

- 5.109 If any sewer main is to be constructed outside of a public right-of-way, the construction plans must be accompanied by a request for acceptance for a sewer easement. All easement information, in accordance with these specifications, shall be submitted to the District Engineer prior to plan review.
- 5.110 Upon completion of the District's review of preliminary plans, one copy of the plans will be returned to the design engineer for required revisions. A conference may be scheduled by the District Engineer to discuss the needed revisions if it is deemed necessary or if it is requested by the design engineer.
- 5.111 When all revisions have been completed, three copies of the revised plans shall be submitted to the District Engineer who will coordinate the review with the District Manager and other review agencies.
- 5.112 If no further revisions are required by the District, four (4) copies of the plans shall be submitted to the District Engineer for approval.
- 5.113 Upon final acceptance of construction plans, the approved drawings shall be held by the District Engineer and released at the preconstruction meeting. NO construction may take place until a preconstruction meeting has been held.
- 5.114 All water and sewer main extension shall be constructed according to the District's specifications, and those of Denver. **WARNING:** In many instances, the District imposes stricter requirements than those established by Denver Water Board or Metro Wastewater Reclamation District. In any instances of conflict the District's requirements shall be followed. Any questions should be referred to the District's Engineer.
- 5.115 Locations of Water and Sewer Main Extensions and Additions: Water and sewer mains shall be installed in roads or streets which the County, State Highway Department or other public agency has accepted for maintenance as a public right-of-way, as well as in easements granted to the District.

## **ARTICLE II**

### **EASEMENT REQUIREMENTS**

- 5.201 Each landowner, subdivider or developer who desires water and/or sewer service will, in consultation with and approval of the District, plat and grant to the District appropriate easements and right-of-way. The District may require appropriate easements and rights-of-way for its own use, or where facilities to be constructed are required to cross land not being subdivided or under the landowner, subdivider or developer's control.
- 5.202 Easements are required wherever a sewer main is not in a public right-of-way. All easements shall be prepared according to the following specifications.

In areas where sewer mains are installed in easements, the sewer mains shall be located within the easements as shown on the construction plans. All sewer main easements must be a minimum of

thirty feet (30') in width. No sewer main shall be located less than five feet (5') from the edge of an easement.

All easements granted to the Southwest Suburban Denver Water and Sanitation District shall be prepared by the easement grantor or his designated representative according to procedures set forth.

#### 5.203 Procedures

- a. These procedures have been developed to unify the submittal of information required for the preparation of sewer easements. The following information shall be submitted to the District Engineer in four copies:
  - i. A separate legal description of each easement is required for each separate ownership.
  - ii. A drawing of each easement on an 8-1/2" x 14" sheet showing distances, north arrow and ties to recognize land corners. The drawing shall be prepared on a scale of one inch equals fifty feet. A separate drawing is required for each legal description.
  - iii. A general location map of the development area and easements on an 8-1/2" x 14" sheet.
  - iv. A title commitment or title policy on the entire tract of land to be developed.
  - v. A boundary survey of the tract of land to be developed showing the location of the proposed easement(s), as well as the location of all structures, ditches, existing easements and other encumbrances explained in the title commitment
  - vi. A title commitment for each separate ownership on land traversed by all offsite easements specific to the easement legal description.

#### 5.204 Construction Within Easements

- a. Plans for sewer main construction within easements shall not be reviewed nor shall construction be authorized prior to the acceptance of the easement by Southwest Suburban Denver Water and Sanitation District.
- b. Prior to the acceptance of sewer mains within easements, the District shall be provided with a drawing indicating the "as constructed" location of the sewer main within the recorded easement. This drawing must be certified by a registered land surveyor.

#### 5.205 License to Cross Southwest Suburban Denver Water and Sanitation District Easement

- a. In the event that it is necessary for another utility to cross the existing easement dedicated to the Southwest Suburban Denver Water and Sanitation District, it will be necessary to obtain a license agreement (See Exhibit G). The procedure for crossing an existing easement is pre-

sented below.

Prepare a legal description of the precise location of the crossing, consisting of a map and printed legal description. The legal description should tie to a land corner or other recognizable point in a platted subdivision.

- 5.206 In the event the landowner, subdivider or developer employs the engineering services of an engineer or engineering firm that is retained by this District as its District Engineer, then the Board reserves the right to have the engineering services, design, etc., reviewed by an independent engineer. Expense of such review shall be borne by the landowner, subdivider or developer.

### ARTICLE III

#### SERVICE LINE STUB-INS

- 5.301 Service line stub-ins may be permitted from the main past the curb for sewer, provided the owner-developer or contractor either applies for the stub-ins with the Application and Agreement for Extension of Mains or makes a separate application for stub-ins prior to the time of building and connecting to an existing sewer main.
- 5.302 If service line stub-ins are connected to a sewer main at the time the main is constructed, additional inspection fees will not be charged. The owner-developer will be charged fees as required by the Application and Agreement for Extension of Mains and a permit fee for each stub-in. If a request is made for a service line stub-in to an existing sewer main, the owner-developer must complete the District's Agreement for Sanitary Sewer Stub-In Permit Application (See Exhibit E) and pay the District's current stub-in permit and inspection fee.
- 5.303 The District will allow stub-ins to be extended from the main as follows, depending on the type of use:
- A. **Single Family Residential Units** (Detached/Attached/Patio Homes) - Stub-ins will be allowed to extend to any point inside the property line, within five feet of the outside wall of the building foundation. Service lines may not be extended from the stub-in to inside the building foundation unless an Application for Sewer Tap Permit has been submitted along with payment of all applicable fees.
  - B. **Multi-Family Housing** (Apartments/Condos/Townhouses) - Stub-ins will be allowed to extend to any point inside the property line, including inside the building foundation. Service lines may not be extended from the stub-in to inside the building foundation, nor may inside plumbing and fixtures be connected to the stub-in, unless an Application for Sewer Tap Permit has been submitted along with payment of all applicable fees.
  - D. **Commercial Buildings** (Single Tenant and Multi-Tenant Buildings) - Stub-ins will be allowed to extend to any point inside the property line, including inside the building foundation. Service lines may not be extended from the stub-in to inside the building