

***Minimum Development Requirements***  
***(Specific circumstances may require deviations with prior approval)***

***Streets***

- Perform work in accordance with applicable State of Colorado Standard Specification for Road and Bridge Construction and the Town of Limon specification for Asphalt paving
- 4 inch, 95% compacted, aggregate base course Grade G or class 5, 6-inch (commercial)
- 4-inch hot bituminous asphalt, final lift being of Grade C, 6-inch (commercial)
- 2 % grade from flowline to centerline crown, ¼ crown in some cases
- 52 to 54 foot pavement width, 40 ft. in some residential areas with prior approval
- 8-foot flow pans at intersections, with 1 1/2-inch center depression
- Additional provisions on separate sheet
- 4000 PSI concrete, class D in commercial area, 4 slump and 4.5 to 7% air

***Sidewalks***

\* \$15 permit fee

- Grades and location set or approved by Town of Limon
- Hollywood style, pan directly adjacent to sidewalk (residential)
- 18-inch flow pan, 6-inches thick
- 48 inch sidewalk width, 4-inches thick (commercial may be more)
- 4000 PSI air entrained concrete
- 4-inch face on residential, 6-inch on commercial
- 4-foot ADA curb cuts in 13 ft. radius at each corner, long blocks may require an additional ADA curb cut mid-block.

***Driveways within ROW***

- Pan is 6-inches thick
- 12-foot wide for single garage, 24-foot for double; must be parallel to garage front and connected directly to the street
- 4000 PSI air entrained concrete
- ADA accessibility slope (1/12) to sidewalks

***Water***

- 6-inch PVC, DR18 C900
- 54 to 72 inch burial depth
- Bedded in 1-foot fine compacted sand
- Covered with 2-foot fine compacted sand
- Red Waterous series 500, epoxy coated, neoprene encapsulated gate, resilient seat valves (open left)
- A valve at each side of a tee or cross
- Frost-free pre-manufactured meter pit, manufactured yoke with ball valve
- Sensus compatible touch-read or radio-read meter
- Tap top half of main, Town inspected before covering
- 8 gauge copper tracer wire on all mains, taped at 4 foot intervals

### ***Water continued***

- Compound meter on every multi-unit facility using above 1 ¼ inch meter
- Backflow prevention device appropriate for hazard potential
- Mega-lugs at each mechanical fitting
- Town inspected before covering tap
- 10 foot separation between water and wastewater mains
- Sleeve water lines 10 feet to either side of a sewer line crossing with concrete or equivalent encasement, unless the water line has more than 18 inches vertical clearance above the sewer line.
- Fire suppression lines must have a valve to isolate the line at the curb

### ***Fire Hydrants***

- Waterous Pacer with 6-inch inlet
- Red colored
- 2 2½-inch nozzles, and 1 5-inch pumper nozzle facing street and direction of water service connection
- Pentagon shaped nut type caps with chains
- Open left
- 6-inch isolation valve located upstream in close proximity of hydrant, 4 to 8 ft
- Located at a maximum of 700 feet apart in developed areas
- Bedded in ¾-inch rock at base, about 1 cubic yard
- Thrust blocks or mechanical restraints as necessary at all flow direction alteration points

### ***Valve boxes***

- Screw type adjustable valve box
- Cast iron and road rated
- 18" X 18" X 6" concrete pad on surface surrounding lid, when on finished surfaces
- Fiberglass markers for valves not located in finished areas

### ***Sewer***

- 8-inch DR35 PVC
- 48-inch manhole every 350 ft. preferred, 400 allowed, and at all direction changes
- Bedded in 1/2-foot compacted fine sand or road gravel
- Covered with 2-foot compacted fine sand or road gravel
- Burial as deep as allowed by surrounding terrain, 4-foot minimum, unless alternate pipe used to support weight and possible frost insulation required
- Tapping saddle or wye on top 1/3 of main, Town inspected before covering
- Minimum of .5% grade on 8-inch line, .45% on 10-inch line
- Service lines- 6-inch at 1% grade, 4-inch at 2% grade
- 6' X 6' X 6" concrete pad around manhole cover in finished road surfaces
- All manholes over 4 feet deep will have plastic encapsulated steel steps at 12-16 inch intervals over the outlet pipe
- Cast iron road rated lids with designation of "sewer" or "storm sewer" as appropriate

***Compaction***

- 95% standard- test result required after each lift every 300 ft., additional at discretion of the Town

***Street Cuts***

- Town will cut asphalt or concrete as approved and coordinated
- Developer will pay for surface replacement, to be done or approved by Town
- Compaction test will be required in street fills, but not in alleys with proper inspection by Town staff during filling process