVISION.
10. SERVICE PIPE INSTALLED FROM THE MAIN TO CURB STOP AND FROM 2 FT PAST THE METER PIT ON THE OWNER SIDE UP TO BUILDING SHALL BE MUNICIPEX OR APPROVED EQUAL ACCORDING TO BUILDING CODE. REFER TO WATER & SEWER CONSTRUCTION SPECIFICATIONS FOR APPROVED SERVICE PIPE PRODUCT AND MFR REQUIREMENTS.
11. SERVICE PIPE SHALL BE SIZED ACCORDING TO SERVICE TAP INSIDE DIAMETER AND MUST COMPLY WITH AWWA C904. SEE W&S DESIGN CRITERIA, LATEST REVISION.
12. TYPE "K" COPPER SHALL BE PLACED FROM THE CURB STOP, THROUGH THE METER PIT, AND UP TO 2 FEET PAST THE METER PIT ON CUSTOMER SIDE.
13. UPPER HALF OF STANDARD VALVE BOX SHALL BE PLACED OVER CURB STOP AND TRACER WIRE TEST STATION LOOP ACCORDING TO WATER AND SEWER SPECIFICATIONS, LATEST REVISION.



POTABLE WATER SERVICE LINE, STOP BOX, & METER INSTALLATION

DETAIL W-9

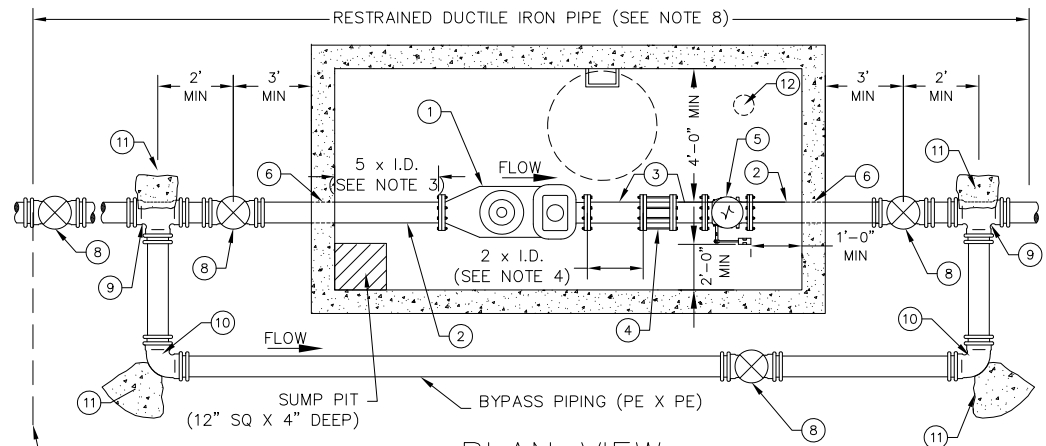
DATE: OCTOBER 2021

SCALE: N.T.S.

LEGEND	
1	METER (SEE NOTE 1)
2	FLG X PE SPOOL PIECE WITH WALL RING IN CENTER OF VAULT WALL
3	FLG x FLG SPOOL PIECE (SEE NOTES 3 & 4)
4	MECHANICAL COUPLER
5	SWING CHECK VALVE
6	APPROVED RUBBER SEAL ON PIPE BARREL AT WALL PENETRATION PER SPECIFICATION
7	ADJUSTABLE S.S. PIPE SUPPORT
8	GATE VALVE (MJ X MJ)
9	TEE (MJ X MJ)
10	ELBOW (MJ X MJ)
11	THRUST BLOCK
12	6" HOLE FOR VENT
13	2" MIN INSULATION BOARD
14	36" MANHOLE COVER (SEE NOTE 7)
15	INNER FROST PROOF LID
16	RT UNIT

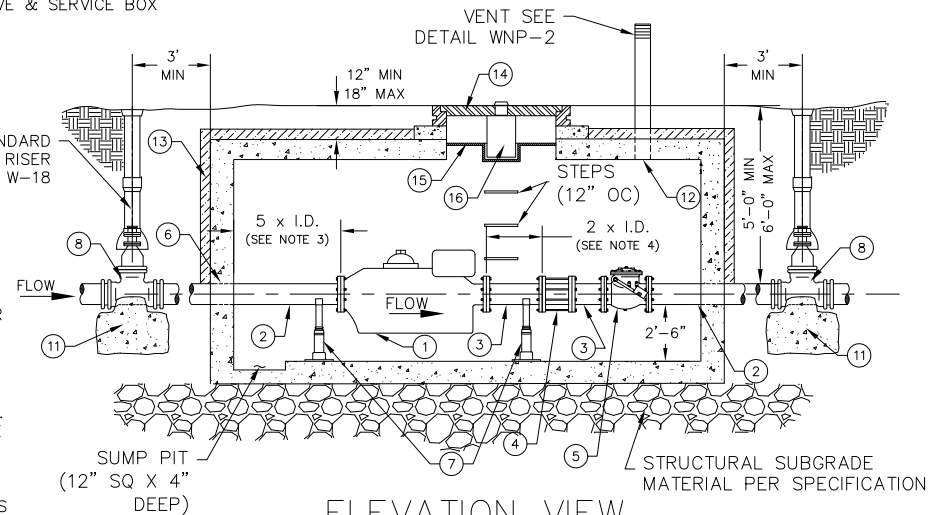
NOTES:

1. METER MUST BE PURCHASED FROM THE WATER & SEWER DEPARTMENT. NO EXCEPTIONS.
2. VAULT AND MANHOLE COVER TO BE RATED FOR HS-20 TRAFFIC LOADINGS
3. UPSTREAM PIPE SPOOL LENGTH 5X PIPE I.D. OR PER MFR REQUIREMENTS (WHICHEVER YIELDS THE LONGER PIPE LENGTH).
4. DOWNSTREAM PIPE SPOOL LENGTH 2X PIPE I.D. OR PER MFR REQUIREMENTS (WHICHEVER YIELDS THE LONGER PIPE LENGTH).
5. FOR PRODUCT AND MANUFACTURER SPECIFICATIONS, REFER TO CURRENT VERSION OF CITY OF GREELEY WATER & SEWER CONSTRUCTION SPECIFICATIONS.
6. SEE DETAIL W-15 FOR ADDITIONAL METER & VAULT INSTALLATION REQUIREMENTS.
7. 36" VAULT COVER SHALL BE BOLT DOWN LID AND INCLUDE AN INNER FROST PROOF LID. REFER TO WATER & SEWER SPECIFICATIONS, LATEST REVISION, FOR APPROVED MANHOLE COVER MATERIALS, MANUFACTURERS, MARKINGS, AND OTHER REQUIREMENTS.
8. ALL BURIED PIPING SHALL BE INSTALLED AND RESTRAINED IN ACCORDANCE WITH WATER & SEWER DEPARTMENT SPECIFICATIONS.
9. INSTALL TRACER WIRE ACCORDING TO CITY OF GREELEY WATER & SEWER SPECIFICATIONS AND W&S UTILITY LOCATING ("UL") STANDARD DETAILS, LATEST REVISION OF EACH.



PLAN VIEW

REFER TO STANDARD
VALVE AND RISER
ASSEMBLY DETAIL W-18



ELEVATION VIEW



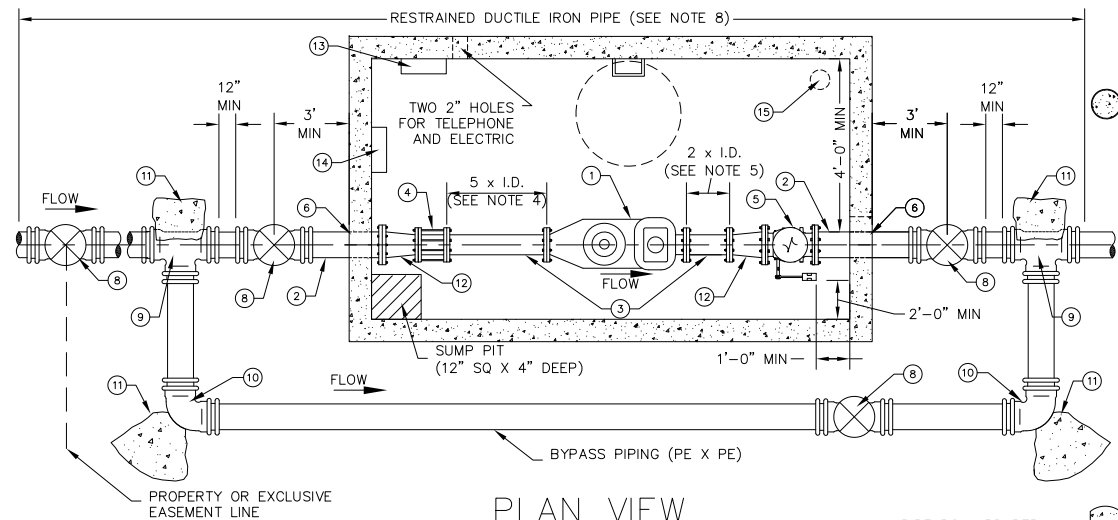
TYPICAL SETTING FOR 3" AND 4" COMPOUND OR TURBINE SERVICE METER & VAULT

DETAIL W-10

DATE: OCTOBER 2021

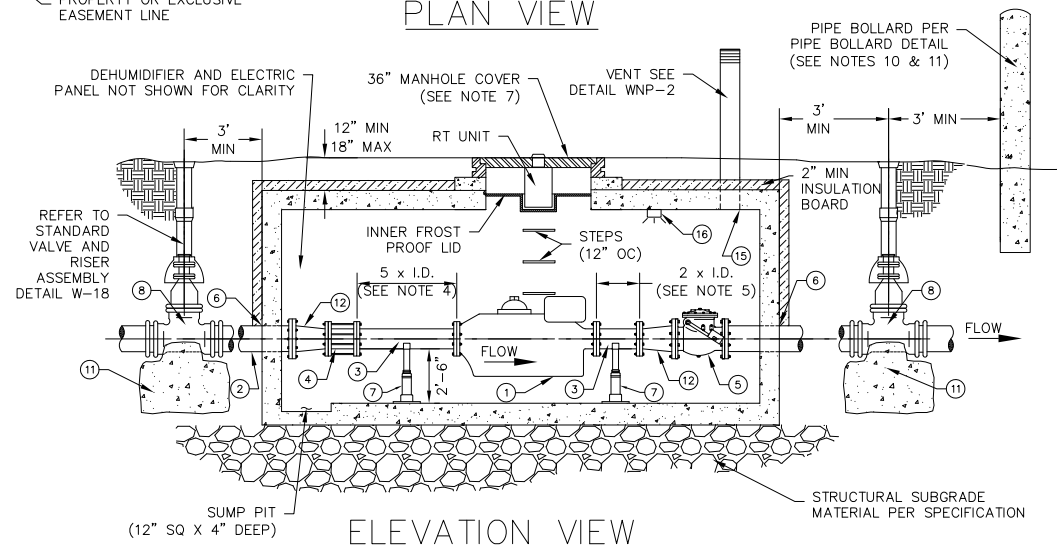
SCALE: N.T.S.

LEGEND	
1	MAG METER
2	FLG X PE SPOOL PIECE
3	FLG X FLG SPOOL PIECE
4	RESTRAINED MECHANICAL COUPLER
5	SWING CHECK VALVE
6	APPROVED RUBBER SEAL ON PIPE BARREL AT WALL PENETRATION PER SPECIFICATION
7	ADJUSTABLE S.S. PIPE SUPPORT
8	(MJ x MJ) GATE VALVE
9	MJ TEE
10	MJ ELBOW
11	THRUST BLOCK
12	CONCENTRIC REDUCER (AS REQUIRED)
13	ELECTRICAL PANEL
14	DEHUMIDIFIER
15	6" HOLE FOR VENT
16	LED LIGHT



NOTES:

- METER MUST BE PURCHASED FROM THE WATER & SEWER DEPARTMENT. NO EXCEPTIONS.
- SEE DETAIL W-15 FOR ADDITIONAL METER & VAULT INSTALLATION REQUIREMENTS.
- VAULT & MANHOLE COVER SHALL BE RATED FOR HS-20 TRAFFIC LOADINGS.
- UPSTREAM PIPE SPOOL LENGTH 5X PIPE I.D. OR PER MFR REQUIREMENTS (WHICHEVER YIELDS THE LONGER PIPE LENGTH).
- DOWNSTREAM PIPE SPOOL LENGTH 2X PIPE I.D. OR PER MFR REQUIREMENTS (WHICHEVER YIELDS THE LONGER PIPE LENGTH. FOR PRODUCT AND MANUFACTURER SPECIFICATIONS, REFER TO CURRENT VERSION OF CITY OF GREELEY WATER & SEWER CONSTRUCTION SPECIFICATIONS.
- 36" VAULT COVER SHALL BE A BOLT DOWN LID AND INCLUDE AN INNER FROST PROOF LID. REFER TO WATER & SEWER SPECIFICATIONS, LATEST REVISION, FOR APPROVED MANHOLE COVER MATERIALS, MANUFACTURERS, MARKINGS, AND OTHER REQUIREMENTS.
- ALL BURIED PIPING SHALL BE INSTALLED AND RESTRAINED IN ACCORDANCE WITH WATER & SEWER DEPARTMENT SPECIFICATIONS.
- INSTALL TRACER WIRE ACCORDING TO CITY OF GREELEY WATER & SEWER SPECIFICATIONS AND W&S UTILITY LOCATING ("UL") STANDARD DETAILS, LATEST REVISION OF EACH.
- PIPE BOLLARD MAY BE OMITTED AT THE CITY OF GREELEY WATER & SEWER DEPARTMENT'S DISCRETION.
- IF PIPE BOLLARD IS REQUIRED, BOLLARD SHALL BE INSTALLED IN ACCORDANCE WITH THE WATER & SEWER STANDARD DETAILS AND CONSTRUCTION SPECIFICATIONS, LATEST REVISION OF EACH.

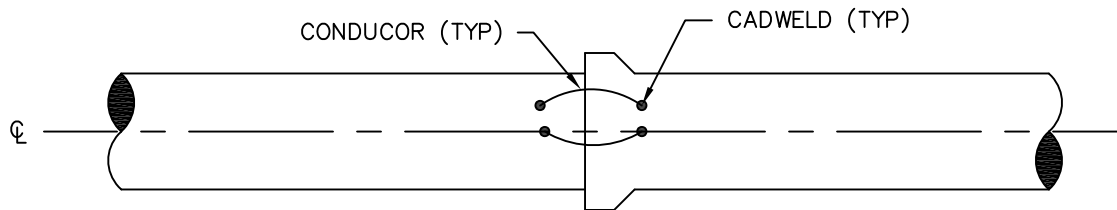


TYPICAL SETTING FOR 6" AND LARGER ELECTROMAGNETIC (MAG) METER & VAULT

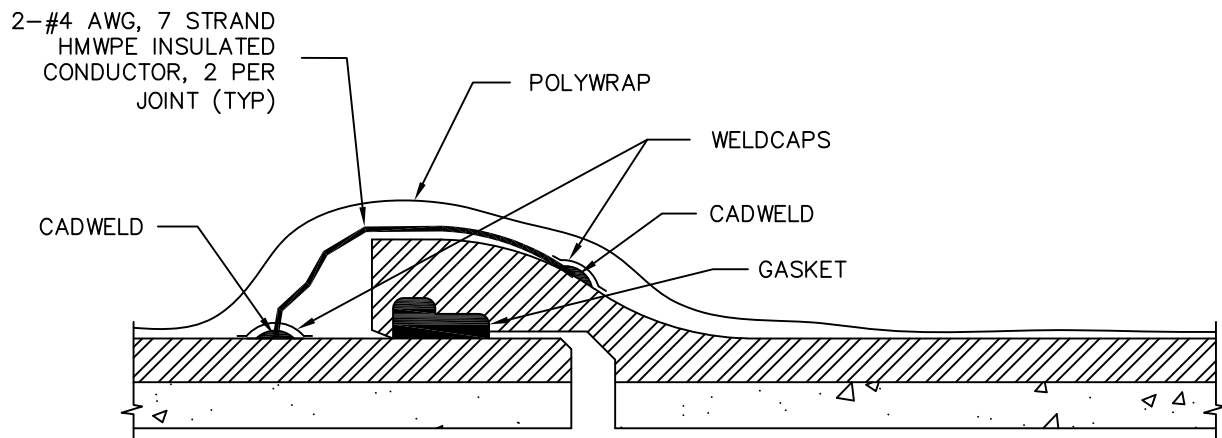
DETAIL W-11

DATE: OCTOBER 2021

SCALE: N.T.S.



ELEVATION VIEW



CUTAWAY ELEVATION VIEW

NOTES:

1. CONDUCTOR WIRE SHALL BE RATED FOR DIRECT BURIAL, AND HAVE BOTH ENDS CAD WELDED TO THE PIPE OR BONDING STRAP BOLTED TO PIPE. WIRE SHALL HAVE A MINIMUM OF 2" SLACK.
2. JOINT BONDING SHALL ALSO APPLY TO RESTRAINED AND MECHANICAL JOINT PIPE AND FITTINGS.
3. CONSTRUCT CADWELD CONNECTIONS PER WATER & SEWER CONSTRUCTION SPECIFICATIONS AND DETAILS, LATEST REVISION.
4. ACCEPTABLE ALTERNATIVE TO ANODE CATHODIC PROTECTION IS ZINC COATED D.I.P.



DUCTILE IRON PIPE JOINT BONDING

DETAIL NO. W-12

DATE: OCTOBER 2021

SCALE: N.T.S.

GENERAL NOTES:

1. POLYETHYLENE (PE) WRAP MAY BE OMITTED WHEN ZINC COATED D.I.P. IS USED.
2. PE WRAP IS REQUIRED FOR ALL STANDARD (NON-ZINC) DUCTILE IRON PIPE, FITTINGS, AND APPURTENANCES.
3. PE WRAP SHALL BE INSTALLED IN ACCORDANCE WITH THE WATER & SEWER SPECIFICATIONS AND STANDARD DETAILS BELOW, LATEST REVISION OF EACH.
4. REPAIR ANY CUTS, TEARS, PUNCTURES, OR DAMAGE WITH ADHESIVE TAPE. TO PREVENT DAMAGE TO THE PE WRAP DURING BACKFILL, ALLOW ADEQUATE SLACK IN THE TUBE AT THE JOINT. AVOID DAMAGING THE TUBE WHEN USING TAMPING DEVICES.

PIPE-SHAPED APPURTENANCES:

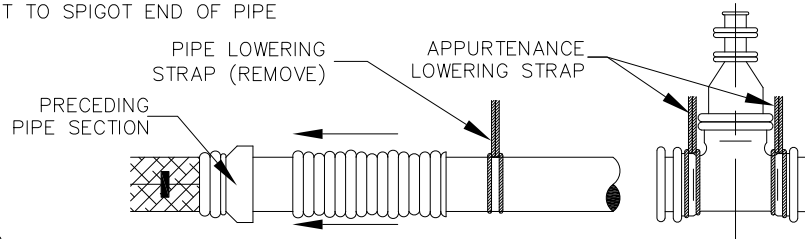
COVER BENDS, REDUCERS, OFFSETS, AND OTHER PIPE-SHAPED APPURTENANCES WITH PE IN SAME MANNER AS PIPE ON W&S DETAIL W-13B, LATEST REVISION.

ODD-SHAPED APPURTENANCES:

WHEN IT IS NOT PRACTICAL TO WRAP VALVES, FITTINGS, AND OTHER ODD-SHAPED PIECES IN TUBE, WRAP WITH FLAT SHEET OR SPLIT LENGTH OF PE TUBE IN THE FOLLOWING STEPS:

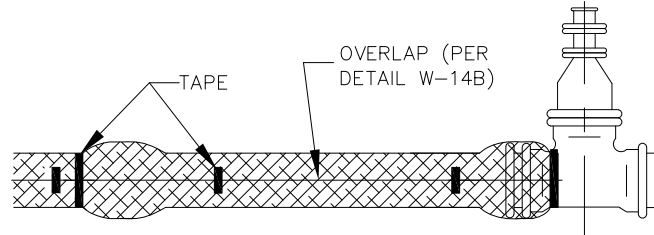
STEP 1

BEFORE CONNECTING THE APPURTENANCE TO THE SPIGOT END OF PIPE, INSTALL THE ADJACENT PIPE AND PE TUBE ACCORDING TO WATER & SEWER DETAIL W-13B, LATEST REVISION. BUNCH THE TUBE IN AN ACCORDIAN-FASHION TO EXPOSE THE SPIGOT END OF THE PIPE. THEN LOWER THE APPURTENANCE INTO THE TRENCH AND CONNECT TO SPIGOT END OF PIPE



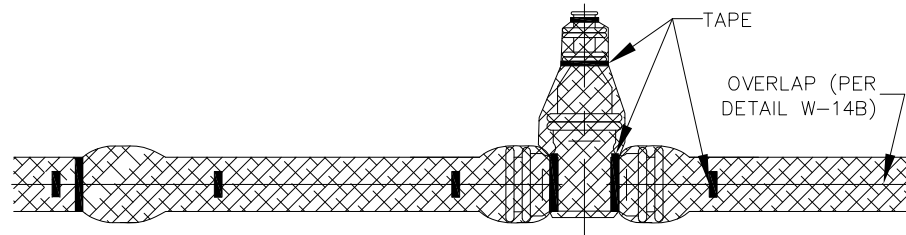
STEP 2

PULL THE PRECEDING AND ADJACENT PE TUBE OVER THE PIPE JOINTS ACCORDING TO STEPS 2 THROUGH 4 IN W-14B.



STEP 3

REPEAT STEP 2 WITH A NEW PIPE ON THE OTHER SIDE OF THE APPURTENANCE. THEN WRAP FLAT PE SHEET OR SPLIT LENGTH OF PE TUBE AROUND APPURTENANCE BY PASSING THE SHEET UNDER THE APPURTENANCE AND BRINGING IT UP AROUND BODY. MAKE SEAMS BY BRINGING EDGES TOGETHER, FOLDING OVER TWICE, AND TAPING DOWN. TAPE PE SECURELY IN PLACE AT VALVE STEM AND OTHER PENETRATIONS.



STEP 4

REPAIR ANY CUTS, TEARS, PUNCTURES, OR DAMAGE WITH ADHESIVE TAPE. TO PREVENT DAMAGE TO THE POLYETHYLENE WRAP DURING BACKFILL, ALLOW ADEQUATE SLACK IN THE TUBE AT THE JOINT. AVOID DAMAGING THE TUBE WHEN USING TAMPING DEVICES.



POLYETHYLENE WRAP INSTALLATION ON
STANDARD DUCTILE IRON FITTINGS & GENERAL
NOTES

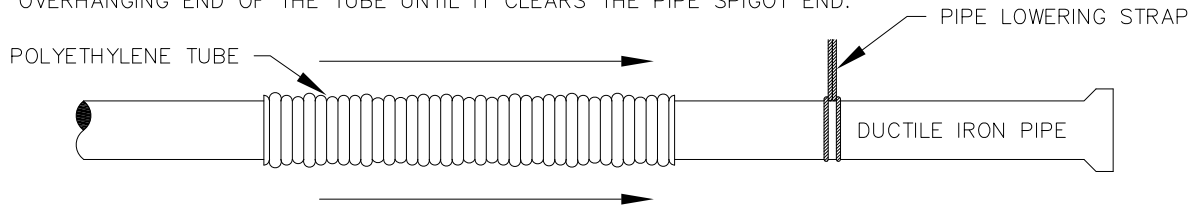
DETAIL NO. W-13A

DATE: OCTOBER 2021

SCALE: N.T.S.

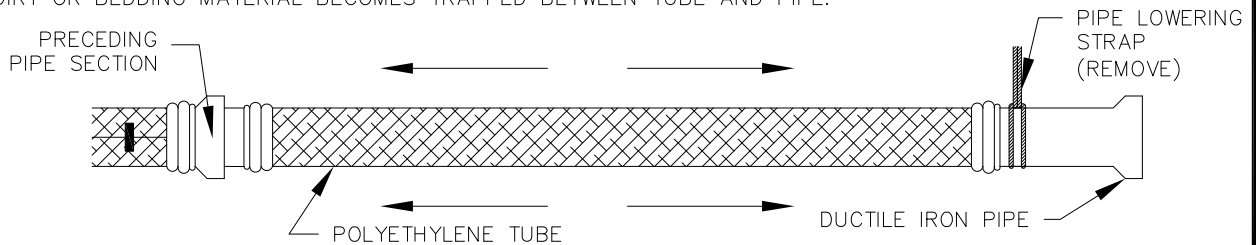
STEP 1

CUT A SECTION OF POLYETHYLENE (PE) TUBE APPROXIMATELY 2' LONGER THAN THE PIPE SECTION. REMOVE ALL DEBRIS FROM THE PIPE SURFACE. SLIP THE TUBE AROUND THE END OF THE PIPE, STARTING AT THE SPIGOT END. BUNCH THE TUBE ACCORDION-FASHION ON THE END OF THE PIPE. PULL BACK THE OVERHANGING END OF THE TUBE UNTIL IT CLEARS THE PIPE SPIGOT END.



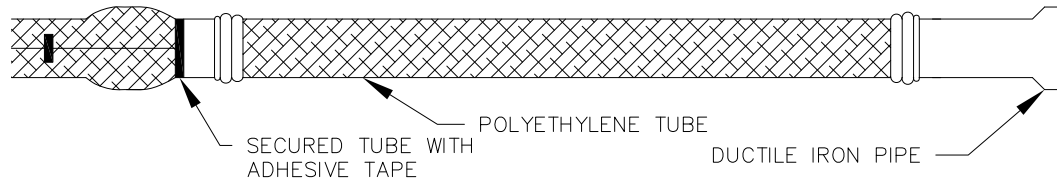
STEP 2

LOWER THE PIPE INTO THE TRENCH AND MAKE UP THE PIPE JOINT WITH THE PRECEDING SECTION OF PIPE. SPREAD THE TUBE OVER THE ENTIRE PIPE BARREL AND REMOVE THE PIPE LOWERING STRAP. MAKE SURE NO DIRT OR BEDDING MATERIAL BECOMES TRAPPED BETWEEN TUBE AND PIPE.



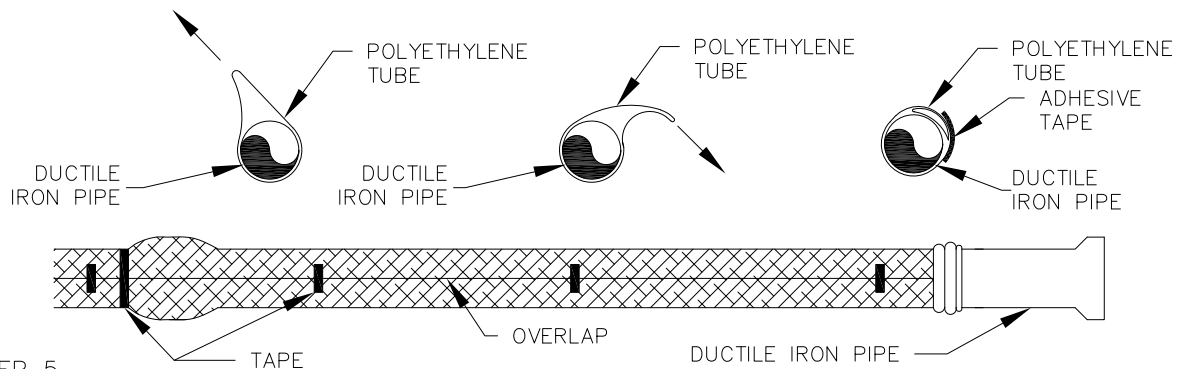
STEP 3

OVERLAP THE JOINT WITH THE TUBE FROM THE PRECEDING LENGTH OF PIPE AND SECURE IT INTO PLACE WITH THREE CIRCUMFERENTIAL TURNS OF 2" ADHESIVE TAPE.



STEP 4

OVERLAP THE SECURED TUBE END WITH THE TUBE END OF THE NEW PIPE SECTION AND SECURE THE NEW TUBE END IN PLACE WITH THE TAPING PROCEDURE IN STEP 3. TAKE UP THE SLACK IN THE TUBE ALONG THE BARREL OF THE PIPE TO MAKE A SNUG, BUT NOT TIGHT, FIT BY FOLDING THE EXCESS TUBE BACK OVER THE TOP OF THE PIPE. SECURE THE TUBE AT 3' TO 5' INTERVALS ALONG THE PIPE BARREL WITH ADHESIVE TAPE.



STEP 5

REPAIR ANY RIPS, TEARS, OR OTHER DAMAGE WITH ADHESIVE TAPE. CAREFULLY BACKFILL PIPE. TO PREVENT DAMAGE TO THE TUBE DURING BACKFILL, ALLOW ADEQUATE SLACK IN THE TUBE AT THE JOINT. AVOID DAMAGING THE TUBE WHEN USING TAMPING DEVICES.

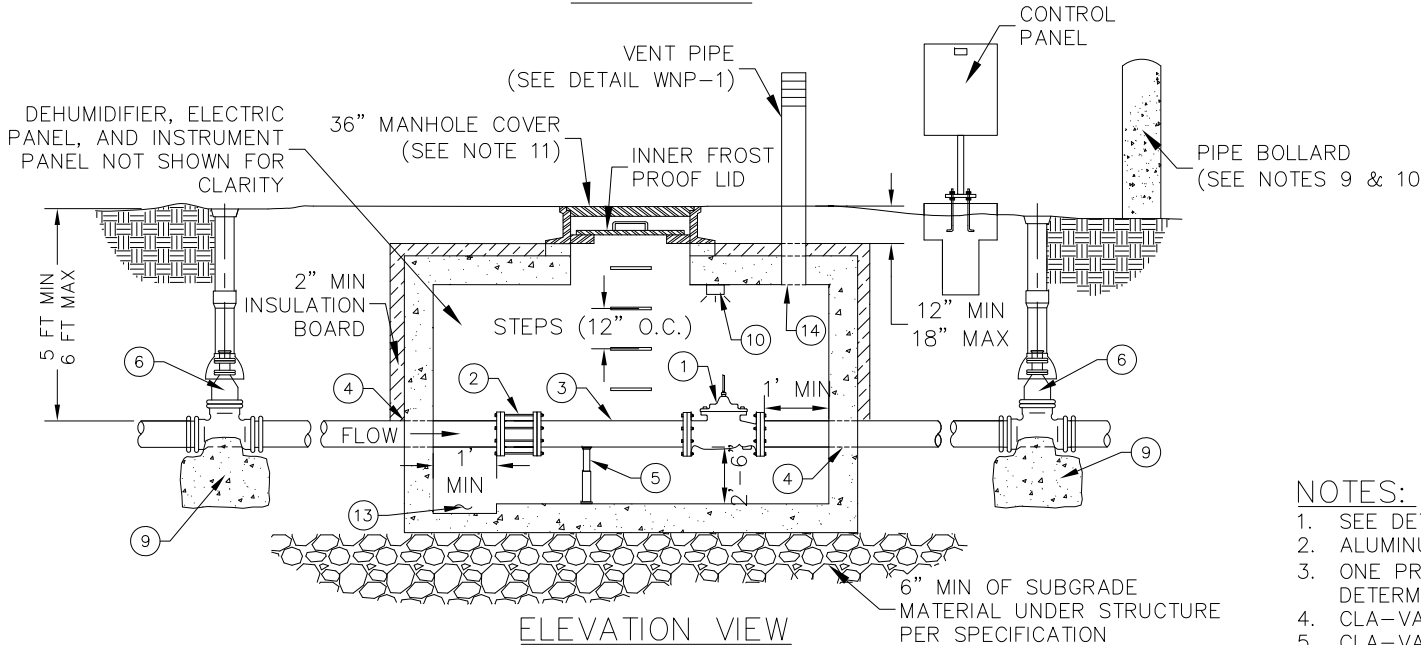
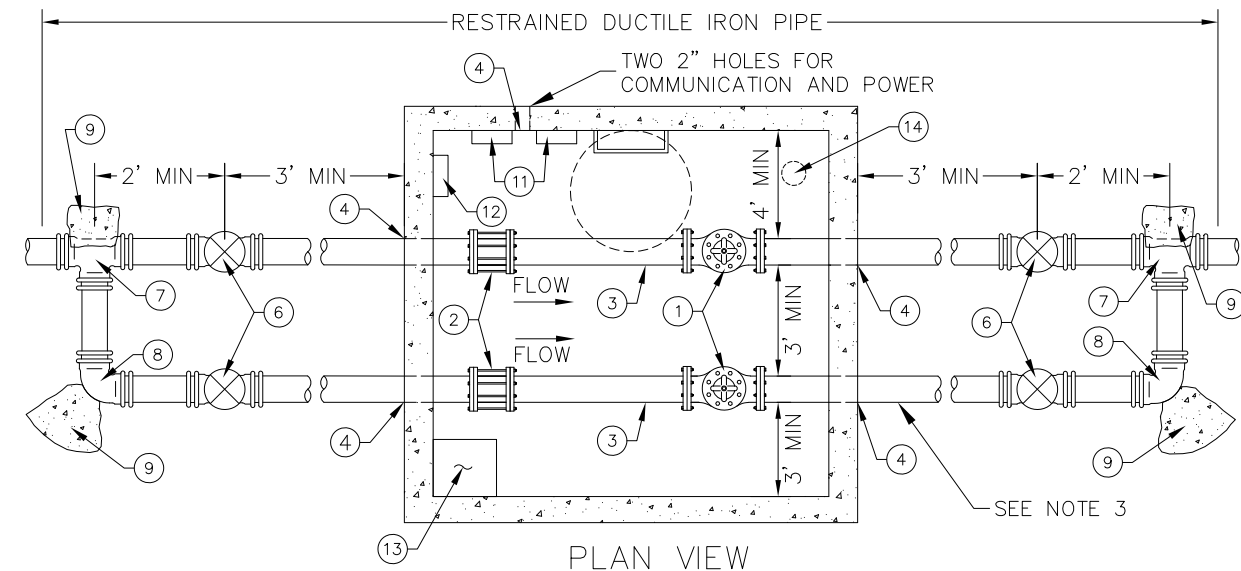


POLYETHYLENE WRAP INSTALLATION ON STANDARD DUCTILE IRON PIPE

DETAIL NO. W-13B

DATE: OCTOBER 2021

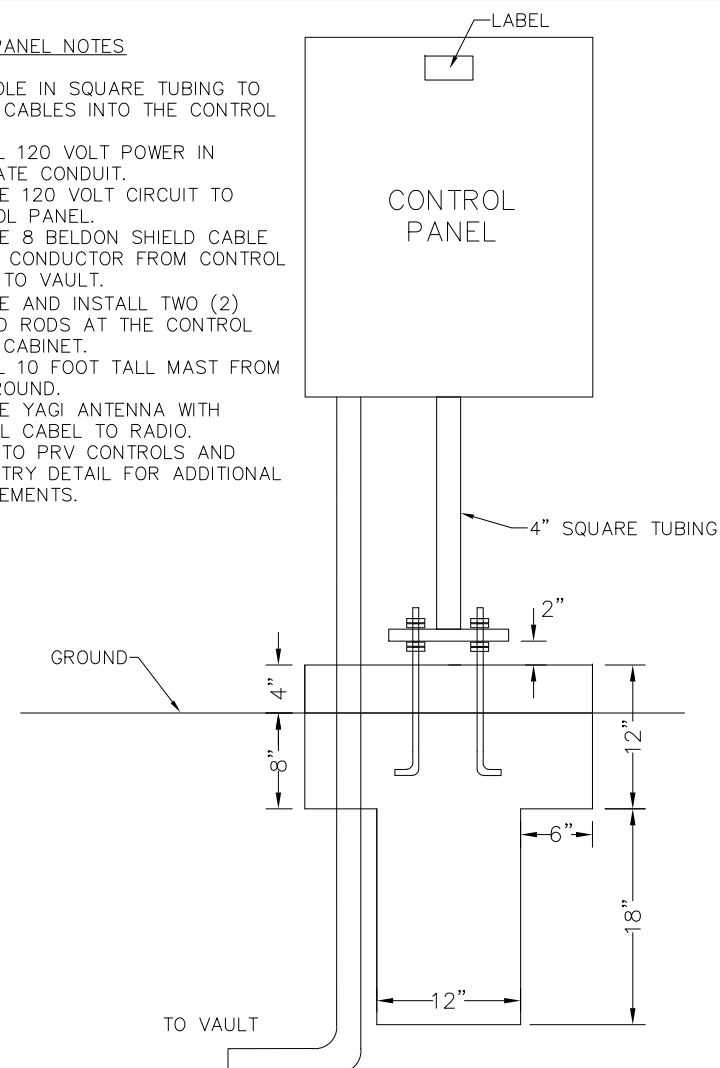
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LEGEND	
1	CLA-VAL 390-01 PRV (MATCH PIPE SIZE)
2	RESTRAINED MECHANICAL COUPLER
3	SPOOL PIPE
4	APPROVED RUBBER SEAL PER SPECIFICATION
5	ADJUSTABLE STAINLESS STEEL PIPE STAND
6	GATE VALVE (MJ X MJ) AND RISER PER DETAIL W-18
7	TEE (MJ X MJ)
8	ELBOW (MJ X MJ)
9	THRUST BLOCK
10	LED LIGHT (NO MFR PREFERENCE)
11	ELECTRICAL JUNCTION BOXES (SEE CONTROLS DETAIL, W-14B)
12	DEHUMIDIFIER (NO MFR PREFERENCE)
13	SUMP PIT (12" SQ X 4" DEEP)
14	6" HOLE FOR VENT (SEE VENT PIPE DETAIL WNP-2)

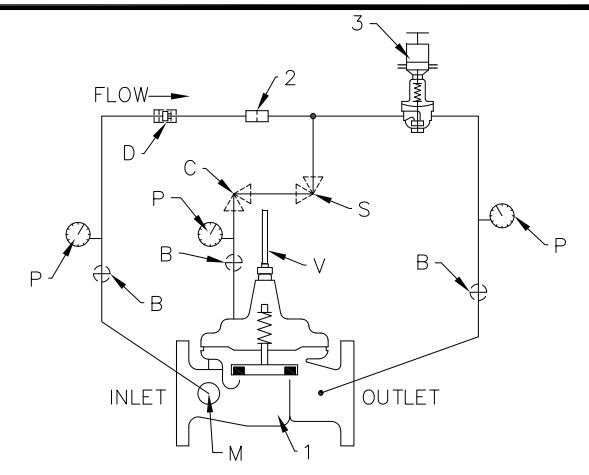
CONTROL PANEL NOTES

- CUT HOLE IN SQUARE TUBING TO ROUTE CABLES INTO THE CONTROL PANEL.
- INSTALL 120 VOLT POWER IN SEPARATE CONDUIT.
- PROVIDE 120 VOLT CIRCUIT TO CONTROL PANEL.
- PROVIDE 8 BELDON SHIELD CABLE WITH 2 CONDUCTOR FROM CONTROL PANEL TO VAULT.
- PROVIDE AND INSTALL TWO (2) GROUND RODS AT THE CONTROL PANEL CABINET.
- INSTALL 10 FOOT TALL MAST FROM THE GROUND.
- PROVIDE YAGI ANTENNA WITH COAXIAL CABLE TO RADIO.
- REFER TO PRV CONTROLS AND TELEMETRY DETAIL FOR ADDITIONAL REQUIREMENTS.



NOTES:

- SEE DETAIL W-15 FOR ADDITIONAL VAULT INSTALLATION REQUIREMENTS.
- ALUMINUM VAULT AND MANHOLE COVER TO BE RATED FOR HS-20 TRAFFIC LOADINGS.
- ONE PRV PER VAULT AND NO BYPASS SHOULD BE SUFFICIENT UNLESS DEEMED OTHERWISE. NUMBER OF PRV'S ARE TO BE DETERMINED BY THE CITY OF GREELEY WATER & SEWER DEPARTMENT.
- CLA-VAL X144D E-FLOW METER OR APPROVED EQUAL.
- CLA-VAL 100-01 HYTROL MAIN VALVE SHALL BE CONTROLLED BY ELECTRIC ACTUATOR WITH 4-20 MA CONTROL AND FEEDBACK.
- ALL BURIED PIPE, VALVES, FITTINGS, AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH WATER & SEWER SPECIFICATIONS, LATEST REVISION.
- ALL VAULT PIPE, VALVES, FITTINGS, AND APPURTENANCES LARGER THAN 3" SHALL BE FLANGED.
- INSTALL TRACER WIRE ACCORDING TO CITY OF GREELEY WATER & SEWER SPECIFICATIONS AND STANDARD DETAILS, LATEST REVISION.
- PIPE BOLLARD MAY BE OMITTED AT THE CITY OF GREELEY WATER & SEWER DEPARTMENT'S DISCRETION.
- IF PIPE BOLLARD IS REQUIRED, BOLLARD SHALL BE INSTALLED IN ACCORDANCE WITH THE WATER & SEWER STANDARD DETAILS AND CONSTRUCTION SPECIFICATIONS, LATEST REVISION OF EACH.
- 36" MANHOLE COVER SHALL BE A BOLT DOWN LID MARKED "WATER" AND INCLUDE AN INNER FROST PROOF LID. REFER TO CITY OF GREELEY WATER & SEWER SPECIFICATIONS, LATEST REVISION, FOR SPECIFIC MANHOLE COVER MFR AND PRODUCT INFORMATION.



PRV COMPONENTS SCHEMATIC

PRESSURE REDUCING VALVE COMPONENTS	
ITEM	DESCRIPTION
1	CLA-VAL MODEL 390-01 PRV (100-01 HYTROL MAIN VALVE, SEE NOTE 5)
2	X58C RESTRICTION FITTING
3	CRD ELECTRONIC PRESSURE REDUCING CONTROL (4-20 mA COMMAND SIGNAL)
B	CK2 ISOLATION VALVE
C	CV FLOW CONTROL (CLOSING)
D	CHECK VALVES ISOLATION VALVE
M	X144 E-FLOWMETER (SEE NOTE 4)
P	X141 PRESSURE GAUGE
S	CV FLOW CONTROL (OPENING)
V	X101 VALVE POSITION INDICATOR



TYPICAL PRESSURE REDUCING VALVE AND VAULT

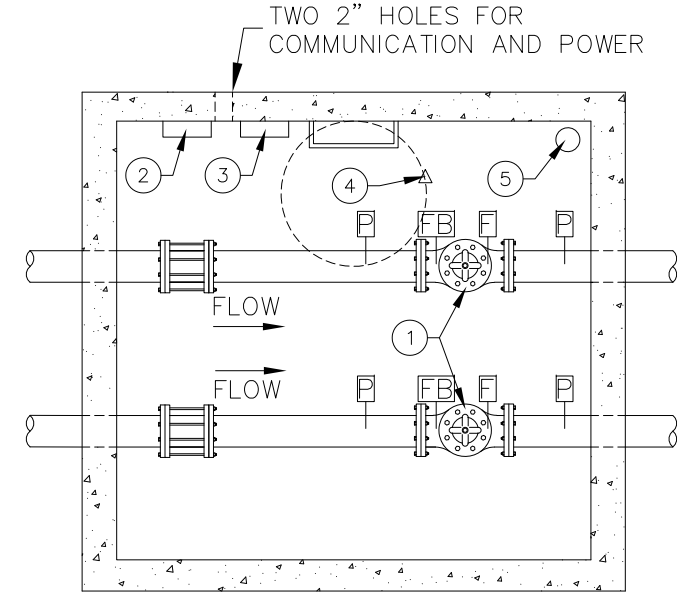
DETAIL W-14A

DATE: OCTOBER 2021

SCALE: N.T.S.

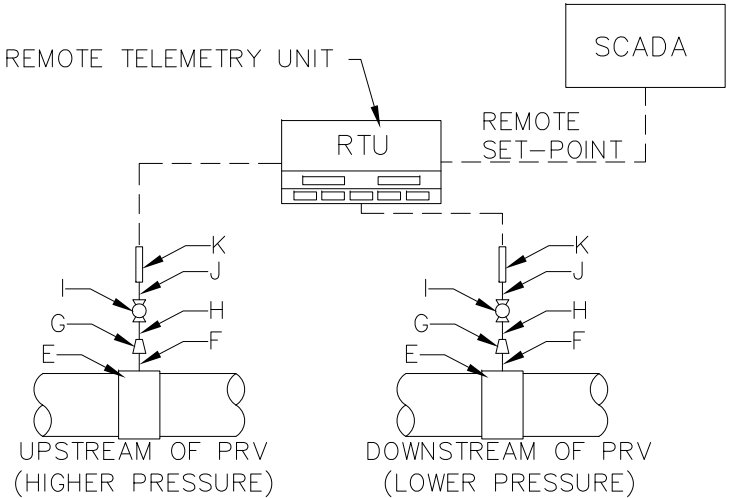
NOTES:

1. INSTALL 12x12x6 JUNCTION BOX FOR SIGNAL WIRING. INSTALL TERMINAL BLOCKS FOR SPLICING.
2. INSTALL 12x12x6 JUNCTION BOX FOR 120 VOLT (20 AMP) CIRCUITS:
 - 2.1. GENERAL OUTLETS
 - 2.2. DEHUMIDIFIER
 - 2.3. SUMP PUMP
 - 2.4. VAULT LIGHTING
 - 2.5. CONTROL PANEL
3. INSTALL WIRING FOR TWO (2) PRESSURE SENSORS. REFER TO PRESSURE TRANSDUCER INSTALLATION DETAIL FOR MORE INFORMATION.
4. INSTALL WIRING FOR PRV MAIN VALVE
5. INSTALL WIRING FOR FLOW METER.
6. ALL RIGID CONDUIT IN VAULT MUST BE PVC SCHEDULE 80 OR APPROVED EQUAL.
7. PROVIDE AND INSTALL WIRING FOR 4-20MA FOR CONTROL.
8. INSTALL WIRING FOR 4-20MA FEEDBACK (FB) ON MAIN VALVE.
9. PROGRAM PRV OPEN AND CLOSE TO BE AUTOMATIC OR MANUALLY ADJUSTED FROM SCADA. FEEDBACK TO BE DISPLAYED ON SCADA.
10. INSTALL FLOOD ALARM AND WIRE BACK TO CONTROL PANEL.
11. INSTALL INTRUSION ALARM ON MANHOLE COVER.
12. PROVIDE AND INSTALL ALLEN BRADLEY PLC FOR CONTROLS. USE FIBER OR XETAWAVE RADIO TO COMMUNICATE BACK TO SCADA.
13. UNIK 5000F GE PRESSURE TRANSDUCER (MODEL#: PTX5032-TA-A2-CA-H0-PF) OR APPROVED EQUAL.



PLAN VIEW

LEGEND	
1	MAIN VALVE (SEE PRV VALVE & VAULT DETAIL, W-14A)
2	SIGNAL WIRING JUNCTION BOX (SEE NOTE 1)
3	120V JUNCTION BOX (SEE NOTE 2)
4	INTRUSION ALARM (SEE NOTE 11)
5	FLOOD ALARM (SEE NOTE 10)
F	X144 E-FLOWMETER (SEE PRV & VAULT DETAIL)
FB	FEEDBACK & SIGNAL
P	PRESSURE TRANSDUCER



PRESSURE TRANSDUCER INSTALLATION

PRESSURE TRANSDUCER COMPONENTS	
ITEM	DESCRIPTION
E	3/4" BRONZE SADDLE
F	3/4" X 2" NIPPLE
G	3/4" X 1/4" BRASS REDUCER
H	1/4" X 2" NIPPLE
I	1/4" BALL VALVE
J	1/4" X 2" NIPPLE
K	UNIK 5000 PRESSURE TRANSDUCER (SEE NOTE 13)

PLC INPUT AND OUTPUTS		
FUNCTION	INPUT/OUTPUT	PIN
	DI - 0	0
	DI - 1	1
	DO - 0	2
	DO - 1	3
	AI - 0	4
	AI - 1	5
	AI - 2	6
	AI - 3	7
		8
		9
		10
		11
		12
		13
		14
		15
		16
		17

- INT. ALARM
- FLOOD ALARM
- PRV OPEN
- PRV CLOSED
- INLET PRESSURE
- OUTLET PRESSURE
- FLOW METER
- PRV FEEDBACK



TYPICAL PRESSURE REDUCING VALVE CONTROLS AND TELEMETRY

DETAIL W-14B

DATE: OCTOBER 2021

SCALE: N.T.S.

TYPICAL VAULT NOTES:

- 1. ALL METER, VALVE, AND VAULT COMPONENTS AND PRODUCT SPECIFICATIONS SHALL BE IN ACCORDANCE WITH APPROVED CONSTRUCTION DRAWINGS ALONG WITH W & S DEPARTMENT SPECIFICATIONS, LATEST REVISION.
- 2. PIPING CONFIGURATION IS GENERAL AND INDICATES MINIMUM REQUIREMENTS. CONTRACTOR TO PROVIDE ADDITIONAL PIPING, COUPLINGS, REDUCERS, AND ACCESSORIES AS NECESSARY FOR A COMPLETE SYSTEM. VAULT MODIFICATIONS MAY BE REQUIRED FOR A COMPLETE SYSTEM.
- 3. METER OR PRV COMPONENTS, INSTRUMENTATION, AND ELECTRICAL SHALL BE INSTALLED PER MANUFACTURER’S RECOMMENDATIONS.
- 4. CONTRACTOR TO SUBMIT VAULT MANUFACTURER’S SHOP DRAWINGS TO ENGINEERING DEVELOPMENT REVIEW FOR ACCEPTANCE A MINIMUM OF 2 WEEKS PRIOR TO ORDER AND INSTALLATION.
- 5. APPROPRIATE LENGTH OF STRAIGHT PIPE SEGMENTS UPSTREAM AND DOWNSTREAM OF METER OR VALVE SHALL BE PROVIDED PER THE METER/VALVE MANUFACTURER’S RECOMMENDATION.
- 6. FOR INSTALLATIONS LARGER THAN 2”, ALL PIPING AND APPURTENANCES WITHIN THE VAULT SHALL BE FLANGED DIP. ALL OTHER EXTERIOR PIPING AND APPURTENANCES, BETWEEN AND INCLUDING THE EXTERIOR TEES AND VALVES, SHALL BE MECHANICAL RESTRAINED JOINT DIP.
- 7. ALL VAULT JOINTS SHALL BE WATER TIGHT.
- 8. ALL EQUIPMENT AND PIPING SHALL BE ADEQUATELY SUPPORTED AND ATTACHED TO THE VAULT WALL USING STAINLESS STEEL FASTENERS AND BOLTS OR APPROVED EQUIVALENT.
- 9. VAULT COVERS SHALL BE APPROVED MANHOLE COVERS, MARKED “WATER” OR “IRRIGATION” AS REQUIRED, AND INCLUDE AN INNER FROST PROOF LID. REFER TO WATER & SEWER SPECIFICATIONS, LATEST REVISION, FOR APPROVED VAULT COVER MATERIALS AND MANUFACTURERS.
- 10. FOR VAULTS PERMITTED IN ROAD RIGHT-OF-WAY, VAULT AND RING/COVER SHALL BE RATED FOR HS-20 TRAFFIC LOADING.
- 11. VAULT LADDER SHALL HAVE OSHA-APPROVED EXTENSION POST INSTALLED IF VAULT FLOOR IS GREATER THAN 5 FEET BELOW VAULT COVER.
- 12. VAULT EXTERIOR SHALL BE COVERED WITH 2” THICK INSULATION BOARD. VAULTS CONTAINING LINES DRAINED PRIOR TO FREEZING TEMPERATURES ARE EXEMPT FROM THIS REQUIREMENT.
- 13. IF SURFACE IS NOT TO FINAL GRADE AT TIME OF METER INSTALLATION OR GRADE CHANGES AFTER INSTALLATION, OWNER MUST ADJUST PIT OF VAULT MANHOLE COVER TO MEET SPECIFICATIONS.
- 14. SLOPE FINAL GROUND SURFACE AWAY FROM PIT VAULT COVER AT A 2% MINIMUM GRADE.
- 15. SUBGRADE AND SOIL SURROUNDING VAULT SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH WATER & SEWER SPECIFICATIONS, LATEST REVISION.
- 16. MANHOLE BASEBEAMS ARE REQUIRED FOR ALL MANHOLE VAULT INSTALLATIONS.
- 17. ALL PIPING TO BE PRESSURE TESTED PER W & S SPECIFICATIONS, LATEST REVISION.
- 18. ALL THREADED CONNECTIONS SHALL HAVE TEFLON TAPE OR APPROVED EQUIVALENT TO ENSURE NO LEAKING OCCURS.
- 19. COPPER SHALL NOT SHOW ANY VISIBLE SIGNS OF CRIMPING.

VAULT ELECTRICAL SPECIFICATIONS:

- 1. PROVIDE 100 AMP 240/120 VOLT METER LOAD CENTER COMBINATION WITH A MINIMUM 12 SPACES, LOCATED WITHIN 25’ OF VAULT.
- 2. PROVIDE 1 ¼” CONDUIT, SCHEDULE 80, FROM LOAD CENTER TO JUNCTION OR PULL BOX IN VAULT.
- 3. JUNCTION OR PULL BOX SHALL HAVE 12”X12X8” MINIMUM PANEL LOCATED INSIDE VAULT FOR EXTRA CIRCUIT CONDUIT CONNECTIONS.
- 4. PROVIDE FIVE 20-AMP BREAKERS FOR LOAD CENTER.
- 5. PROVIDE OUTLET FOR SUMP PUMP AND DEHUMIDIFIER, 20-AMP 120 VOLT CIRCUIT.
- 6. PROVIDE LED LIGHTING CIRCUIT: TWO 10-WATT LED LIGHTS WITH OUTDOOR SWITCH LOCATED IN VAULT ON 20-AMP 120 VOLT CIRCUIT.
- 7. PROVIDE ONE 20-AMP GFI OUTLET FOR SERVICE WORK LOCATED INSIDE VAULT.
- 8. ALL CONDUIT BOXES, FITTINGS, AND HANGERS SHALL BE PVC, FIBERGLASS, OR STAINLESS STEEL AND SUITABLE FOR OUTDOOR USE.
- 9. PROVIDE DISCONNECT LOCATED BEFORE METER COMBINATION AS REQUIRED PER ELECTRIC UTILITY IF APPLICABLE.
- 10. PROVIDE 2” SCHEDULE 80 PVC CONDUITS FROM POLE TO TRANSFORMER TO LOAD CENTER.
- 11. PROVIDE 240 VOLT SURGE PROTECTION FOR LOAD CENTER.
- 12. MUST MEET ALL CITY OF GREELEY AND STATE ELECTRICAL CODE REQUIREMENTS.

DEHUMIDIFIER SPECIFICATIONS:

- 1. DEHUMIDIFIER SHALL BE A LOW TEMP 38 DEGREES OR LOWER AND BE INSTALLED TO MANUFACTURER SPECIFICATIONS.
- 2. DEHUMIDIFIER SHALL BE INSTALLED A MINIMUM 2’ FROM THE VAULT FLOOR.
- 3. A MINIMUM ½” HOSE SHALL BE INSTALLED FROM DEHUMIDIFIER TO THE SUMP PIT.

METER INSTALLATION NOTES:

- 1. METER SETTING MUST BE INSPECTED BEFORE BACKFILLING. FOR INSPECTION CALL (970) 350-9317.
- 2. NO SPRINKLER SYSTEM CONNECTION SHALL BE MADE IN THE VAULT. SPRINKLER PIT SHALL BE MINIMUM 5’ DOWNSTREAM FROM THE FINAL VAULT APPURTENANCE (BYPASS TEE).
- 3. NO MAJOR LANDSCAPING OR STRUCTURES SHALL BE LOCATED WITHIN 10’ OF METER VAULT.
- 4. PRESSURE REDUCING AND BACKFLOW DEVICES SHALL BE INSTALLED INSIDE THE BUILDING SERVED. INSTALL PER CITY OF GREELEY ADOPTED BUILDING CODE.
- 5. REFER TO W & S SPECIFICATIONS, LATEST REVISION, FOR PRODUCT SPECIFICATIONS.
- 6. LOCATION OF METER VAULT SHALL NOT BE MORE THAN 2 FEET DOWNSTREAM OF CURBSTOP UNLESS OTHERWISE PLACED BY METER SERVICES.

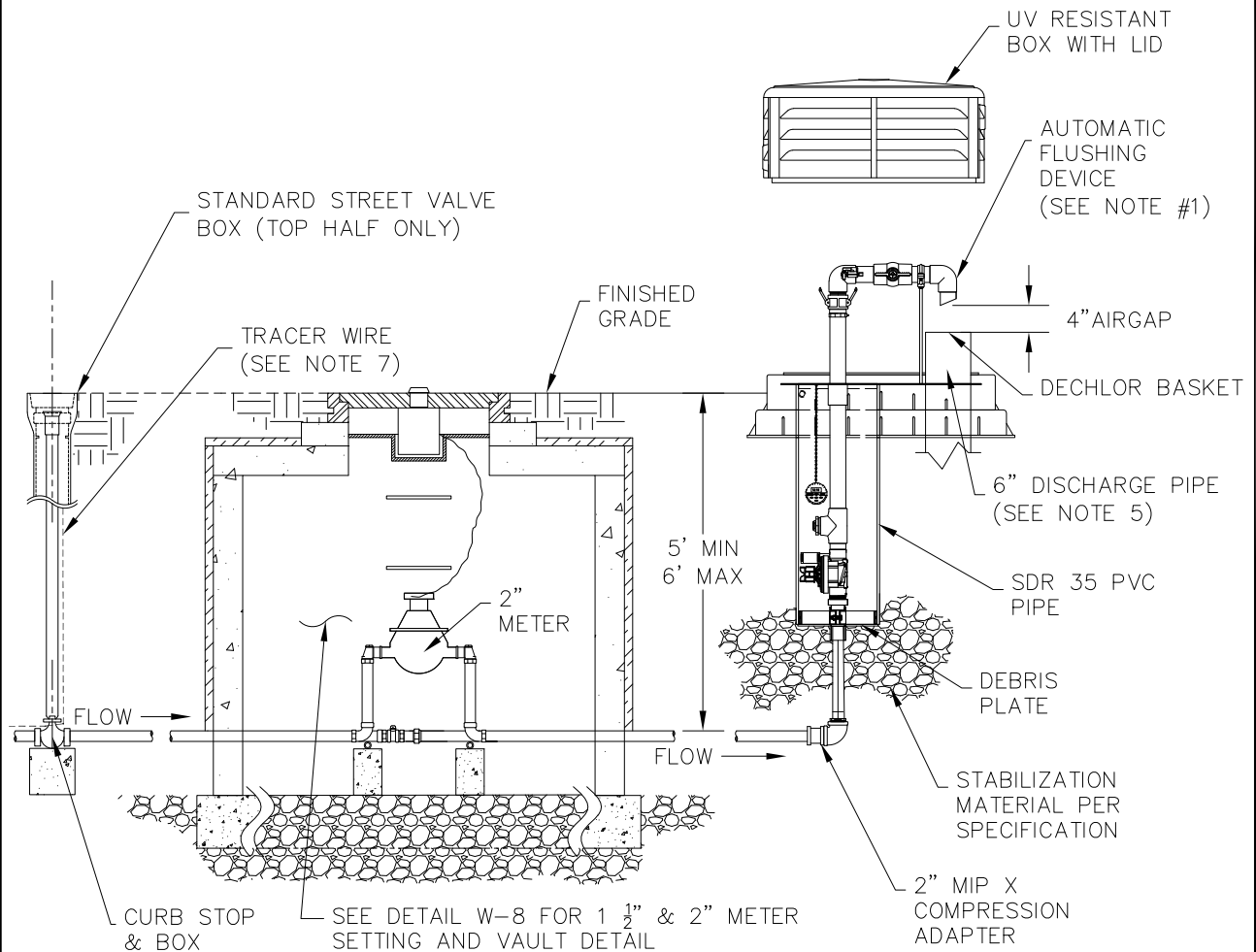


TYPICAL VAULT NOTES

DETAIL W-15

DATE: OCTOBER 2021

SCALE: N.T.S.



NOTES:

1. FLUSHING DEVICE SHALL BE KUPFERLE #9800 FLUSHING STATION OR APPROVED EQUAL.
2. FLUSHING DEVICE SHALL BE INSTALLED PER MFR REQUIREMENTS.
3. REFER TO WATER & SEWER DETAIL W-8, LATEST REVISION, FOR METER INSTALLATION AND LOCATION REQUIREMENTS.
4. FLUSH LINES FREE OF DEBRIS BEFORE INSTALLATION
5. CITY MAY REQUIRE INSTALLATION OF STORMWATER LINE UP TO DISCHARGE POINT.
6. ALL BURIED PIPING SHALL BE INSTALLED AND RESTRAINED IN ACCORDANCE WITH WATER & SEWER SPECIFICATIONS, LATEST REVISION.
7. INSTALL TRACER WIRE ACCORDING TO WATER & SEWER SPECIFICATIONS AND STANDARD DETAILS, LATEST REVISION.
8. ALL PIPING SHALL BE 2 INCHES.



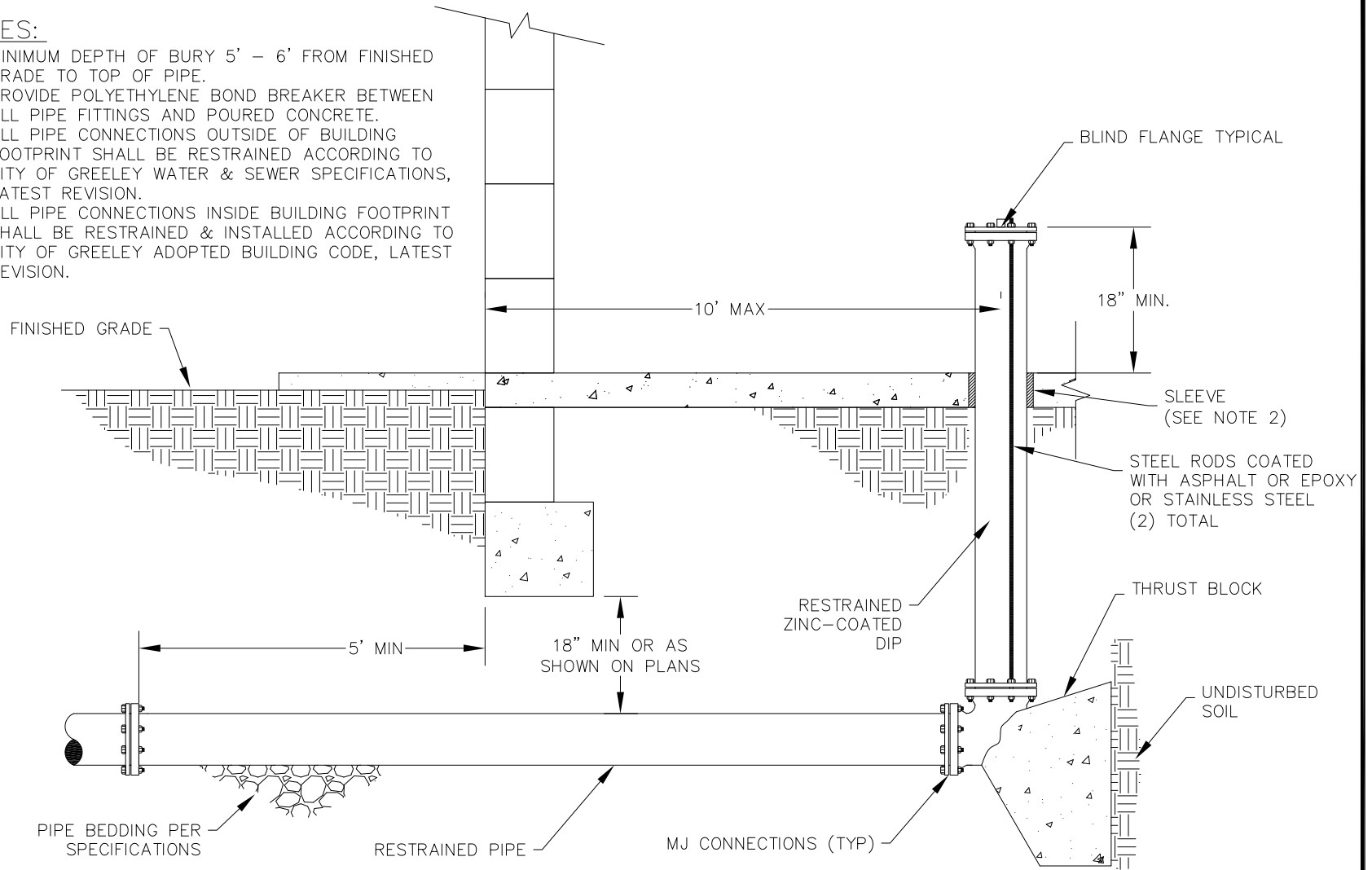
AUTOMATIC FLUSHING STATION WITH METER DETAIL W-16

DATE: OCTOBER 2021

SCALE: N.T.S.

NOTES:

1. MINIMUM DEPTH OF BURY 5' - 6' FROM FINISHED GRADE TO TOP OF PIPE.
2. PROVIDE POLYETHYLENE BOND BREAKER BETWEEN ALL PIPE FITTINGS AND POURED CONCRETE.
3. ALL PIPE CONNECTIONS OUTSIDE OF BUILDING FOOTPRINT SHALL BE RESTRAINED ACCORDING TO CITY OF GREELEY WATER & SEWER SPECIFICATIONS, LATEST REVISION.
4. ALL PIPE CONNECTIONS INSIDE BUILDING FOOTPRINT SHALL BE RESTRAINED & INSTALLED ACCORDING TO CITY OF GREELEY ADOPTED BUILDING CODE, LATEST REVISION.

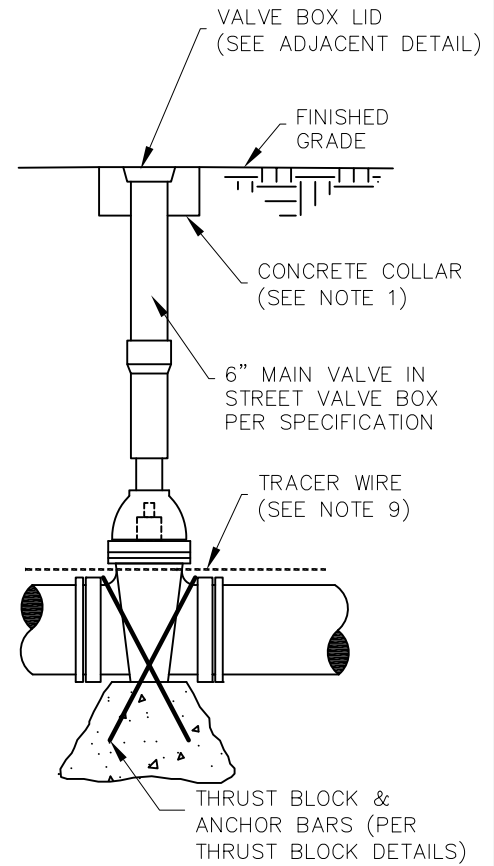
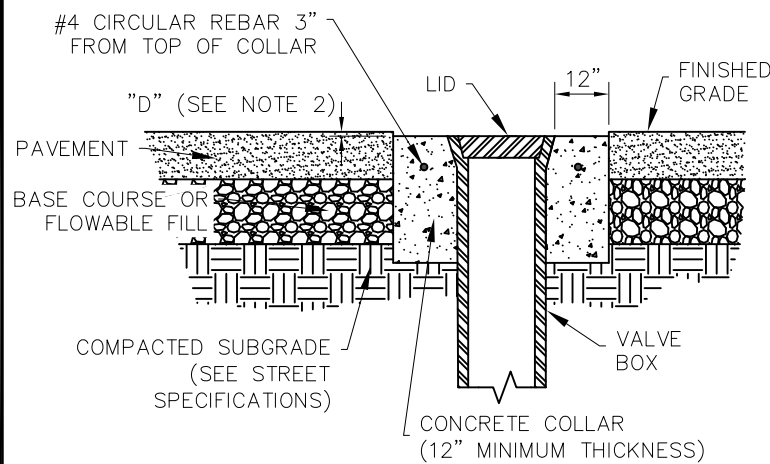
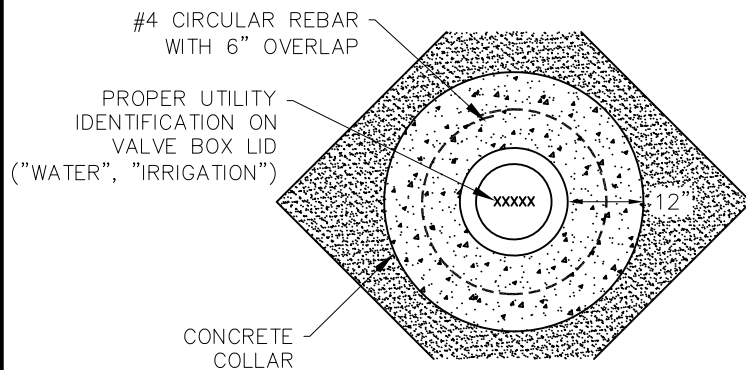


FIRE RISER INSTALLATION

DETAIL W-17

DATE: OCTOBER 2021

SCALE: N.T.S.



NOTES:

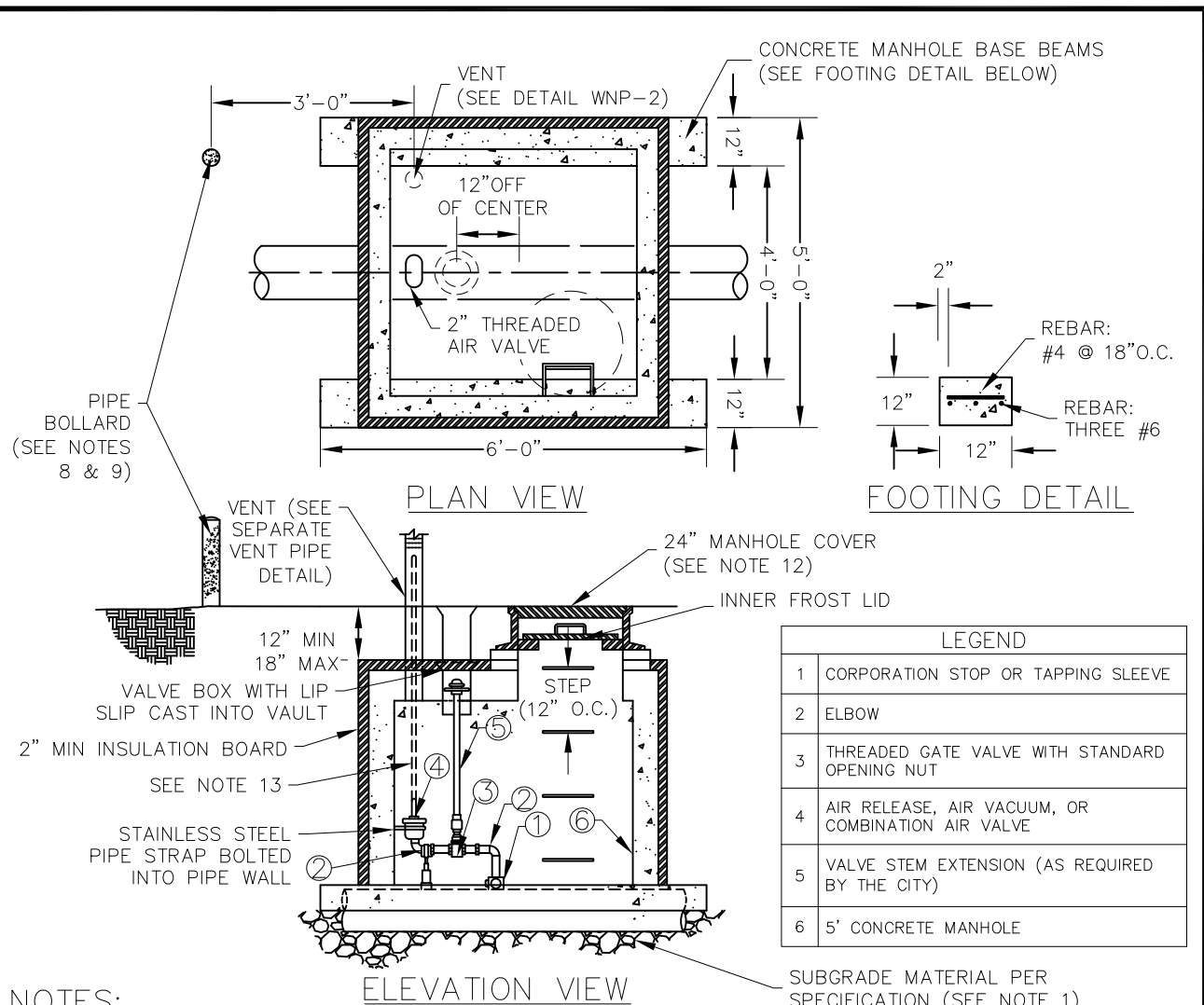
1. VALVE BOX SHALL BE PLACED IN A CONCRETE COLLAR AT THE SURFACE FOR STABILIZATION. REFER TO STREETS STANDARD DETAILS, LATEST REVISION, FOR VALVE BOXES LOCATED IN PUBLIC STREETS AND ROADWAYS.
2. "D" = 1/4" FOR HOT MIX ASPHALT PAVEMENT OVERLAYS, SURFACE TREATMENTS, PAVEMENT RECONSTRUCTION, NEW CONSTRUCTION, AND CONCRETE STREETS.
3. VALVE BOX SHALL BE CENTERED & PLUMB OVER THE OPERATING NUT.
4. OPERATING NUT ON BURIED VALVES SHALL BE BETWEEN 4' & 6' BELOW FINISHED GRADE. EXTENSION REQUIRED IF DEEPER THAN 6' TO BRING THE OPERATING NUT TO THE SPECIFIED RANGE.
5. PROVIDE POLYETHYLENE BOND BREAKER BETWEEN ALL PIPE/FITTINGS AND POURED CONCRETE.
6. ALL BURIED VALVES, FITTINGS, AND APPURTENANCES SHALL BE RESTRAINED AND INSTALLED PER W&S SPECIFICATIONS, LATEST REVISION.
7. ALL BURIED VALVES TO BE INSTALLED ACCORDING TO W&S THRUST BLOCK DETAILS AND SPECIFICATIONS, LATEST REVISION OF EACH.
8. BEDDING AND BACKFILL AROUND VALVE SHALL BE PLACED PER W&S SPECIFICATIONS, LATEST REVISION.
9. INSTALL TEST STATION AND TRACER WIRE ACCORDING TO WATER & SEWER SPECIFICATIONS AND W&S UTILITY LOCATING ("UL") STANDARD DETAILS, LATEST REVISION OF EACH.
10. UNLESS OTHERWISE SPECIFIED, THIS DETAIL ALSO APPLIES TO BOTH POTABLE WATER AND NON-POTABLE IRRIGATION STANDARD VALVES.



STANDARD VALVE AND RISER ASSEMBLY DETAIL NO. W-18

DATE: OCTOBER 2021

SCALE: N.T.S.



NOTES:

1. PLACE 6 INCHES OF SUBGRADE MATERIAL IN THE BOTTOM OF THE MANHOLE TO THE CROWN OF PIPE ONLY. REFER TO WATER & SEWER SPECIFICATIONS, LATEST REVISION, FOR MATERIAL GRADATION.
2. VALVE TYPE AND SIZE SHALL BE SPECIFIED BY THE DESIGN ENGINEER AND APPROVED BY THE CITY.
3. INSTALL AIR RELEASE, AIR/VACUUM, AND COMBINATION AIR VALVES IN ACCORDANCE WITH MFR SPECIFICATIONS.
4. ALL SUPPORT MATERIALS SHALL BE GIVEN 2 COATS OF RUST INHIBITIVE PAINT.
5. TOP FOOTER TO BE 6" HIGHER THAN TOP OF PIPE.
6. VAULT AND MANHOLE COVER TO BE RATED FOR HS-20 TRAFFIC LOADINGS.
7. SEE WATER & SEWER CONSTRUCTION SPECIFICATIONS AND DETAIL W-15, LATEST REVISION, FOR ADDITIONAL RELEVANT VAULT INSTALLATION REQUIREMENTS.
8. PIPE BOLLARD MAY BE OMITTED AT THE CITY OF GREELEY WATER & SEWER DEPARTMENT'S DISCRETION.
9. IF PIPE BOLLARD IS REQUIRED, BOLLARD SHALL BE INSTALLED IN ACCORDANCE WITH THE WATER & SEWER STANDARD DETAILS AND CONSTRUCTION SPECIFICATIONS, LATEST REVISION OF EACH.
10. INSTALL TRACER WIRE ALONG MAIN ACCORDING TO WATER & SEWER SPECIFICATIONS AND W&S UTILITY LOCATING ("UL") STANDARD DETAILS, LATEST REVISION OF EACH.
11. PIPE SHALL BE INSTALLED ACCORDING TO WATER & SEWER SPECIFICATIONS, LATEST REVISION.
12. 24" MANHOLE COVER SHALL BE A BOLT DOWN LID MARKED WITH THE APPROPRIATE UTILITY. REFER TO CITY OF GREELEY WATER & SEWER SPECIFICATIONS, LATEST REVISION, FOR SPECIFIC MANHOLE COVER MFR AND PRODUCT INFORMATION.
13. FOR AIR VACUUM VALVE VAULTS IN REGIONS OF FREQUENT INUNDATION, AIR VALVE INTAKE SHALL BE WATER TIGHT AND PIPED TO THE SURFACE INSIDE THE VENT PIPE WITH 3 INCH SCHEDULE 80 PVC.

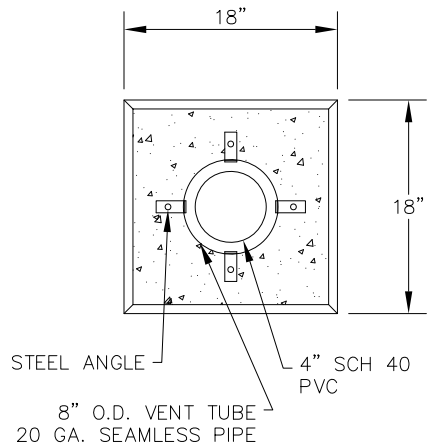


AIR RELEASE/VACUUM, & COMBINATION AIR VALVE & VAULT

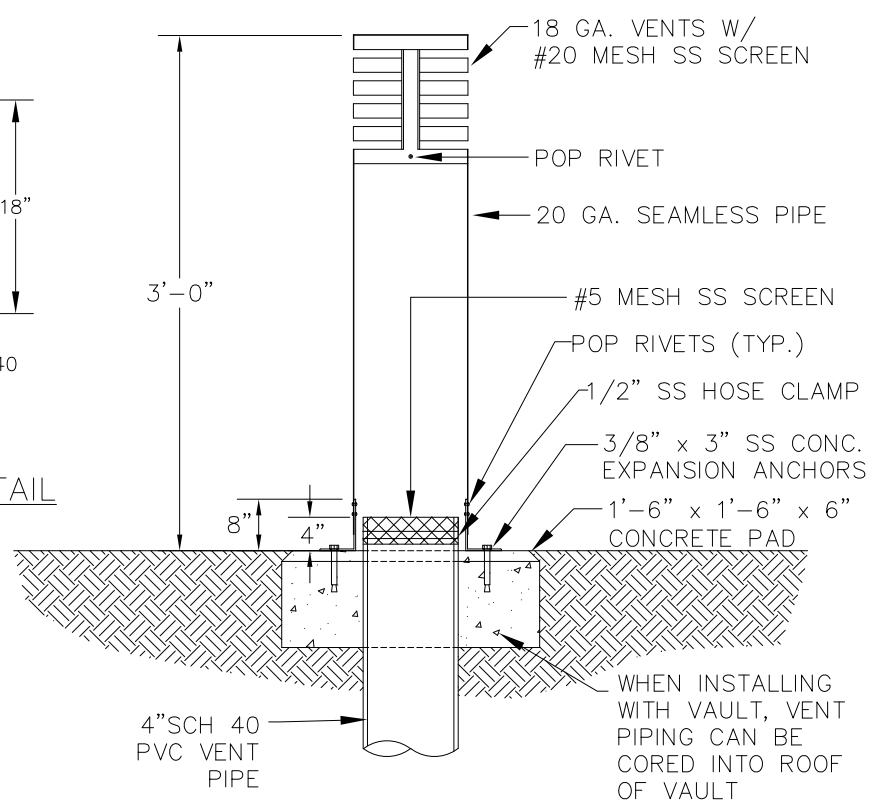
DETAIL WNP-1

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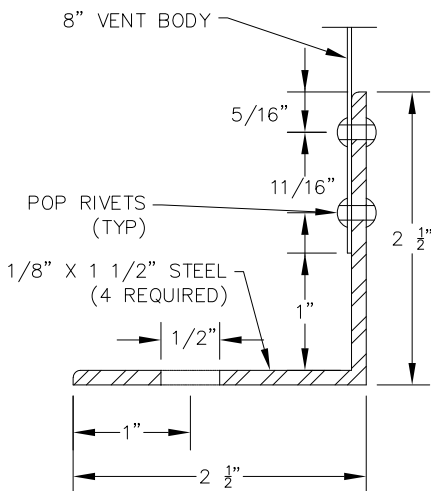
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CONCRETE BASE DETAIL



ROUND VENT SCREEN



STEEL ANGLE DETAIL

NOTES:

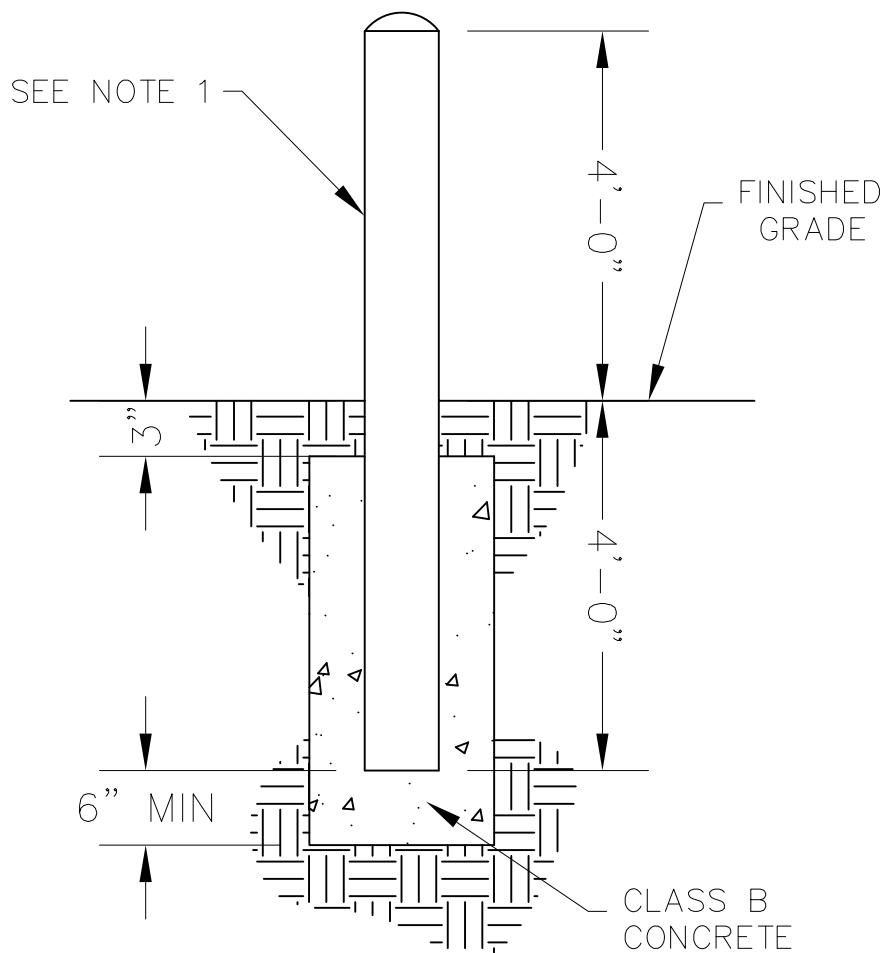
1. REFER TO CONCRETE STANDARD SPECIFICATIONS
2. VENT PIPE SHALL BE MANUFACTURED BY CUSTOM METAL MFG OR APPROVED EQUAL.
3. VENT PIPES SHALL BE PRIMED AND COATED ACCORDING TO THE APWA UNIFORM COLOR CODE FOR THE CORRESPONDING UTILITY:
 - 3.A. POTABLE WATER: SHERWIN-WILLIAMS SAFETY BLUE NO. SW4086 OR APPROVED EQUAL
 - 3.B. NON-POTABLE IRRIGATION: SHERWIN-WILLIAMS SAFETY PURPLE NO. SW 4080 OR APPROVED EQUAL.
4. 4" DIAMETER AIR VENT TO BE PVC SCHEDULE 40 WITH GLUED JOINTS BELOW GRADE.
5. WHEN SITE CONDITIONS PREVENT INSTALLING VENT IN ROOF OF VAULT AND PER WATER & SEWER DEPARTMENT'S DIRECTION, 4" SCH 40 PVC MAY PENETRATE VAULT WALL AND RUN HORIZONTAL BEFORE BENDING VERTICAL AT AN ACCEPTABLE LOCATION FOR THE ROUND VENT SCREEN.
6. PER WATER & SEWER DEPARTMENT'S DIRECTION, A 6" MINIMUM CONCRETE-FILLED BOLLARD MAY BE REQUIRED 3 FT FROM VENT PIPE (REFER TO SEPARATE PIPE BOLLARD DETAIL, LATEST REVISION, FOR ADDITIONAL REQUIREMENTS).



VAULT & AIR/VAC VENT PIPE
DETAIL WNP-2

DATE: OCTOBER 2021

SCALE: N.T.S.



NOTES

1. PROVIDE A 6" MIN SCHEDULE 40 STL. PIPE BOLLARD FILLED WITH CONCRETE WITH ROUNDED TOP, PAINT SAFETY YELLOW.
2. BOLLARD SHALL BE PLACED AT MINIMUM 3'-0" FROM VALVE BOXES, VAULTS, AND CONCRETE STRUCTURES.
3. THE CITY OF GREELEY RESERVES THE RIGHT TO DETERMINE WHERE AND WHEN A PIPE BOLLARD MAY BE REQUIRED OR OMITTED.

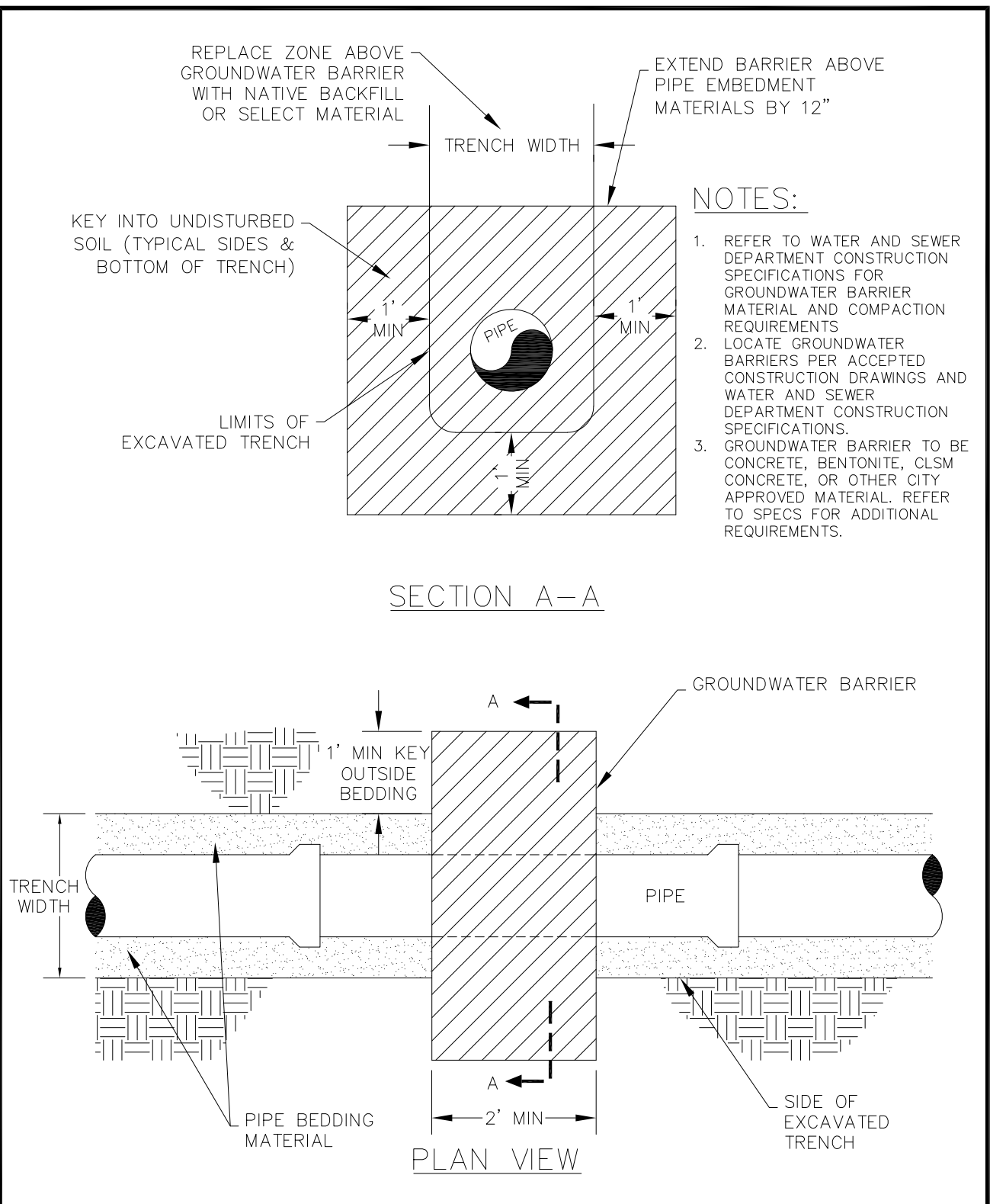


(TYP) CONCRETE PIPE BOLLARD

DETAIL WNP-3

DATE: OCTOBER 2021

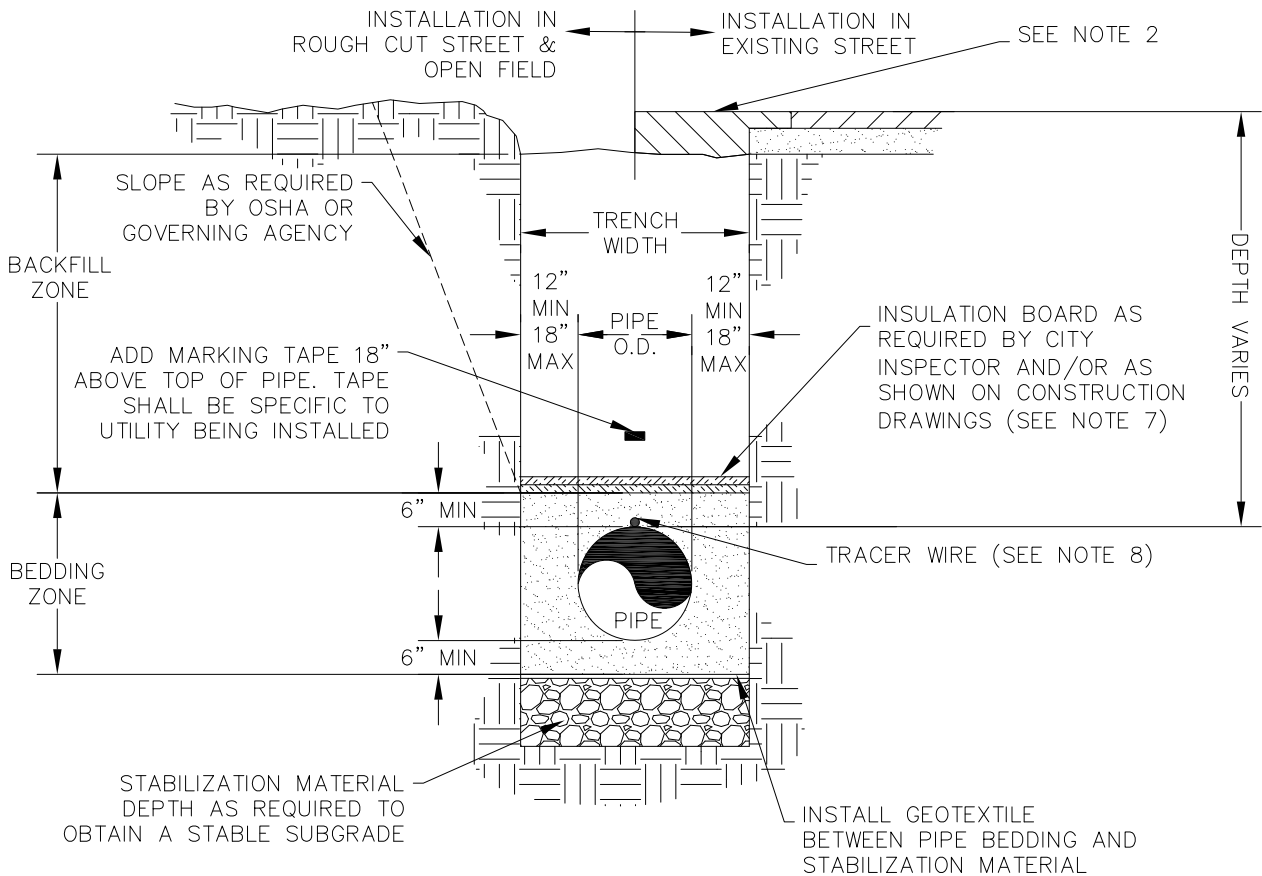
SCALE: N.T.S.



GROUNDWATER BARRIER DETAIL WS-1

DATE: OCTOBER 2021

SCALE: N.T.S.



NOTES:

1. REFER TO WATER AND SEWER DEPARTMENT CONSTRUCTION SPECIFICATIONS FOR STABILIZATION, GEOTEXTILE, BEDDING, BACKFILL MATERIAL, COMPACTION, AND MARKING TAPE REQUIREMENTS. FOR ANY CONFLICT BETWEEN WATER AND SEWER AND PUBLIC WORKS BACKFILL MATERIAL SPECIFICATIONS AND COMPACTION REQUIREMENTS, THE MORE STRINGENT SPECIFICATION SHALL APPLY.
2. REFER TO STREETS DETAIL S-31 "EXISTING STREET PAVEMENT PATCH DETAIL FOR ASPHALT & CONCRETE", CURRENT VERSION, FOR STREET CUT REQUIREMENTS.
3. AN OVER EXCAVATED TRENCH SHALL BE BACKFILLED AND COMPACTED WITH STABILIZATION OR BEDDING MATERIALS (AS PER SPECIFICATIONS) UNDER THE DIRECTION OF THE CITY.
4. PIPELINE SHALL BE INSTALLED IN A PROPOSED FILL AREA PRIOR TO AREA BEING COMPLETELY FILLED TO PROPOSED FINAL GRADES AND COMPACTED PER THE CITY OF GREELEY SPECIFICATIONS.
5. BACKFILLING AND COMPACTION OPERATIONS REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE WATER & SEWER CONSTRUCTION SPECIFICATIONS AND DESIGN CRITERIA. REFER TO WATER AND SEWER EXCAVATION AND FILL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
6. TRENCHES SHALL BE SHORED, BRACED, OR SHEETED PER OSHA REQUIREMENT AND AS NECESSARY FOR THE SAFETY AND PROTECTION OF PERSONNEL AND OTHER UTILITIES.
7. INSULATION BOARD SHALL BE 2" THICK MINIMUM, CONSISTING OF TWO BOARDS (1" MINIMUM PER BOARD) WITH OFFSET JOINTS PLACED ACROSS FULL TRENCH WIDTH. REFER TO LATEST REVISION OF WATER & SEWER SPECIFICATIONS.
8. INSTALL TRACER WIRE ACCORDING TO W&S CONSTRUCTION SPECIFICATIONS AND W&S UTILITY LOCATING ("UL") DETAILS, LATEST REVISION OF EACH.

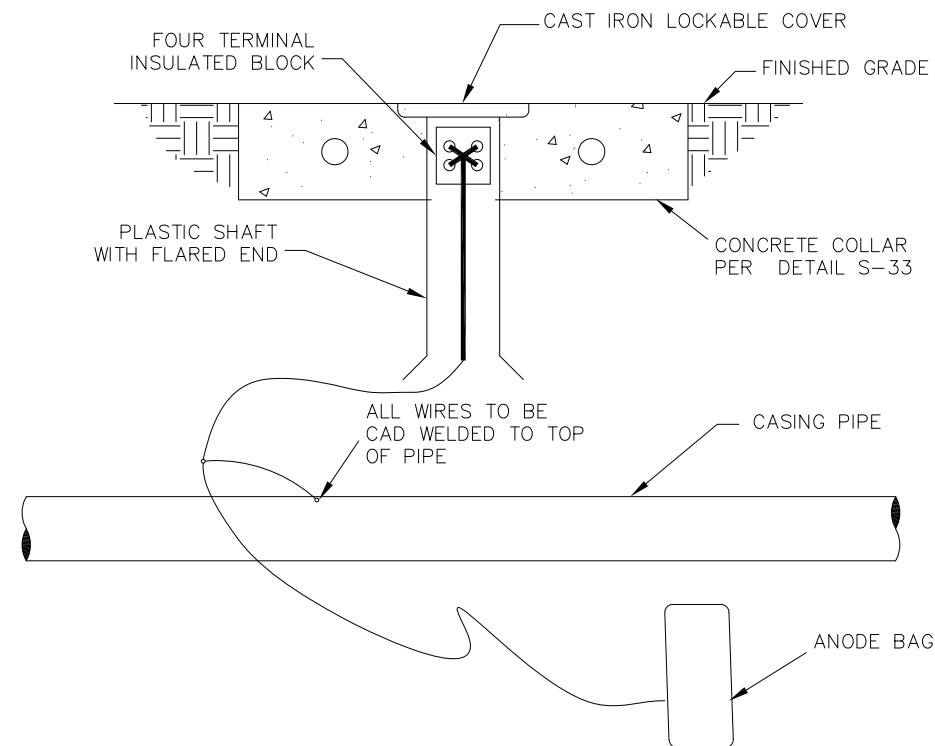


TRENCH CROSS SECTION

DETAIL WS-2

DATE: OCTOBER 2021

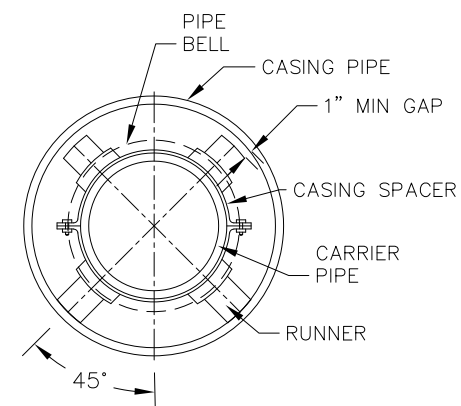
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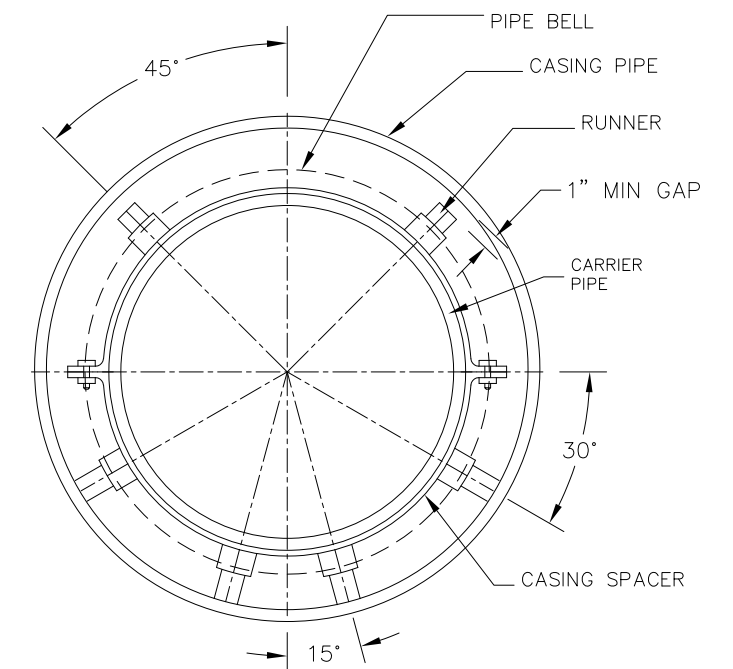
CATHODIC TEST STATION DETAIL

CATHODIC PROTECTION NOTES:

1. INSTALL THE ANODES VERTICALLY OR HORIZONTALLY IN SOIL WITH TOP OF ANODES BELOW THE SPRINGLINE OF THE PIPE. ANODES MUST BE PLACED IN NATIVE SOIL, NOT SELECT BACKFILL SUCH AS SAND, BEDDING, OR CRUSHED ROCK.
2. INSTALL A 17 LB HIGH POTENTIAL MAGNESIUM ANODE BAG ON EACH END OF STEEL CASING PIPES WITH A CATHODIC TEST STATION.
3. STATION TEST WIRES TO BE THHN/THWH.
4. INSTALL A MINIMUM OF 2 FT SLACK AT EACH END OF WIRES.
5. BE CAUTIOUS DURING BACKFILLING. DO NOT DAMAGE OR STRESS WIRES OR CONNECTIONS.



FOR CARRIER PIPES 4"-12"

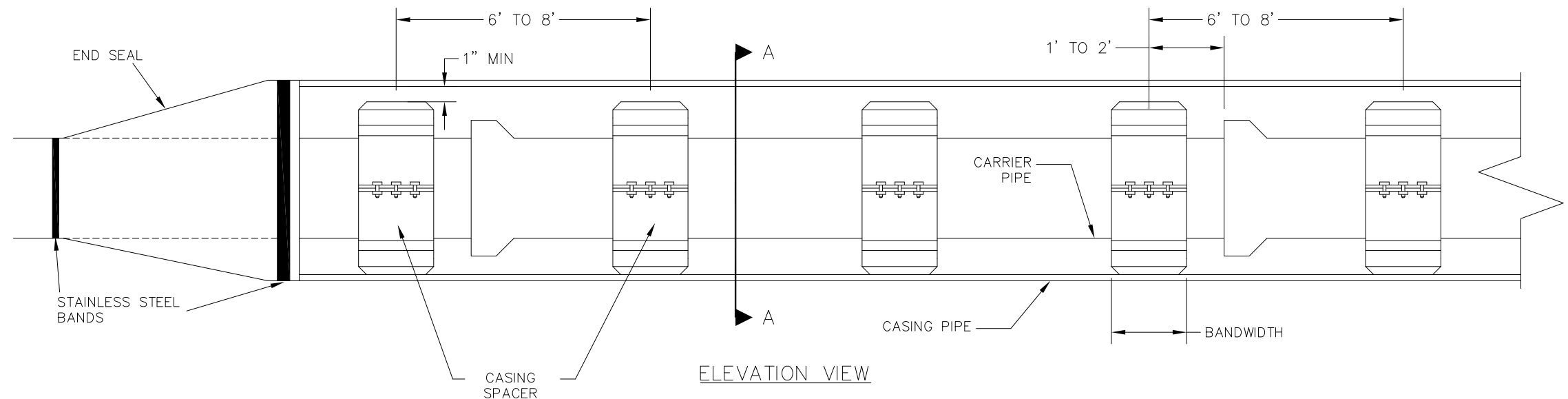


FOR CARRIER PIPES 15" & 16"

SECTION A-A

NOTES:

1. CASING PIPE, CASING SPACERS, AND END SEALS TO BE INSTALLED PER WATER AND SEWER DEPARTMENT CONSTRUCTION SPECIFICATIONS.
2. RECOMMENDED CASING SPACER POSITIONING - PLACE ONE CASING SPACER 1-2 FT ON EITHER SIDE OF THE BELL JOINT AND ONE EVERY 6-8 FT APART THERE AFTER FOR A TOTAL OF 3 CASING SPACERS PER PIPE LENGTH UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER OR CITY.
3. FOR 12" DIAMETER AND SMALLER CARRIER PIPES USE 8" CASING SPACER BANDWIDTH.
4. FOR CARRIER PIPES LARGER THAN 12' DIAMETER USE 12" CASING SPACER BANDWIDTH.
5. CASING SPACERS TO BE IN THE "CENTER RESTRAINED" POSITION.
6. REFER TO WATER & SEWER SPECIFICATIONS, LATEST REVISION, FOR PIPE CASING SIZES AND MATERIALS.
7. ALL BORINGS & ENCASEMENTS WILL REQUIRE END SEALS AS SHOWN.



ELEVATION VIEW



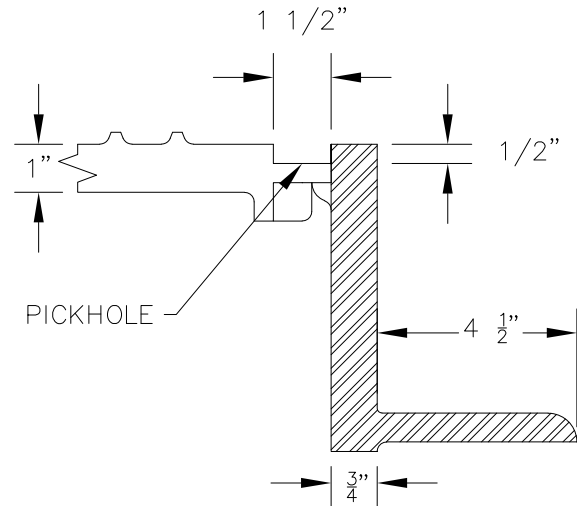
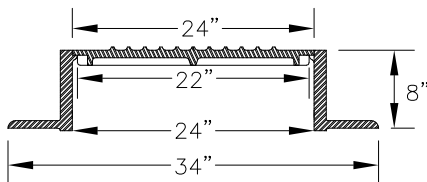
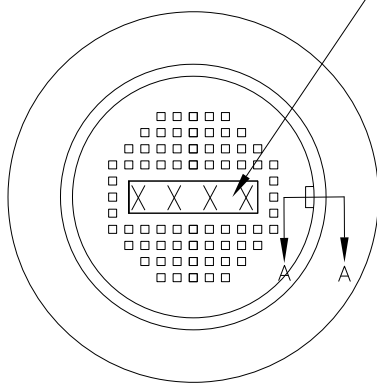
BORINGS AND ENCASEMENTS

DETAIL NO. WS-3

DATE: OCTOBER 2021

SCALE: N.T.S.

PROPER UTILITY IDENTIFICATION
ON MANHOLE COVER (WATER,
SEWER, & IRRIGATION)



SECTION A-A PICK OPENING

NOTES:

- A. ALL RINGS SHALL BE A MAXIMUM EIGHT-INCH (8") IN HEIGHT
- B. STANDARD IRON RING AND COVERS SHALL BE HS-20 LOADING CAPABLE GRAY IRON CONFORMING TO ASTM A48 CLASS 305B, WITH A BLACK BITUMINOUS FINISH.
 1. THE "PROPER UTILITY" DESIGNATION SHALL BE CAST IN THE COVER (WATER, SEWER, NON-POTABLE).
 2. HORIZONTAL BEARING SURFACES OF ALL RINGS AND COVERS SHALL BE MACHINED TO ELIMINATE ANY ROCKING ACTION OR NON-UNIFORM BEARING.
 3. PICK-HOLE SHALL BE ONE AND ONE-HALF INCH (1 1/2") WIDE BY ONE-HALF INCH (1/2") DEEP.
- C. COVERS SHALL BE NON-PERFORATED CHECKER PATTERN WITH MAXIMUM 3/16" "RAISED PATTERN IN NON-PEDESTRIAN TRAFFIC AREAS AND NON-PERFORATED, NON-SKID PATTERN COMPLYING WITH AMERICAN WITH DISABILITIES ACT (ADA) REQUIREMENTS IN PEDESTRIAN TRAFFIC AREAS.
 1. THE "PROPER UTILITY" DESIGNATION SHALL BE CAST IN THE COVER (WATER, SEWER, NON-POTABLE).
 2. RING AND COVER SHALL BE HS-20 TRAFFIC RATED AND SHALL NOT ROCK UNDER TRAFFIC.
- D. MANHOLE COVERS LOCATED WITHIN DESIGNATED 100-YEAR FLOODPLAINS AND AREAS SUBJECT TO FREQUENT WATER INUNDATION SHALL BE THE NON PERFORATED, BOLT DOWN, & GASKETED COVER.
 1. RING AND COVERS SHALL BE HS-20 LOAD CAPABLE, GRAY IRON CONFORMING TO ASTM A48 CLASS 30, WITH BLACK COAT FINISH.
 2. THE "PROPER UTILITY" DESIGNATION SHALL BE CAST IN THE COVER (WATER, WASTEWATER, NON-POTABLE).
- E. REFER TO WATER & SEWER SPECIFICATIONS, LATEST REVISION FOR ALL ACCEPTABLE RING AND COVER MANUFACTURERS & MODELS.

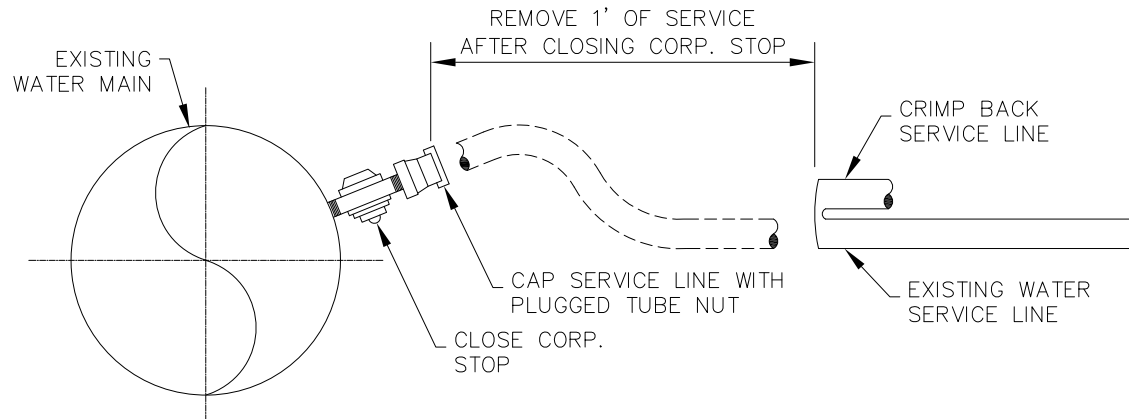


TYPICAL MANHOLE COVER DETAIL

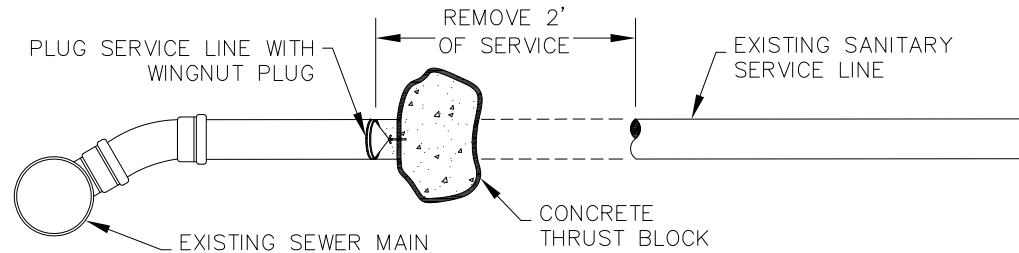
DETAIL WS-4

DATE: OCTOBER 2021

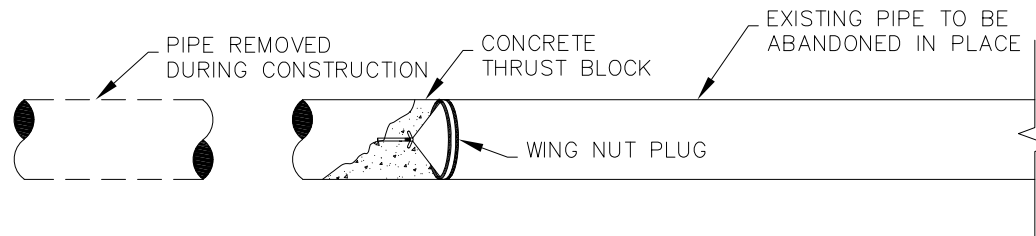
SCALE: N.T.S.



EXISTING WATER SERVICE ABANDONMENT DETAIL



EXISTING SANITARY SEWER SERVICE ABANDONMENT DETAIL



MAIN (WATER OR SEWER) ABANDONMENT DETAIL

NOTES:

WATER SERVICE ABANDONMENT

1. EXISTING WATER SERVICES THAT ARE TO BE ABANDONED SHALL BE ABANDONED AT THE MAIN.
2. SERVICE SHALL HAVE THE CORPORATION STOP CLOSED.
3. PLUGGED TUBE NUT SHALL BE INSTALLED NEAREST TO THE CORPORATION STOP.
4. THE END FURTHEST FROM THE CORPORATION STOP SHALL BE CRIMPED BACK.
5. REMOVE CURB STOP AT PROPERTY LINE.

SANITARY SEWER SERVICE ABANDONMENT

1. EXISTING SANITARY SERVICE LINES TO BE ABANDONED SHALL BE ABANDONED AT THE PROPERTY LINE.
2. CONTRACTOR TO INSTALL CONCRETE THRUST BLOCK BEHIND THE WINGNUT PLUG.

WATER AND SANITARY SEWER ABANDONMENT

1. EXISTING SANITARY SEWER MAINS AND SERVICES ABANDONED IN MANHOLES SHALL HAVE A WING NUT PLUG PLACED 2' OUTSIDE OF MANHOLE & HAVE A CONCRETE THRUST BLOCK PLACED FROM INSIDE THE MANHOLE TO THE WING NUT PLUG.



EXISTING WATER & SANITARY SEWER SERVICE & MAIN ABANDONMENT DETAILS

DETAIL WS-5

DATE: OCTOBER 2021

SCALE: N.T.S.

Director Staff Report

Attachment:

Monthly Building Inspection Report

Monthly Construction Report

January 2022



Community Development BUILDING INSPECTION

This report is two-sided to conserve our natural resources.

CONSTRUCTION ACTIVITY SUMMARY

January 2022

TOTAL PERMIT ACTIVITY

	<u>No. of Permits</u>	<u>Valuation</u>
New Residential, Commercial, Addition & Remodel, Footing and Foundations and Misc.:	238	\$91,581,997

RESIDENTIAL

	<u>No. of Permits/Buildings</u>	<u>No. Units</u>	<u>Valuation</u>
Single Family Dwelling:	23	23	\$ 7,345,633
Multi-Family (Buildings)	20/19	530	\$75,700,056
Remodel and Addition Work:	31	n/a	\$ 537,636

COMMERCIAL

	<u>No. of Permits</u>	<u>Valuation</u>
New Commercial Projects:	19	\$ 3,752,615

Commercial projects valued over \$100,000 are summarized.

- *Construction of a New Fuel Facility with Canopy, at 3505 4th Street, by Woodlake Construction Management, for a Total Valuation of \$350,000.*
- *Construction of a New 7-Eleven Convenience Store, at 3505 4th Street, by Woodlake Construction Management, for a Total Valuation of \$700,000.*
- *Construction of a New Clubhouse/Leasing Office, at 1750 Greeley Mall, by Inland Colorado LLC, for a Total Valuation of \$736,533.*
- *Construction of a New 8-Bay Garage Building for a New Apartment Complex, at 1750 Greeley Mall Garage 1, by Inland Colorado LLC, for a Total Valuation of \$113,328.*
- *Construction of a New 8-Bay Garage Building for New Apartment Complex, at 1750 Greeley Mall Garage 2, by Inland Colorado LLC, for a Total Valuation of \$113,328*
- *Construction of a New Clubhouse/Trash Enclosure/Mail Kiosk, at 2405 38th Avenue, by Brinkman Construction, Inc., for a Total Valuation of \$1,140,158.*



Building Inspection Division Construction Activity Comparative Analysis

		Jan 2022	Jan 2021	YTD 2022	YTD 2021
New Single Family Dwelling Units*	# of Permits # of Units Valuation	23 23 7,345,633	5 5 1,192,256	23 23 7,345,633	5 5 1,192,256
Single Family Footing & Foundation Only	# of Permits Valuation	2 52,114	2 54,515	2 52,114	2 54,515
New Multi-Family Dwellings Units*	# of Permits # of Buildings # of Units Valuation	20 19 530 75,700,056	0	20 19 530 75,700,056	0
Multi-Family Footing & Foundation Only	# of Permits Valuation	0	0	0	0
Residential Additions and Remodels	# of Permits Valuation	31 537,636	25 685,787	31 537,636	25 685,787
New Commercial Projects	# of Permits Valuation	19 3,752,615	0	19 3,752,615	0
Commercial Footing & Foundation Only	# of Permits Valuation	0	0	0	0
Commercial Additions and Remodels	# of Permits Valuation	10 2,654,291	7 431,414	10 2,654,291	7 431,414
Miscellaneous Permits	# of Permits Valuation	130 1,529,652	148 1,406,479	130 1,529,652	148 1,406,479
Mobile Home Permits	# of Permits Valuation	3 10,000	0	3 10,000	0
TOTALS	# of Permits Valuation	238 91,581,997	187 3,770,451	238 91,581,997	187 3,770,451

*Number of units and number of permits will differ due to some multiple unit dwellings being issued under one permit.

Permit Number	ISSUED	JOBVALUE	SITE_ADDR	PERMITTYPE	PERMITSUBTYPE	DESCRIPTION	CONTRACTOR NAME	SITE LOT_NO	SITE_BLOCK	SITE SUBDIVISION	MODELNUMBER	BLDG SQFT	BALANCE DUE
BCN2005-0278	01/13/2022	350,000	3505 4TH ST	COMMERCIAL NEW	CONVENIENCE STORE GAS STATION	Construction of a fuel system and canopy only	Woodlake Construction Management			354 BUSINESS PARK 1ST RPLT		11/29/1908	1/0/1900
BCN2007-0365	01/13/2022	700,000	3505 4TH ST	COMMERCIAL NEW	RETAIL	New 7-Eleven convenience store	Woodlake Construction Management			354 BUSINESS PARK 1ST RPLT		5/2/1911	1/0/1900
BCN2106-0403	01/21/2022	4,470,428	1750 GREELEY MALL BLDG B	COMMERCIAL NEW	APARTMENT	New 4 Story 32 Unit Apartment Building (Type 5)	INLAND COLORADO LLC	1	NONE	GREELEY MALL MINOR 1ST REPLAT		35,712.00	0.00
BCN2106-0478	01/21/2022	5,043,251.00	1750 GREELEY MALL BLDG C	COMMERCIAL NEW	AMUSEMENT RECREATION	New 4 Story 32 Unit Apartment Building (Type 3)	INLAND COLORADO LLC	1	NONE	GREELEY MALL MINOR 1ST REPLAT		40,288.00	0.00
BCN2106-0480	01/21/2022	4,209,553	1750 GREELEY MALL BLDG D	COMMERCIAL NEW	APARTMENT	New 4 Story 32 Unit Apartment Building (Type 1)	Inland Colorado, LLC	1	NONE	GREELEY MALL MINOR 1ST REPLAT		33,628.00	0.00
BCN2106-0481	01/21/2022	4,754,937	1750 GREELEY MALL BLDG E	COMMERCIAL NEW	APARTMENT	New 4 Story 32 Unit Apartment Building (Type 2)	INLAND COLORADO LLC	1	NONE	GREELEY MALL MINOR 1ST REPLAT		37,984.00	0.00
BCN2106-0482	01/21/2022	4,209,553	1750 GREELEY MALL BLDG F	COMMERCIAL NEW	APARTMENT	New 4 Story 32 Unit Apartment Building (Type 1)	INLAND COLORADO LLC	1	NONE	GREELEY MALL MINOR 1ST REPLAT		33,628.00	0.00
BCN2106-0484	01/21/2022	2,094,011	1750 GREELEY MALL BLDG G	COMMERCIAL NEW	APARTMENT	New 4 Story 16 Unit Apartment Building (Type 6)	INLAND COLORADO LLC	1	NONE	GREELEY MALL MINOR 1ST REPLAT		16,728.00	0.00
BCN2106-0485	01/21/2022	5,043,251	1750 GREELEY MALL BLDG H	COMMERCIAL NEW	APARTMENT	New 4 Story 32 Unit Apartment Building (Type 3)	INLAND COLORADO LLC	1	NONE	GREELEY MALL MINOR 1ST REPLAT		40,288.00	0.00
BCN2106-0486	01/21/2022	1,937,285	1750 GREELEY MALL BLDG J	COMMERCIAL NEW	APARTMENT	New 4 Story 16 Unit Apartment Building (Type 4)	INLAND COLORADO LLC	1	NONE	GREELEY MALL MINOR 1ST REPLAT		15,467.00	0.00
BCN2106-0487	01/21/2022	736,533	1750 GREELEY MALL CLUBHOUSE	COMMERCIAL NEW	OFFICE BANK PROFESSIONAL	Building A (Club House)- New 1 story leasing office	INLAND COLORADO LLC	1	NONE	GREELEY MALL MINOR 1ST REPLAT		2/18/1911	1/0/1900
BCN2107-0389	01/21/2022	113,328	1750 GREELEY MALL Garage 1	COMMERCIAL NEW	PARKING GARAGE	Construct a New 8 Bay Garage Building	INLAND COLORADO LLC	1	NONE	GREELEY MALL MINOR 1ST REPLAT		1/18/1906	1/0/1900
BCN2107-0390	01/21/2022	113,328	1750 GREELEY MALL Garage 2	COMMERCIAL NEW	PARKING GARAGE	Construct a New 8 Bay Garage Building	INLAND COLORADO LLC	1	NONE	GREELEY MALL MINOR 1ST REPLAT		1/1/1906	1/0/1900
BCN2107-0391	01/21/2022	95,585	1750 GREELEY MALL Garage 3	COMMERCIAL NEW	PARKING GARAGE	Construct a New 7 Bay Garage Building	INLAND COLORADO LLC	1	NONE	GREELEY MALL MINOR 1ST REPLAT		2/6/1905	1/0/1900
BCN2107-0392	01/21/2022	99,944	1750 GREELEY MALL Garage 4	COMMERCIAL NEW	PARKING GARAGE	Construct a New 7 Bay Garage Building	INLAND COLORADO LLC	1	NONE	GREELEY MALL MINOR 1ST REPLAT		5/2/1905	1/0/1900
BCN2107-0393	01/21/2022	95,585	1750 GREELEY MALL Garage 5	COMMERCIAL NEW	PARKING GARAGE	Construct a New 7 Bay Garage Building	INLAND COLORADO LLC	1	NONE	GREELEY MALL MINOR 1ST REPLAT		2/6/1905	1/0/1900
BCN2109-0375	01/21/2022	6,601,461	2409 38TH AVE	COMMERCIAL NEW	APARTMENT	New 3 Story 48 Unit Apartment Building (Bldg A-2)	BRINKMAN CONSTRUCTION, INC.			OTG AT CENTERPLACE		48,281.00	0.00
BCN2109-0377	01/21/2022	6,601,461	2401 38TH AVE	COMMERCIAL NEW	APARTMENT	New 3 Story 48 Unit Apartment Building (Bldg A-3)	BRINKMAN CONSTRUCTION, INC.			OTG AT CENTERPLACE		48,281.00	0.00
BCN2109-0378	01/21/2022	1,140,158	2405 38TH AVE CLUBHOUSE	COMMERCIAL NEW	AMUSEMENT RECREATION	1 Story Clubhouse and Trash Enclosures Mail Kiosk	BRINKMAN CONSTRUCTION, INC.			OTG AT CENTERPLACE		3/9/1919	1/0/1900
BCN2109-0379	01/21/2022	4,890,969	2425 38TH AVE	COMMERCIAL NEW	APARTMENT	New 3 Story 36 Unit Apartment Building (Bldg B-4)	BRINKMAN CONSTRUCTION, INC.			OTG AT CENTERPLACE		35,771.00	0.00
BCN2109-0380	01/21/2022	4,890,969	2413 38TH AVE	COMMERCIAL NEW	APARTMENT	New 3 Story 36 Unit Apartment Building (Bldg B-7)	BRINKMAN CONSTRUCTION, INC.			OTG AT CENTERPLACE		35,771.00	0.00
BCN2109-0381	01/21/2022	4,890,969	2433 38TH AVE	COMMERCIAL NEW	APARTMENT	New 3 Story 36 Unit Apartment Building (Bldg B-8)	BRINKMAN CONSTRUCTION, INC.			OTG AT CENTERPLACE		35,771.00	0.00
BCN2109-0383	01/21/2022	4,890,969	2429 38TH AVE	COMMERCIAL NEW	APARTMENT	New 3 Story 36 Unit Apartment Building (Bldg B-9)	BRINKMAN CONSTRUCTION, INC.			OTG AT CENTERPLACE		35,771.00	0.00
BCN2109-0384	01/21/2022	4,430,599	2421 38TH AVE	COMMERCIAL NEW	APARTMENT	New 3 Story 30 Unit Apartment Building (Bldg C)	BRINKMAN CONSTRUCTION, INC.			OTG AT CENTERPLACE		32,404.00	0.00
BCN2109-0385	01/21/2022	3,560,859	2417 38TH AVE	COMMERCIAL NEW	APARTMENT	New 3 Story 24 Unit Apartment Building (Bldg D)	BRINKMAN CONSTRUCTION, INC.			OTG AT CENTERPLACE		26,043.00	0.00
BCN2109-0386	01/21/2022	1,293,011	2437 38TH AVE	COMMERCIAL NEW	APARTMENT	New 2 Story 5 Unit Apartment Building (Bldg E)	BRINKMAN CONSTRUCTION, INC.			OTG AT CENTERPLACE		9,385.00	0.00
BCN2109-0387	01/21/2022	1,268,444	2441 38TH AVE	COMMERCIAL NEW	APARTMENT	New 2 Story 5 Unit Apartment Building (Bldg F)	BRINKMAN CONSTRUCTION, INC.			OTG AT CENTERPLACE		9,277.00	0.00
BCN2109-0388	01/21/2022	32,578	2409 38TH AVE G-1	COMMERCIAL NEW	PARKING GARAGE	1 Story 6 Bay Garage Building (G-1)	BRINKMAN CONSTRUCTION, INC.			OTG AT CENTERPLACE		12/27/1903	1/0/1900
BCN2109-0389	01/21/2022	29,649	2409 38TH AVE G-2	COMMERCIAL NEW	PARKING GARAGE	New 1 Story 6 Bay Garage Building (G-2)	BRINKMAN CONSTRUCTION, INC.			OTG AT CENTERPLACE		8/18/1903	1/0/1900
BCN2109-0390	01/21/2022	29,649	2425 38TH AVE G-3	COMMERCIAL NEW	PARKING GARAGE	1 Story 6 Bay Garage Building (G-3)	BRINKMAN CONSTRUCTION, INC.			OTG AT CENTERPLACE		8/18/1903	1/0/1900
BCN2109-0392	01/21/2022	29,649	2425 38TH AVE G-4	COMMERCIAL NEW	PARKING GARAGE	1 Story 6 Bay Garage Building (G-4)	BRINKMAN CONSTRUCTION, INC.			OTG AT CENTERPLACE		8/18/1903	1/0/1900
BCN2109-0393	01/21/2022	29,649	2425 38TH AVE G-5	COMMERCIAL NEW	PARKING GARAGE	1 Story 6 Bay Garage Building (G-5)	BRINKMAN CONSTRUCTION, INC.			OTG AT CENTERPLACE		8/18/1903	1/0/1900
BCN2109-0395	01/21/2022	29,649	2421 38TH AVE G-6	COMMERCIAL NEW	PARKING GARAGE	1 Story 6 Bay Garage Building (G-6)	BRINKMAN CONSTRUCTION, INC.			OTG AT CENTERPLACE		8/18/1903	1/0/1900
BCN2109-0396	01/21/2022	35,016	2433 38TH AVE G-7	COMMERCIAL NEW	PARKING GARAGE	1 Story 6 Bay Garage Building (G-7)	BRINKMAN CONSTRUCTION, INC.			OTG AT CENTERPLACE		4/14/1904	1/0/1900
BCN2109-0397	01/21/2022	22,315	2405 38TH AVE MAINT BLDG	COMMERCIAL NEW	APARTMENT	1 Story Maintenance Building	BRINKMAN CONSTRUCTION, INC.			OTG AT CENTERPLACE		9/24/1902	1/0/1900
BCN2111-0275	01/18/2022	35,000	1847 61ST AVE	COMMERCIAL NEW	WAREHOUSE	Metal Building for Fiber Optic Hut	ROCHE CONSTRUCTORS INC	3B	NONE	FOX RUN BUSINESS PARK RPLT B		11/13/1900	1/0/1900
BCN2111-0277	01/18/2022	35,000	2528 16TH ST	COMMERCIAL NEW	WAREHOUSE	Metal Building for Fiber Optic Hut	ROCHE CONSTRUCTORS INC	NONE	OL A	ROLLING HILLS 1ST ADD		11/13/1900	1/0/1900
BCN2201-0220	01/28/2022	1,000	2409 38TH AVE	COMMERCIAL NEW	CONSTRUCTION TRAILER	Construction Trailer	DAVE LENORT			OTG AT CENTERPLACE		1400	0
BCX2107-0464	01/21/2022	41,024	1750 GREELEY MALL Maint Bldg	COMMERCIAL EXISTING	ACCESSORY STRUCTURES	Construct a New 1 Story Maintenance Building	INLAND COLORADO LLC	1	NONE	GREELEY MALL MINOR 1ST REPLAT		388151.00	0.00
BCX2107-0465	01/21/2022	17,178	1750 GREELEY MALL Mail Kiosk	COMMERCIAL EXISTING	ACCESSORY STRUCTURES	Construct a New Mail Kiosk Building	INLAND COLORADO LLC	1	NONE	GREELEY MALL MINOR 1ST REPLAT		388151.00	0.00
BCX2111-0251	01/14/2022	66,190	2400 16TH ST	COMMERCIAL EXISTING	REMODEL FINISH	CHANNING SCHOOL DISTRICT	CHANNING CONSTRUCTION	1		CHANNINGWOOD SQUARE		2400	0.00
BCX2111-0260	01/31/2022	2,281,370	6801 29TH AVE	COMMERCIAL EXISTING	REMODEL	DEMO AND PARTIAL CONSTR. TO PREPARE FOR HOSPITAL BUILDING	David Boyles	1	NONE	VILLAGE AT ST MICHAELS FG #2		29000.00	0.00
BCX2112-0338	01/13/2022	1,000	1859 2ND AVE	COMMERCIAL EXISTING	REMODEL	Build 2 walls to make customer waiting area.	TESHUVAH RENOVATIONS	1	NONE	OSBORN INDUSTRIAL PARK MINOR 1ST RPLT		336.00	0.00
BCX2112-0382	01/07/2022	27,826	500 27TH ST	COMMERCIAL EXISTING	REMODEL	Add 2 offices and a mezzanine	TURKEY BUILDERS	8	NONE	ARLINGTON GARDENS		1200.00	0.00
BCX2201-0057	01/14/2022	143,700	1750 GREELEY MALL	COMMERCIAL EXISTING	DEMOLITION	Demolition of Mall Structure	Alpine Demolition and Recycling, LLC	1	NONE	GREELEY MALL MINOR 1ST REPLAT		27024.00	0.00
BCX2201-0058	01/14/2022	10,013	1703 GREELEY MALL	COMMERCIAL EXISTING	DEMOLITION	Demolition of 2 structures	Alpine Demolition and Recycling, LLC	1	NONE	GREELEY MALL MINOR 1ST REPLAT		324.00	0.00
BCX2201-0059	01/14/2022	40,000	2050 GREELEY MALL	COMMERCIAL EXISTING	DEMOLITION	Demolition of Theatre Structure	Alpine Demolition and Recycling, LLC	1	NONE	GREELEY MALL MINOR SUB		8331.00	0.00
BCX2201-0197	01/28/2022	28,010	4214 CENTERPLACE DR	COMMERCIAL EXISTING	REMODEL	damage to building due to Car Accident	Nicholas Lloyd	1		CENTERPLACE PHASE 3 MINOR SUB		3750.00	0.00
BRN2106-0290	01/04/2022	335,419	5701 2ND STREET RD	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	1 Unit of New Duplex Incl AC Unfin Bsmt Incl Lwn Sprkrl	BENCHMARK CUSTOM HOMES	6		COTTAGES AT KELLY FARM	D	2,288.00	0.00
BRN2106-0310	01/04/2022	292,557	5705 2ND STREET RD	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	1 Unit of New Duplex Incl AC Unfin Bsmt Incl Lwn Sprkrl	BENCHMARK CUSTOM HOMES	7		COTTAGES AT KELLY FARM	B	1,915.00	0.00
BRN2109-0021	01/04/2022	387,206	2232 N 47TH AVE 1	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Cvdrl Prch Incl AC No Bsmt Incl Lwn Sprkrl	XBARV CONSTRUCTION	NONE	NONE	SVETLOV MINOR 2ND RPLT		2,670.00	0.00
BRN2110-0263	01/11/2022	350,366	6103 B ST	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Cvdrl Prch Patio Incl AC Cowl Spc Incl Lwn Sprkrl	DR HORTON	14	2	NORTHIDGE ESTATES 1ST REPLAT	X426	2,222.00	0.00
BRN2110-0465	01/03/2022	275,435	1216 104TH AVENUE CT	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	Full Permit 1216 104th Ave Ct 4B	BARTRAN	5	8	PROMONTORY RESIDENTIAL 3RD FG		1,871.00	0.00
BRN2112-0065	01/18/2022	434,430	740 67TH AVE	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Cvdrl Prch Incl AC 414 sf Finish Bsmt Incl Lwn Sprkrl	HARTFORD CONSTRUCTION LLC	140	1	CITY CENTER WEST RESIDENTIAL 2ND FG		2,570.00	0.00
BRN2112-0241	01/18/2022	298,835	717 67TH AVE	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Cvdrl Prch Incl AC 965 sf Finish Bsmt Incl Lwn Sprkrl	HARTFORD CONSTRUCTION LLC	53	1	CITY CENTER WEST RESIDENTIAL 2ND FG	Plan 6 Twain	1,654.00	0.00
BRN2112-0243	01/24/2022	451,519	713 67TH AVE	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Cvdrl Prch Incl AC 918 sf Finish Bsmt Incl Lwn Sprkrl	HARTFORD CONSTRUCTION LLC	52	1	CITY CENTER WEST RESIDENTIAL 2ND FG	Plan 6 Twain	2,570.00	0.00
BRN2112-0258	01/04/2022	260,322	10318 19TH ST	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Cvdrl Prch No AC Unfinish Bsmt Incl Lwn Sprkrl	Journey Homes, LLC			PROMONTORY IMAGINE SCHOOL 3RD FG	SL1604	1,604.00	0.00
BRN2112-0259	01/04/2022	289,144	10314 19TH ST	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Cvdrl Prch No AC Unfinish Bsmt Incl Lwn Sprkrl	Journey Homes, LLC			PROMONTORY IMAGINE SCHOOL 3RD FG	SL1788	1,788.00	0.00
BRN2112-0260	01/04/2022	304,553	10310 19TH ST	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Cvdrl Prch No aC Unfinish Bsmt Incl Lwn Sprkrl	Journey Homes, LLC			PROMONTORY IMAGINE SCHOOL 3RD FG	SL1888	1,888.00	0.00
BRN2112-0261	01/04/2022	283,760	10306 19TH ST	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Cvdrl Prch No AC Unfinish Bsmt Incl Lwn Sprkrl	Journey Homes, LLC			PROMONTORY IMAGINE SCHOOL 3RD FG	TS1712	1,712.00	0.00
BRN2112-0262	01/04/2022	289,324	10302 19TH ST	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Cvdrl Prch No AC Unfinish Bsmt Incl Lwn Sprkrl	Journey Homes, LLC			PROMONTORY IMAGINE SCHOOL 3RD FG	SL1604	1,604.00	0.00
BRN2112-0263	01/04/2022	207,476	10224 19TH ST	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Cvdrl Prch No AC Unfinish Bsmt Incl Lwn Sprkrl	Journey Homes, LLC			PROMONTORY IMAGINE SCHOOL 3RD FG	R1208	1,208.00	0.00
BRN2112-0264	01/04/2022	288,245	10220 19TH ST	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Cvdrl Prch No AC Unfinish Bsmt Incl Lwn Sprkrl	Journey Homes, LLC			PROMONTORY IMAGINE SCHOOL 3RD FG	SL1788	1,788.00	0.00
BRN2112-0265	01/04/2022	260,322	10216 19TH ST	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Cvdrl Prch No AC Unfinish Bsmt Incl Lwn Sprkrl	Journey Homes, LLC			PROMONTORY IMAGINE SCHOOL 3RD FG	SL1604	1,604.00	0.00
BRN2112-0266	01/04/2022	219,775	10212 19TH ST	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Cvdrl Prch No AC Unfinish Bsmt Incl Lwn Sprkrl	Journey Homes, LLC			PROMONTORY IMAGINE SCHOOL 3RD FG	R1288	1,288.00	0.00
BRN2112-0267	01/04/2022	288,245	10208 19TH ST	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Cvdrl Prch No AC Unfinish Bsmt Incl Lwn Sprkrl	Journey Homes, LLC			PROMONTORY IMAGINE SCHOOL 3RD FG	SL1788	1,788.00	0.00
BRN2112-0268	01/04/2022	304,553	10204 19TH ST	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Cvdrl Prch No AC Unfinish Bsmt Incl Lwn Sprkrl	Journey Homes, LLC			PROMONTORY IMAGINE SCHOOL 3RD FG	SL1888	1,888.00	0.00
BRN2112-0346	01/12/2022	258,941	6107 B ST	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Cvdrl Prch Incl AC No Bsmt Incl Lwn Sprkrl Cowl Spc	Brienne Clifton	15	2	NORTHIDGE ESTATES 1ST REPLAT	X450	1,635.00	0.00
BRN2112-0355	01/12/2022	392,888	6111 B ST	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Cvdrl Prch Incl AC No Bsmt Incl Lwn Sprkrl Cowl Spc	DR HORTON	16	2	NORTHIDGE ESTATES 1ST REPLAT	X430	2,546.00	0.00
BRN2112-0357	01/11/2022	420,924	6115 B ST	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Cvdrl Prch Incl AC No Bsmt Incl Lwn Sprkrl Cowl Spc	DR HORTON	17	2	NORTHIDGE ESTATES 1ST REPLAT	X452	2,718.00	0.00
BRN2112-0361	01/14/2022	408,828	6119 B ST	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Cvdrl Prch Incl AC No Bsmt Incl Lwn Sprkrl Cowl Spc	DR HORTON	18	2	NORTHIDGE ESTATES 1ST REPLAT	X429	2,652.00	0.00
BRN2112-0371	01/06/2022	4,500	2036 1ST AVE SPC 446	RESIDENTIAL NEW	MOBILE HOME	Mobile Home Installation	D & H PROJECT MANAGEMENT LLC	6	1	WERKHEISER 1ST ANNEX		1056	0
BRN2112-0372	01/06/2022	4,500	2036 1ST AVE SPC 462	RESIDENTIAL NEW	MOBILE HOME	Mobile Home Installation	D & H PROJECT MANAGEMENT LLC	6	1	WERKHEISER 1ST ANNEX		1056	0
BRN2112-0373	01/14/2022	279,641	6147 B ST	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Cvdrl Prch Incl AC No Bsmt Incl Lwn Sprkrl Cowl Spc	DR HORTON	25	2	NORTHIDGE ESTATES 1ST REPLAT	X422	1,771.00	0.00
BRN2112-0379	01/27/2022	419,903	161 66TH AVE	RESIDENTIAL NEW	SINGLE FAMILY DWELLING	New SFD Cvdrl Prch Incl AC 512 sf Finish Bsmt Incl Lwn Sprkrl	HARTFORD CONSTRUCTION LLC	163	1	CITY CENTER WEST RESIDENTIAL 2ND FG			

ELEC2201-0297	01/27/2022	750 1890 PROMONTORY PKWY	ELECTRICAL	SERVICE	Electrical Hook Up Remote TV Cabinet for Comcast of Colorado	TRI-CITY ELECTRIC II			PROMONTORY IMAGINE SCHOOL 3RD FG			0	0
MECH2201-0002	01/03/2022	5,300 2117 6TH ST	MECHANICAL	FURNACE	Remove and install 120K BTU Furnace		9	1	EVANS SUB			0	0
MECH2201-0003	01/03/2022	5,000 1117 8TH ST	MECHANICAL	FURNACE	Furnace replace	AMERICAN AIR HEATING & A/C	6	47	GREELEY CITY			0	0
MECH2201-0008	01/03/2022	8,791 5151 29TH ST 408	MECHANICAL	FURNACE AND AIR CONDITIONING	Replacing furnace- 70,000 BTU/s/ AC; 2.5 Ton	FORT COLLINS HEATING & AIR	GCE	NONE	PINNACLE AT T-BONE RANCH PHASE I			0	0
MECH2201-0009	01/03/2022	2,325 307 25TH AVE	MECHANICAL	FURNACE	replace furnace with new 95% AFUE furnace 40,000 btu/h	Energy Resource Center	9	3	AXSOM SUB 1ST ADD			0	0
MECH2201-0011	01/03/2022	3,000 10603 20TH ST	MECHANICAL	AIR CONDITIONING	1821 104th Ave Ct - AC	Journey Homes, LLC			PROMONTORY IMAGINE SCHOOL 2ND FG			0	0
MECH2201-0012	01/03/2022	3,000 10203 19th st rd	MECHANICAL	AIR CONDITIONING	10203 19th St Rd - AC	Journey Homes, LLC			PROMONTORY IMAGINE SCHOOL 2ND FG			0	0
MECH2201-0016	01/03/2022	8,116 1750 GLEN MEADOWS DR	MECHANICAL	AIR CONDITIONING	installing 13 seer/2 ton AC and 80% eff/70k BTU furnace	IMS HEATING & AIR INC	25	NONE	GLEN MEADOWS TOWNHOMES 3RD AM 1ST RPLT			0	0
MECH2201-0023	01/04/2022	24,650 1304 50TH AVENUE CT	MECHANICAL	FURNACE AND AIR CONDITIONING	Remove existing furn/ac and replace like new furn/ac	ALLEN PLUMBING & HEATING	1	1	COUNTRY CLUB WEST FG#2			0	0
MECH2201-0026	01/04/2022	2,550 3102 17TH AVE 138	MECHANICAL	FURNACE	replace furnace with new 95% AFUE furnace 45,000 btu/h	Energy Resource Center	NONE	NONE	NORGREN 1ST ANNEX			0	0
MECH2201-0042	01/05/2022	34,800 513 39TH AVE	MECHANICAL	FURNACE AND AIR CONDITIONING	Remove and install 80K BTU 97% Furnace and 3 Ton AC		14	6	WESTMOOR 1ST FG AM RPLT L9,13-16 B6			0	0
MECH2201-0043	01/05/2022	8,000 5328 3RD STREET RD	MECHANICAL	FURNACE	Replace HE gas furnace	RAMS PLUMBING INC	1	1	HUNTERS COVE GREELEY			0	0
MECH2201-0056	01/06/2022	3,000 10603 20TH ST	MECHANICAL	AIR CONDITIONING	1813 102nd Ave - AC	Journey Homes, LLC			PROMONTORY IMAGINE SCHOOL 2ND FG			0	0
MECH2201-0083	01/10/2022	1,200 2223 27TH AVE	MECHANICAL	GAS TEST	gas pressure test	GOLDEN RULE PLUMBING	5	4	CASCADE PARK 4TH ADD			0	0
MECH2201-0086	01/10/2022	17,300 2658 12TH AVENUE CT	MECHANICAL	FURNACE AND AIR CONDITIONING	Remove and install 80K BTU 96% Furnace and 2.5 ton AC		15	23	FARRS 5TH ADD			0	0
MECH2201-0090	01/10/2022	6,000 10603 20TH ST	MECHANICAL	AIR CONDITIONING	10439 18th St - AC & Fireplace	Journey Homes, LLC			PROMONTORY IMAGINE SCHOOL 2ND FG			0	0
MECH2201-0092	01/10/2022	3,000 10603 20TH ST	MECHANICAL	AIR CONDITIONING	1804 102nd Ave - AC	Journey Homes, LLC			PROMONTORY IMAGINE SCHOOL 2ND FG			0	0
MECH2201-0099	01/11/2022	1,653 1524 11TH AVE	MECHANICAL	FURNACE	INSTALL FURNACE	A-1 HEATING AND AIR CONDITIONING	6	162	CRANFORDS SUB OF BLOCKS 162 & 155			0	0
MECH2201-0101	01/11/2022	3,000 10603 20TH ST	MECHANICAL	AIR CONDITIONING	1810 102nd Ave Ct - AC	Journey Homes, LLC			PROMONTORY IMAGINE SCHOOL 2ND FG			0	0
MECH2201-0123	01/12/2022	3,791 8600 20TH ST 18	MECHANICAL	FURNACE	INSTALL FURNACE	A-1 HEATING AND AIR CONDITIONING	14	2	GOVINGTON KNOLLS			0	0
MECH2201-0136	01/13/2022	1,491 2909 67TH AVENUE WAY	MECHANICAL	FURNACE	replace furnace		1	5	ST MICHAELS TOWN CENTER			0	0
MECH2201-0142	01/13/2022	11,667 1925 28TH AVE 42	MECHANICAL	FURNACE AND AIR CONDITIONING	Remove existing furn/ac and replace like new furn/ac	ALLEN PLUMBING & HEATING	2	NONE	COTTONWOOD CREEK CONDO			0	0
MECH2201-0143	01/14/2022	13,400 4129 16TH STREET RD	MECHANICAL	FURNACE AND AIR CONDITIONING	Remove existing furn/ac and replace with like new furn/ac	ALLEN PLUMBING & HEATING	6	2	COLLEGE GREEN 4TH FG			0	0
MECH2201-0145	01/14/2022	6,027 1306 23RD AVENUE CT	MECHANICAL	FURNACE	Remove existing furn and replace with like new furn	ALLEN PLUMBING & HEATING	28	1	WESTVIEW			0	0
MECH2201-0154	01/14/2022	7,600 208 53RD AVE	MECHANICAL	FURNACE AND AIR CONDITIONING	Replacing existing furnace and A/C	Chelsey Johnson	15	4	GLEN EDEN AT KELLY FARM SUB			0	0
MECH2201-0158	01/17/2022	3,100 2163 NW C ST	MECHANICAL	FURNACE REPLACEMENT	FURNACE REPLACEMENT	SWAN HEATING & A/C OF DENVER						0	0
MECH2201-0159	01/17/2022	4,200 3950 12TH ST 23	MECHANICAL	FURNACE	Replace existing 60k 90%- furnace with new 2 stage 95% 60kBT	Emmerson Chicago	23	NONE	VILLAGE AT BITTERSWEET			0	0
MECH2201-0165	01/17/2022	8,700 1200 43RD AVE 11	MECHANICAL	FURNACE AND AIR CONDITIONING	Replace 2.5 ton 13 SEER AC, 80% 90k furnace, no new electric	MCCORMICK MECHANICAL INC.	11	NONE	VENTANA VILLAS			0	0
MECH2201-0169	01/18/2022	6,771 1217 13TH ST	MECHANICAL	AIR CONDITIONING	installing 16 ser/ 2.5 ton AC	IMS HEATING & AIR INC	3	93	GREELEY CITY			0	0
MECH2201-0183	01/19/2022	21,839 3102 68TH AVENUE CT	MECHANICAL	FURNACE AND AIR CONDITIONING	Remove existing furn/ac and replace like new furn/ac	ALLEN PLUMBING & HEATING	6	33	ST MICHAELS SUB			0	0
MECH2201-0184	01/19/2022	17,968 419 28TH AVE	MECHANICAL	FURNACE AND AIR CONDITIONING	Remove existing furn/ac and replace like new furn/ac	ALLEN PLUMBING & HEATING	4	10	BROADVIEW ACRES 5TH ADD			0	0
MECH2201-0191	01/19/2022	2,550 3102 17TH AVE 168	MECHANICAL	FURNACE	replace furnace with new 95% AFUE furnace 45,000 btu/h	Energy Resource Center	NONE	NONE	NORGREN 1ST ANNEX			0	0
MECH2201-0208	01/20/2022	9,000 3416 5TH STREET RD	MECHANICAL	FURNACE AND AIR CONDITIONING	Replace 80% 70k furnace and 3 ton AC no new electrical.	MCCORMICK MECHANICAL INC.	2	3	FRANKLIN SUB			0	0
MECH2201-0222	01/21/2022	6,045 2430 12TH AVE	MECHANICAL	AIR CONDITIONING	installing 13 seer/1.5 ton AC	IMS HEATING & AIR INC	14	1	FARR ADD			0	0
MECH2201-0228	01/21/2022	3,000 10603 20TH ST	MECHANICAL	FIREPLACE-GAS STOVES	1809 103rd Ave Ct - Fireplace	Journey Homes, LLC			PROMONTORY IMAGINE SCHOOL 2ND FG			0	0
MECH2201-0229	01/21/2022	3,000 10603 20TH ST	MECHANICAL	AIR CONDITIONING	10209 19th St - AC	Journey Homes, LLC			PROMONTORY IMAGINE SCHOOL 2ND FG			0	0
MECH2201-0234	01/24/2022	23,844 3019 69TH AVENUE PL	MECHANICAL	FURNACE AND AIR CONDITIONING	Remove existing furn/ac and replace like new furn/ac	ALLEN PLUMBING & HEATING	3	40	ST MICHAELS SUB			0	0
MECH2201-0237	01/24/2022	13,437 437 46TH AVE	MECHANICAL	FURNACE AND AIR CONDITIONING	Remove existing furn/ac and replace like new furn/ac	ALLEN PLUMBING & HEATING	9	1	CENTER PARK MINOR SUB			0	0
MECH2201-0238	01/24/2022	3,357 1001 22ND AVE	MECHANICAL	FIREPLACE-GAS STOVES	replace garage unit heater	GARY HOOLEY HEATING & AIR	1	1	DAVIS ADD			0	0
MECH2201-0240	01/24/2022	21,000 1920 12TH AVE	MECHANICAL	FURNACE AND AIR CONDITIONING	Replacing existing furnace and condenser	GREELEY FURNACE CO LLC	2A	NONE	CRANFORDS 2ND ADD			0	0
MECH2201-0242	01/24/2022	21,000 2111 28TH AVE 2-A	MECHANICAL	FURNACE AND AIR CONDITIONING	Remove and install 80K BTU 96% Furnace and 3.5 Ton AC		2A	NONE	PARKVIEW CONDO 1ST SUPP			0	0
MECH2201-0245	01/24/2022	500 615 E 26TH ST	MECHANICAL	GAS TEST	Pressure Test	AIR X-TREME	7	1	GREELEY CITY 2ND ADD			0	0
MECH2201-0288	01/26/2022	3,000 10603 20TH ST	MECHANICAL	AIR CONDITIONING	10309 19th St - AC	Journey Homes, LLC			PROMONTORY IMAGINE SCHOOL 2ND FG			0	0
MECH2201-0293	01/27/2022	2,860 5012 2ND ST	MECHANICAL	FURNACE	Furnace Replacement	REDSTONE HEATING CONTRACTORS	5	1	WEBER WEST SUB			0	0
MECH2201-0315	01/27/2022	700 2113 5TH ST	MECHANICAL	GAS TEST	Gas Line Repair	LEMONS HEATING & COOLING						0	0
MECH2201-0332	01/28/2022	9,000 3416 5TH STREET RD	MECHANICAL	FURNACE AND AIR CONDITIONING	80% upflow, 70k BTU nat gas, 2T 13- SEER condon, 3T evap.	MCCORMICK MECHANICAL INC.	2	3	FRANKLIN SUB			0	0
MECH2201-0333	01/28/2022	1,700 4606 210K DR	MECHANICAL	FURNACE	Mobile home furnace replace 80% AFUE 70k BTU no new electric	MCCORMICK MECHANICAL INC.	2	10	HILL N PARK 2ND FG			0	0
MECH2201-0337	01/28/2022	6,000 2439 ASPEN AVE	MECHANICAL	FURNACE	Remove existing furnace and replace with like new furnace	ALLEN PLUMBING & HEATING	6	4	PARKVIEW SOUTH			0	0
MECH2201-0338	01/28/2022	7,083 4317 29TH STREET RD	MECHANICAL	FURNACE	Remove existing furnace and replace with like new furnace	ALLEN PLUMBING & HEATING						0	0
MECH2201-0340	01/28/2022	1,526 1722 29TH AVE	MECHANICAL	FURNACE	INSTALL FURNACE	A-1 HEATING AND AIR CONDITIONING	2	3	ROLLING HILLS 2ND ADD			0	0
MECH2201-0341	01/31/2022	13,103 136 E 24TH ST	MECHANICAL	FURNACE	Replacing existing furnace	GREELEY FURNACE CO LLC						0	0
OT2201-0039	01/04/2022	5,000 618 40TH AVE	OVER THE COUNTER	ELECTRICAL	Update current electrical and install egress window	UNI DESIGN	1	8	WESTMOOR 2ND FG			0	0
PLB2201-0017	01/03/2022	800 1117 24TH AVENUE CT	PLUMBING	WATER SEWER REPAIR	Sewer line repair	Gold Star Excavation	7	5	WESTVIEW 1ST ADD			0	0
PLB2201-0018	01/04/2022	1,850 1716 23RD ST	PLUMBING	GAS PIPING	Attach new gas line for outside grill	ALLEN PLUMBING & HEATING	2	6	OWL RIDGE 4TH FG			0	0
PLB2201-0020	01/04/2022	800 2202 16TH ST	PLUMBING	WATER SEWER REPAIR	Sewer line repair in yard	Gold Star Excavation		1	HAYS SUB			0	0
PLB2201-0024	01/04/2022	2,100 1304 50TH AVENUE CT	PLUMBING	WATER HEATER BOILER	Remove existing water heater and replace with like new w/h	ALLEN PLUMBING & HEATING	1	1	COUNTRY CLUB WEST FG#2			0	0
PLB2201-0036	01/04/2022	1,422 3019 69TH AVENUE PL	PLUMBING	GAS PIPING	Installing new gas line for gas range move existing gas line	ALLEN PLUMBING & HEATING	3	40	ST MICHAELS SUB			0	0
PLB2201-0040	01/04/2022	800 1310 41ST AVE	PLUMBING	WATER SEWER REPAIR	Sewer line repair	Gold Star Excavation	10	5	BITTERSWEET SUB			0	0
PLB2201-0052	01/05/2022	1,425 3003 67TH AVENUE WAY	PLUMBING	WATER HEATER BOILER	40 GALLON WATER HEATER REPLACEMENT	SWAN HEATING & A/C OF DENVER	1	6	ST MICHAELS TOWN CENTER			0	0
PLB2201-0063	01/06/2022	2,524 2700 C ST 88	PLUMBING	WATER HEATER BOILER	remove and replace 40gal water heater	MANNY'S QUALITY PLUMBING						0	0
PLB2201-0067	01/07/2022	1,500 6150 24TH ST	PLUMBING	WATER HEATER BOILER	installing water heater	TOP NOTCH PLUMBING	51B	NONE	WESTRIDGE 4TH FG			0	0
PLB2201-0078	01/07/2022	900 903 8TH AVE	PLUMBING	GAS TEST	Gas leaks		1	4	GREELEY CITY			0	0
PLB2201-0080	01/07/2022	800 1818 23RD AVENUE CT	PLUMBING	WATER SEWER REPAIR	sewer line repair	Gold Star Excavation	47	7	ROLLING HILLS			0	0
PLB2201-0087	01/10/2022	843 3770 24TH ST	PLUMBING	WATER HEATER BOILER	Replacing water heater- Full address is 3770 W 24th St G14	FORT COLLINS HEATING & AIR	NONE	NONE	SERENITY VILLAGE ESMT VAC AND ESMT&ROW DED			0	0
PLB2201-0094	01/10/2022	2,750 1832 12TH AVE	PLUMBING	WATER HEATER BOILER	Installing tankless water heater Rennai,	TOP NOTCH PLUMBING	7	2	CRANFORDS 2ND ADD			0	0
PLB2201-0098	01/11/2022	3,603 1327 15TH AVE	PLUMBING	WATER SEWER REPAIR	Repair Sewer line in Yard to city tap	Elite Rooter	2	4	MOUNTAIN VIEW ADD			0	0
PLB2201-0117	01/12/2022	2,832 3775 26TH ST 306	PLUMBING	WATER HEATER BOILER	Remove existing water heater and replace with like new w/h	ALLEN PLUMBING & HEATING	306	NONE	WEST FORK VILLAGE CONDO PHASE 3 2ND SUPP			0	0
PLB2201-0118	01/12/2022	0 4853 PAWNEE DR	PLUMBING	GAS TEST	Need gas test completed			3	ARROWHEAD SUB 1ST FG			0	0
PLB2201-0119	01/12/2022	600 302 13TH AVE	PLUMBING	GAS TEST	almos lock out for gas leak	WALKER PLUMBING LLC	2	8	GREELEY CITY			0	0
PLB2201-0122	01/12/2022	3,010 3502 18TH ST	PLUMBING	WATER HEATER BOILER	WATER HEATER REPLACEMENT	SWAN HEATING & A/C OF DENVER	13	NONE	RANGEVIEW COMMONS 2ND FG			0	0
PLB2201-0134	01/13/2022	6,000 1530 71ST AVE	PLUMBING	WATER SEWER REPAIR	additional sewer replacement 10' under slab	Michelle Novak						0	0
PLB2201-0137	01/13/2022	200 428 10TH ST	PLUMBING	GAS TEST	Confirm gas line pressure so meter can be installed	RECYCLED PROPERTIES	13	130	BACONS SUB			0	0
PLB2201-0144	01/14/2022	2,021 4129 16TH STREET RD	PLUMBING	WATER HEATER BOILER	Remove existing wh and replace with like new w/h	ALLEN PLUMBING & HEATING	6	2	COLLEGE GREEN 4TH FG			0	0
PLB2201-0146	01/14/2022	3,270 1818 26TH ST	PLUMBING	WATER HEATER BOILER	Remove existing wh and replace with like new w/h	ALLEN PLUMBING & HEATING	4	6	HILLSIDE ADD			0	0
PLB2201-0160	01/17/2022	5,300 1031 23RD STREET RD	PLUMBING	WATER SEWER REPAIR	Install PVC Cleanout approx 4' deep X 8' Long	ALLEN PLUMBING & HEATING	14	7	SHATTUCKS SUB B7 1ST ADD ARLINGTON PARK			0	0
PLB2201-0178	01/18/2022	1,943 2126 14TH ST	PLUMBING	WATER HEATER BOILER	40 gal gas 6year ng	MANNY'S QUALITY PLUMBING	5	2	MAPLEWOOD 2ND ADD			0	0
PLB2201-0187	01/19/2022	2,340 1601 25TH AVE	PLUMBING	WATER SEWER REPAIR	Sewer line Repair in parking lot	Elite Rooter	NONE	17	ROLLING HILLS			0	0
PLB2201-0209	01/20/2022	0 3619 29TH ST 1-6	PLUMBING	GAS TEST	Emergency Gas Test		1	NONE	HOMESTEAD MINOR SUB 1ST RPLT			0	0
PLB2201-0227	01/21/2022	2,000 2111 28TH AVE 2-A	PLUMBING	WATER HEATER BOILER	Remove and install 50 Gal water heater	Terrance Goodroad	2A	NONE	PARKVIEW CONDO 1ST SUPP			0	0
PLB2201-0231	01/21/2022	975 950 52ND AVENUE CT R-3	PLUMBING	WATER HEATER BOILER	REPLACE WATER HEATER	NORTHERN COLORADO AIR INC	3	NONE	WEST POINT CONDOS SUPP#5 BLDG R			0	0
PLB2201-0236	01/24/2022	1,960 437 46TH AVE	PLUMBING	WATER HEATER BOILER	Remove existing water heater and replace with like new w/h	ALLEN PLUMBING & HEATING	9	1	CENTER PARK MINOR SUB			0	0
PLB2201-0241	01/24/2022	569 4533 14TH ST	PLUMBING	GAS PIPING	Relocate gas line in kitchen for new stove location	PLUMBER FROM DOWN UNDER INC			CAMBRIDGE GLEN SUB			0	0
PLB2201-0247	01/24/2022	1,968 4141 20TH STREET RD	PLUMBING	WATER HEATER BOILER	Install 50 gallon gas water heater	Rockstar Plumbing	45	7	VIRGINIA HILLS			0	0
PLB2201-0265	01/24/2022	5,546 4533 14TH ST	PLUMBING	WATER HEATER BOILER	relocate kitchen sink plumbing & master shower also tub plum	PLUMBER FROM DOWN UNDER INC	8	1	CAMBRIDGE GLEN SUB			0	0
PLB2201-0313	01/27/2022	6,800 300 E 16TH ST Unit 305	PLUMBING	WATER SEWER SERVICE LINE	installation of pump and water heater	TOP NOTCH PLUMBING	3	NONE	IRONWOOD BUSINESS PARK			0	0
PLB2201-0316	01/27/2022	0 1100 10TH ST	PLUMBING	WATER SEWER REPAIR	REPAIR 4" SEWER LINE		2	74	CITY CENTER			0	0
PLB2201-0339	01/28/2022												