

**Marshall Fire Residential Permit Conditions
As of May 11, 2022**

Building and Right-of-Way Permit #:

Property Address:

BEFORE WORK BEGINS:

- The contractor must attend a Pre-Construction meeting. Contact the Building Dept at 303-335-4584 to find out the meeting schedule.
- Display the building permit and street address on separate placards and t-posts clearly visible from adjoining right of way. The street address must be made with reflective text, have a minimum text height of 6-inches, and have a contrasting background and also be included on the address placard.
- Install erosion control measures per directions below.
- Permission from adjoining property owners is required in order to enter onto another person's property. Trespassing without permission may result in a stop work order or other enforcement actions by the City.
- Storage of materials is not permitted on City-owned property such as Parks, Open Space, Trails, and other city-owned property. Access to the property is only permitted from the right-of-way.
- The City will provide a new water meter and assembly parts for each property. Contact Sandy Andretich, in the Public Works Operations Department, at 303-335-4750 before work begins to coordinate receiving the parts and for installation instructions.
- If the use of City Bulk Water is desired contact Public Works at 303-335-4570 for information on obtaining a permit and hydrant meter. Metered water will also be available at the City Services Facility to fill a truck or trailer. Contact Public Works at 303-335-4750 for more information.
- Call for UTILITY LOCATES at the UTILITY NOTIFICATION CENTER OF COLORADO at 1-800- 922-1987 or 811. Field locate and verify the location of all utilities within the proposed work area. Protect all utilities from damage. Permit holder must repair damaged utilities within the times stipulated by Public Works.

WORKING REGULATIONS:

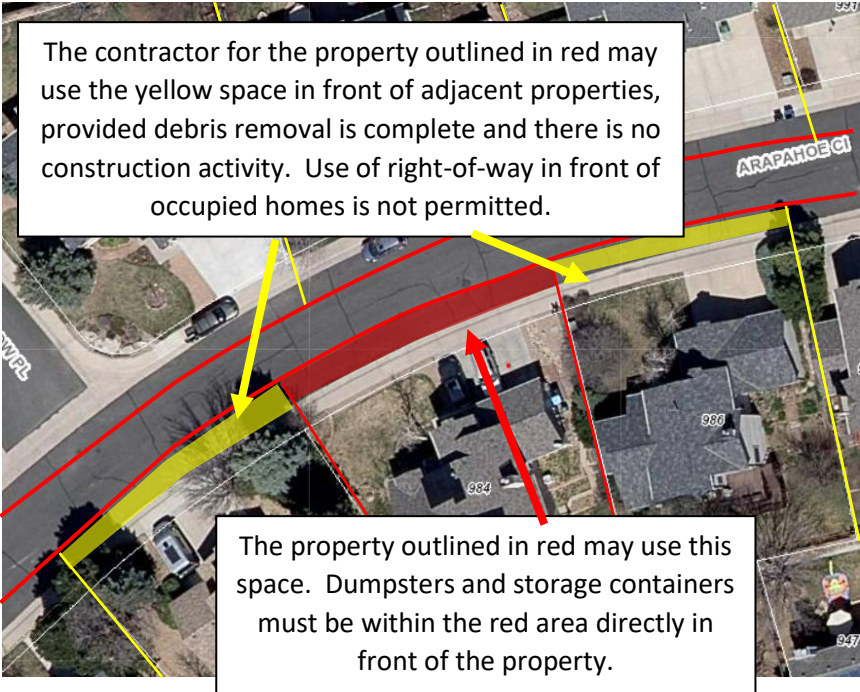
Use of the Right-of-Way

Use of right of way is solely at the discretion of the City. With the complexity of the rebuilding effort, the City will require cooperation and flexibility from all permit holders to make the process as safe, equitable and efficient as possible. The following are general guidelines for use of right of way and the City may modify these at any time during the construction process.

- The City will stripe a roughly 8-foot wide area within the portions right-of-way on each side of the street. 20-foot clearance in the center is required at all times to ensure emergency response and fire access. Use of the private lot is encouraged. The following is permitted within the striped right-of-way area in front of the lot:
 - o Contractor parking, storage of materials, and loading and unloading of deliveries.
 - o If a dumpster, storage container, or other similar items are placed within this area, a lighted barricade or reflectorized cone shall be placed on both sides of the dumpster/

storage containers and shall be located at the edge of the dumpster/ storage container nearest the travel lane. If placed near an intersection, provide a minimum of 30' clearance from the intersection corner. Provide a minimum of 15' clearance from any fire hydrant. Dumpster or storage containers may not be located in front of any another property.

- Use of this right-of-way area may extend beyond the frontage of the permitted property, provided the debris removal is complete, the home is not occupied, and there are no construction activities occurring on the lot. If there is construction activity in the vicinity (e.g. two lots away), the City expects that intervening frontages will be shared in an equitable manner and may specify areas of right of way that are allowed for staging by each permit holder.
- Dirt, gravel, rock, and other similar loose materials are not permitted to be stored in right-of-way.
- To protect paved surfaces, provide wood/rubber pads for equipment outriggers, buckets, and attachments.
- Rubber tire marks on concrete walk or curb surfaces caused by contractor's activities shall be removed prior to final inspection.
- Dirt ramps in gutter pans or over walk surfaces are not permitted.
- The applicant shall be responsible for any damage to the street, gutter pan or sidewalk as a result of the placement of the dumpster/storage container or any use of the right-of-way. Any repair of damage to the right-of-way requires a separate [right-of-way permit](#).
- If deliveries, cranes, or other material cannot be contained within the 8-foot striped area, approval from the Public Works Department is required. Call 303-507-5988 to coordinate.



Lot Grading – see [online map](#)

- All lot grading shall meet the approved subdivision grading plan.
- Lot grading details (A or B/G/W) are provided in the attachments link. Click on the property for a pop-up containing grading details and the as-built plans for each neighborhood.
- The building permit plans must note if there are existing and/or proposed retaining walls. New retaining walls more than 4' in height require stamped structural engineering plans.

Utilities

- Prior to the open trench inspection, the contractor shall have the sewer service line scoped to determine if there are any damages to the service that need to be repaired and submit the report to the City during the open trench inspection. All sewer service repairs are the obligation of the property owner. See attached details.
- If gravity underdrains exist on the property, prior to the open trench inspection the contractor shall have the underdrain line scoped to determine if there are any damages to the service that need to be repaired and submit the report to the City during the open trench inspection. All underdrain service repairs are the obligation of the property owner. See attached details.
- Permit holder must replace the water service from the curb stop to the new foundation. Water meters will be placed externally 2 feet from the curb stop valve per current City standards. The City will supply the water meter, meter pit, meter pit ring and cover, and meter setter. All other appurtenances shall be supplied by the property owner. See details.
- Dry utility connections (gas, electric, telephone, cable, etc.) shall be coordinated with the dry utility company (Xcel Energy, Century Link/Lumen, Comcast, etc.)
- Water and Sewer services to be installed per City of Louisville Design and Construction Standards. See attached details.
- If a sewer service or underdrain service is going to be replaced to the main or within right-of-way, a separate [right of way permit](#) is required.

General Permit Conditions

- Construction work is limited to the hours of 7am to 8pm on weekdays, and 8am to 8pm on weekends and holidays.
- Storage of materials and access onto adjacent private property is not permitted without permission from the property owner.
- Eco-Pans or equivalent are required for concrete washouts.
- Construction fences are required until excavated areas are backfilled and the floor structure is complete. Coordination with the building inspector is required prior to removal of the fence.
- Permit holder is responsible for restoring or replacing, as directed by the City, all sidewalk, curb and gutter, bike paths, other hard surfaces, asphalt or concrete pavements, striping, signage, utilities (public or private), public landscaping, irrigation facilities, or any other public improvement damaged as a result of work activities by the Contractor/Applicant, or

subcontractors. Restoration and/or repair work shall be completed prior to certificate of occupancy. Coordination with the Public Works Construction Inspector is required. Call 303-335-4608 to coordinate.

By signing below, Applicant/Contractor agrees to be bound by and to complete all work under this permit in compliance with the provisions and requirements of this permit and its attachments, and the most recent editions of the Manual on Uniform Traffic Control Devices, the City of Louisville Design and Construction Standards, and the City of Louisville Municipal Code. Applicant/Contractor further agrees to pay all associated fees and penalties as laid out in the Public Works Engineering Fee Schedule. This permit shall be invalid if, during the performance of the work, a violation of any of the above occurs. By signing this Permit, Applicant/Contractor accepts full responsibility to repair damage done to public or private property, and further understands that Applicant/Contractor will be held financially liable for all required repair work. If Applicant/Contractor are separate persons or firms, all persons and firms constituting the Applicant/Contractor shall be jointly and severally responsible for compliance with all permit requirements. The undersigned also declares that (i) all information provided on this form and any submitted attachments are true, accurate, and complete, and (ii) that the undersigned has full authority to sign this permit.

Signature of Owner/Authorized Agent of Owner