



Residential Development Requirements for Homes with Existing Water & Sewer Services

Town of Superior Public Works & Utilities

Updated 10/17/22

This sheet serves as an overview for the Public Works & Utilities Department's requirements for rebuilding residential homes following the Marshall Fire. The Department's goals during this rebuilding phase are to ensure timely reactivation of water and sewer services for every home, and to protect any nearby waterways from being polluted during the construction process.

It is expected that the majority of homes will re-connect to existing water and sewer services, which have a simplified set of requirements. Additional requirements and costs will apply when new water or sewer services are installed. Please contact the Public Works & Utilities Department for questions on which requirements apply to your property.

Preliminary review will be completed within 15 working days of receipt of a complete submission and Public Works will correspond with the engineer and/or firm to correct any issues that do not comply with the Town's [Standards & Specifications](#) or the [Municipal Code](#).

Town of Superior Staff

- Stormwater & Certificate of Occupancy Inspections: Rick Davis (303) 709-6726
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- Permits, General Questions, Plan Submittal: Alex Bullen (303) 499-3675x110
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- Plan Review and Infrastructure: Alex Gorsevski (303) 303-499-3675x114
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Information to be Provided by the Applicant

All materials are to be submitted via [Community Core](#). Template documents can be found on the [Marshall Fire Building Resources webpage](#).

- Site Plan showing grading and drainage on the lot, the location of new and existing water and sewer services, any proposed driveway cuts or connections into existing curb/gutter/roadway, erosion control measures, and compliance with [Town Engineering Standards & Specifications](#). Typical erosion control BMPs (best management practices) include properly installed silt fence and/or straw wattles around the perimeter of the lot, a vehicle tracking pad at the point of vehicle entry/exit to the lot, solid waste containment, sanitary facilities, and a concrete washout basin on the lot. The Town reserves the right to inspect BMPs for performance and correct deficiencies at cost to the contractor. In select cases a deposit

may be collected from the contractor with the permit for the cost of the BMPs to ensure performance of the BMPs during construction and refunded upon completion of the project if all requirements are met.

- The applicant will be notified if any corrections are required.
- Once the plans are approved, Public Works will sign off on the permit in Community Core. Planning and Building will conduct their reviews separately.

Additional Requirements

- Construction Access Points/Staging. The affected areas will be very busy during rebuilding. Contractors may only park in front of the lot they are working on, and may not park within designated fire lanes or other “no parking” areas. Additional parking may be available in other areas. Check with the Public Works & Utilities Department for allowable parking areas.
- Dumpsters may not be placed on sidewalks, roadways, or alleys where they would obstruct access for adjacent property owners or emergency vehicles. Anyone wishing to place a dumpster in the roadway may apply for a dumpster permit in Community Core.
- Underground utilities must be located prior to any excavation. This is a free service. The Builder or Excavator shall dial 811 or visit www.colorado811.org to request utility locates.
- Colorado Department of Public Health and Environment (CDPHE) is mandating specific water service line sampling and testing for VOC (Volatile Organic Compounds) of each home destroyed in the Marshall Fire. To minimize costs to the homeowner, this should take place after the foundation is poured but before internal plumbing is installed. [View the procedure for VOC testing here.](#)

Additional Information

- Water services: A new ¾” or 1” Type K-copper water service line must be run between the rebuilt home and the water meter. The Town will replace water meters prior to issuance of a Certificate of Occupancy. Tap fees are waived for homeowners upsizing their water service from ¾” to 1”; however, homeowners will be responsible for the cost of construction.
- Sewer services: The majority of homes had sewer service lines that were cut and capped approximately 10’ from the foundation during demolition. A new 4” sewer service line must be installed from the home and connected to the capped end of the line using a solid PVC sleeve. In most cases the location of the capped line is marked with a green 2x4 in the ground.
- As per Town Code, water and sewer service lines may not cross multiple lots. In these select few cases a new service line must be run to the main. This would be considered a New Service Line, necessitating a ROW permit and additional review by the Public Works & Utilities Department. Lots with new basements may also require additional review by the Public Works & Utilities Department.
- No street cuts, sidewalk/curb and gutter removal may be performed without a ROW

permit and additional review by the Public Works & Utilities Department.

- If a portion of the concrete alley in Downtown Superior needs to be removed, contact the Metro District at 303-987-0835 prior to doing the work. Any damage or disturbance to the alley resulting from reconstruction activities will need to be repaired by the builder using 6” thick concrete doweled into the remaining alley pavement.
- The Town will provide construction water for a portion of the rebuilding. Please refer to the [Hydrant Fill-Up Instructions](#) sheet on the [Marshall Fire Building Resources](#) webpage for more information.
- Due to the density of lots in Sagamore, the Town has created a soil stockpile area on 76th St between Coal Creek Dr and Sycamore St. Contractors may apply for a [permit to use the stockpile area](#). The stockpile area may only be used for clean soil from foundation excavation in the Sagamore neighborhood. Any violators will be fined.