

Addendum to the Nicolas DiGiacomo Subdivision - Replat B, amending Attachment 3 (Application Materials) to include the latest version of the applicant's response memo to First Submittal comments.

TO: Department of Public Works – Engineering CC: Department of Planning and Building Safety
FROM: Patrick E. High, CivilArts Vincent Colsen
DATE: 04/12/2023 TIME: _____
RE: 1209 Main Street Minor Subdivision

The following is our responses to Public Works General Comments Memorandum dated 03/17/2023. Public Works has reviewed the Development Application Referral for 1209 Main Street Minor Subdivision received on February 7, 2023. Comments are as follows:

GENERAL COMMENTS

1. The applicant shall prepare civil engineering plans in conformance with City Design and Construction Standards indicating public improvements proposed with the development (water and sewer taps). The civil engineering plans shall be approved by the Public Works Department prior to construction. Building permits cannot be issued until the following items are completed and approved or items not applicable: a Development/Subdivision Agreement, improvement guarantee, public improvement civil engineering plans, and right of way permit. Submit plans, reports, and permits via link (dropbox or equal) to PWorks@LouisvilleCO.gov for review. Thumb drives can be dropped off at the Engineering Department at 749 Main Street, 2nd floor.
Response: Acknowledged additional civil plans can be prepared if required.
2. A right of way permit is required for street and utility work surrounding the development. Provide staging plan, traffic control plans and public improvement material literature (e.g. asphalt, concrete, pipe, etc.) with permit application. See here: <https://www.louisvilleco.gov/local-government/government/departments/public-works/engineering-division/right-of-way-easement-permits>
Response: ROW Application, cost estimate, and plan has been submitted.
3. Applicant shall underground dry utility lines within the proposed development/subdivision. No overhead dry utility services are permitted to individual lots/tracts/out lots.
Response: All dry utilities have been planned to be placed underground as requested and have been shown on the revised utility plan.
4. A preconstruction meeting is required a minimum of 7 days prior to construction. Schedule the preconstruction meeting through PWorks@LouisvilleCO.gov.
Response: Acknowledged, we shall arrange a pre-construction meeting when appropriate.
5. A Development/Subdivision Agreement will be required concurrent with the Final Plat and PUD for the public improvements.



Subject; 1209 Main Street, Minor Subdivision, Louisville Colorado

Response: Plat revisions being handled by others.

6. Public Works requests new street lights on public streets within and adjacent to the site.

Response: Acknowledged, We have been in contact with Xcel Energy and the developer will work with the City Public Works on the Street Light requirements.

7. On future development/subdivision application submittals, provide responses to each staff comment with clear, specific information indicating the sheet/page location where comment was addressed, revised plans shall indicate any changes made on each sheet by clouded footnote and revision listed in appropriate revision box on each sheet. If a staff comment will not be addressed, provide reason substantiating denial of requested modification.

Response: Acknowledged

8. Water and Sewer stubs must be installed with the subdivision and be part of the subdivision agreement.

Response: Water and Sewer stubs have been provided on the utility plan as requested.

9. The driveway on Main Street must be removed. This can be completed later but must be complete prior issuance of the building permit for the new home. Curb and walk must be replaced to remove the access.

The existing driveway on Main Street has been noted to be removed and replaced with sidewalk/curb and gutter to match up with what exists today. See note 2 response.

10. Address all redline comments on the attached plat and utility plan.

Response: All red-line comments have been addressed and previously submitted.